



County of Santa Barbara Planning and Development

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NOTICE OF AVAILABILITY AND PUBLIC HEARING ON THE DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED NEIGHBORHOODS OF WILLOW CREEK & HIDDEN CANYON RESIDENTIAL SUBDIVISION PROJECT

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

PROJECT DESCRIPTION: The proposed project includes Specific Plan, General Plan Amendment, Tentative Tract Map, Development Plan, Conditional Use Permit and Road Naming applications to subdivide two vacant parcels totaling 177-acres for the development of 146 single family residences and associated infrastructure improvements. The proposed project includes design guidelines, private open space areas, access improvements, and a public hiking trail with trail staging area. Access is proposed from State Route (SR) 1.

PROJECT LOCATION: The project site is located on a portion of Key Site 21 in the Orcutt Community Plan (OCP) area in the community of Orcutt. Key Site 21 is located on the south side of SR 1 between Solomon Road and Black Road, approximately ½ mile west of the SR 1/Solomon Road intersection. Key Site 21 includes a total of seven parcels, consisting of approximately 340.7-acres. The Rancho Maria Golf Club, a public 18-hole golf course, is located on the central parcel of Key Site 21, occupying 130-acres of the site. The project site is comprised of three undeveloped parcels within Key Site 21 (APNs 113-250-015, -016, -017), totaling approximately 190-acres and situated on the eastern and western portions of Key Site 21 at the outer edges of the golf course and between the fairways.

PUBLIC COMMENT: Santa Barbara County Planning and Development (P&D) is soliciting comments on the adequacy and completeness of the analysis and proposed mitigation measures described in a Draft Subsequent Environmental Impact Report (SEIR), 19EIR-00000-00002, that was completed for the proposed project. You may comment by providing testimony on **Thursday, July 11, 2019 at 5:30 p.m. at the County of Santa Barbara Betteravia Government Center, 511 East Lakeside Parkway, Santa Maria, CA 93455** and/or by submitting written or oral comments to the project planner identified below prior to the close of public comment on **Monday, August 5, 2019 at 5 p.m.**

Governor's Office of Planning & Research

JUN 21 2019

STATE CLEARINGHOUSE

PROJECT DETAILS: The proposed project includes a Specific Plan that provides for the design and regulatory framework for orderly development within Key Site 21 including housing, a public trail, open space areas, and biological protection measures. Design Guidelines are proposed to provide standards and guidance for the development including architectural design and landscaping requirements.

The project proposes two Vesting Tentative Tract Maps to subdivide APN 113-250-016 (107-acres) into 57 lots for the development of 56 single family dwellings and one lot for open space (Hidden Canyon Neighborhood), and APN 113-250-017 (70-acres) into 91 lots for the development of 90 single family dwellings and one lot for open space (Willow Creek Neighborhood). The residential lots in the Hidden Canyon Neighborhood would range in size from 10,351 square feet to 40,091 square feet in size. The residential lots in the Willow Creek Neighborhood would range in size from 8,000 square feet to 27,706 square feet in size.

Two Final Development Plans are proposed for the development of single family residences and associated infrastructure including landscaping, fencing, lighting, access ways, open space areas, and onsite detention basins. The maximum building height of single family dwellings would be 35 feet with a single story restriction on lots immediately adjacent to the golf course fairway. Access to the new subdivisions would be provided by three new entry drives off SR 1. Overall project grading would consist of 532,626 cubic yards of cut and 475,290 cubic yards of fill. A Minor Conditional Use Permit is proposed for the development of a new community water system to serve both neighborhoods. The Laguna County Sanitation District would provide sewer service to the project through the installation of a new sewer line across a portion of Key Site 22 to the north of the project site.

Two conditional use permits for the installation of two new entrance monument signs (one for Hidden Canyon and one for Willow Creek) is proposed, each with a maximum size of 20 square feet. The project includes a road naming application to name the proposed private roads within the two subdivisions. A Comprehensive Plan Amendment to relocate the proposed trail staging area from the location shown in OCP Figure KS 21-1 (adjacent to SR1) to inside the Hidden Canyon Neighborhood subdivision is proposed as well as a text amendment to OCP Key Site 21 Development Standard DevStd KS21-1.

ENVIRONMENTAL REVIEW FINDINGS: P&D has prepared a Draft SEIR (19EIR-00000-00002) pursuant to the requirements of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) and the County of Santa Barbara Guidelines for the Implementation of CEQA. P&D has prepared an SEIR for the proposed project due to the potential for significant, unavoidable adverse effects to result from project implementation. The Draft SEIR, which identifies and discusses potential impacts, mitigation measures, residual impacts and monitoring requirements for the proposed project, **identifies significant and unavoidable (Class I) impacts on the environment from the proposed project in the areas of Aesthetics/Visual Resources, Biological Resources, Solid Waste, and Transportation/Circulation. Potentially significant but mitigable (Class II) impacts are identified in the issue areas of Aesthetics/Visual Resources, Biological Resources, Cultural and Tribal Resources, Geological Processes, Greenhouse Gas Emissions, Land Use, Noise, and Water Resources and Flooding.** Any changes to the project description will require a reevaluation of the changes by P&D. This reevaluation will be subject to all regular fees and conditions. If you challenge this environmental document in court, you may be limited to raising only those issues raised by you or others in written correspondence or in hearings on the proposed project.

DOCUMENT AVAILABILITY: If a copy of the Draft SEIR is not attached, the document may be obtained and all documents referenced in the Draft SEIR may be reviewed at the Planning & Development offices located at 123 E. Anapamu Street, Santa Barbara **OR** 624 W. Foster Road, Suite C, Santa Maria and on our website at: <http://www.countyofsb.org/pln/dev/projects/neighborhoodskeysite21.sbc>.

HOW TO COMMENT: Please provide comments to the project planner, Dana Eady, at 624 W. Foster Road, Suite C, Santa Maria, CA 93455, Phone: (805) 934-6266, or FAX: (805) 934-6258, or email at dana.eady@countyofsb.org prior to the close of public comment on **Monday, August 5, 2019 at 5:00 p.m.** or provide testimony at the public hearing on the date and time specified above. Please limit comments to environmental issues such as traffic, biology, noise, etc. You may request to receive notice of the dates of future public hearings to consider project approval or denial. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the public hearing, please contact Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the hearing will enable Hearing Support Staff to make reasonable arrangements.