



# ENVIRONMENTAL IMPACT REPORT

## • SUMMARY POINTS •

### KEY SITE 17 GENERAL PLAN AMENDMENT AND REZONE

#### EXECUTIVE SUMMARY

The Orcutt Union School District is pleased to provide a summary of the Final Subsequent Environmental Impact Report (FSEIR –March 2012) for a portion of Key Site 17 located on Rice Ranch Road and Soares Avenue in Old Town Orcutt, and within the Orcutt Planning Area of the County of Santa Barbara. In 2009, the Planning Commission approved initiation of the General Plan amendment process to modify the Orcutt Community Plan (OPC) to allow for a future 100% Senior Housing Development. A subsequent Scoping Document was drafted to inform the Environmental Impact Report.

The City selected Envicom Corporation and consultants to prepare the environmental document. Envicom Corporation followed the California Environmental Quality Act Guidelines, the most stringent in the country, which considers environmental impacts in the following categories:

Aesthetics/Visual Resources	Air Quality	Biological Resources
Cultural Resources	Flooding &Water Quality	Geology/Soils
Hazards & Hazardous Materials	Greenhouse Gas Emissions/Climate Change	Noise
Public Facilities	Recreation	Traffic & Circulation

#### CLASS IMPACT DEFINITIONS

The Orcutt Union School District Key Site 17 project followed California Environmental Quality Act (CEQA) Guidelines that organizes environmental impacts into three classes by level of impact:

- **CLASS I:** impacts are defined as significant, unavoidable adverse impacts that require a statement of overriding considerations to be issued if the project is approved. The decision-making body (here the Board of Supervisors) has the right to approve the project citing benefits that the project provides that warrant accepting the impact(s).
- **CLASS II:** significant adverse impacts that can be feasibly mitigated to less-than-significant levels.
- **CLASS III:** impacts are considered less than significant and do not require mitigation.

#### MITIGATION MEASURES

A mitigation measure is created to lessen potentially significant impacts to a less-than-significant level. These SEIR mitigation measures, in combination with the Orcutt Community Plan (OCP), the OCP EIR, and together with the existing General Plan policies, will become binding measures on the project. Below is a summary of the class level impacts of the project and the number of EIR mitigation measures created to lessen the project impacts.

**\*\* No mitigation measures are required for Class III impacts, since the project, as proposed, will not have a significant impact in these areas.**

CEQA RESOURCE CATEGORIES	IMPACT CLASS	TOTAL # OF EIR MITIGATION MEASURES	COMMENTS/CONCLUSIONS
AESTHETICS AND VISUAL RESOURCES	I, III	1	<p>The SEIR determined that development of the project site would affect the visual character surround area and result in the loss of long range views of the Solomon and Casmalia Hills.</p> <p>While development of a building on a vacant site will always change the visual character of the area, an appropriately designed project can be harmoniously integrated into the existing neighborhood character. The proposed project is a change to the language of the OCP, and is not a review of an actual building design or development. Mitigations for potential visual impacts will be applied at the time of development review. The Board of Architectural Review (BAR) will review the future project to ensure that the building architecture and landscaping are designed to be compatible with the styles of Old Town Orcutt and surrounding neighborhoods, such as Soares Avenue. The BAR can also ensure that portions of the long-range view are preserved through, for example, view corridors.</p>
AIR QUALITY	III	**	
BIOLOGICAL RESOURCES	II, III	1	<p>Surveys are to be conducted prior to construction to determine if special status birds are actively nesting on-site. If found, those areas will be protected from disturbance until birds have fledged. This would mitigate the potential impact to a less-than-significant level.</p>
CULTURAL RESOURCES	III	**	
FLOODING AND WATER QUALITY	II	4	<p>The potential introduction of urban pollutants into surface and ground water can be mitigated. During construction water quality impacts will be mitigated by compliance with the California Water Quality Control Board requirements and standards. Operational (post-development) mitigations will be integrated into the site design utilizing Low Impact Development, Best Management Practices, and additional erosion control measures.</p>

GEOLOGY/SOILS	III	**	
GREENHOUSE GAS EMISSIONS/ CLIMATE CHANGE	III	1	While the EIR states that “the proposed project is not expected to result in significant Greenhouse Gas (GHG) impacts” mitigation is recommended to minimized the project’s GHG emissions, other air emissions and overall energy consumption.
HAZARDS AND HAZARDOUS MATERIALS	II	3	Site assessment completed in 2001 identified the potential of elevated concentrations of Radon gas at the project site, which is to be mitigated with a Radon survey and Radon-resistant construction techniques if needed. There was no evidence of other hazardous materials. Follow-up site assessments are to be conducted to ensure no new hazardous materials have been introduced.
NOISE	II, III	1	Adjacent to the project site is the District’s bus maintenance and storage yard. A noise study shall be conducted to quantify and determine the possible noise nuisance of the bus yard to sensitive receptors (i.e., residential uses). Based on that analysis further mitigation may include site design alternatives and/or noise insulating building materials.
PUBLIC FACILITIES: FIRE PROTECTION	III	**	
PUBLIC FACILITIES: HEALTH CARE AND EMERGENCY SERVICES	III	**	
PUBLIC FACILITIES: WASTEWATER	III	**	
PUBLIC FACILITIES: WATER SUPPLY	III	1	While the EIR states that “no mitigation is required”, the Orcutt Community Plan EIR mitigation (WAT-4) states “maximum feasible water conservation measures shall be included in development of the site.”
RECREATION	I (see below)	0	The existing development standard KS 17-3 in the Orcutt Community Plan identifies the project site a location for a dedicated 1-2 acre public park, to be developed half on the project site and half on the adjoining parcel. The current project proposes that a .75 acre park be provided within the project site which may or may not be contiguous to the .5 acre park site on the adjacent property. The County Parks Department staff believe that two (2) smaller parks would lesion recreational opportunities for the community, creating an immitigable impact. It is noteworthy that the overall Orcutt Community has been identified as deficient in recreational facilities. To help fill the gap, the School District has made several school sites available for recreational activities.

TRAFFIC AND CIRCULATION	III	**	
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**REVISION OF RECREATION CLASS I IMPACT**

The Recreation Class I impact is currently under revision. Upon further review of the existing policies, regulations, and standards by the Community Development Department, it has been determined that the project’s potential impact to community recreation can be mitigated to less than significant. To date, the County Community Development Department has not yet released the details of the revision or revised mitigation measures.

**CUMULATIVE IMPACTS**

Cumulative impacts are two or more individual effects, that when considered together, are considerable or compound to increase other environmental impacts. From a cumulative perspective, the same CEQA issue areas noted as Class I impacts, are also considered cumulatively significant.

**CONTACT/COMMENTS**

Oasis Associates, Inc., the planning agent for Orcutt Union School District is available for comment regarding the EIR or other aspects of the Key Site 17 project. Oasis Associates can be reached at 805.541.4509 or [cmf@oasisassoc.com](mailto:cmf@oasisassoc.com).

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