

NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL

SCH# 2018031077

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (Overnight/Personal Delivery) (916) 445-0613

Project Title: The Neighborhoods of Willow Creek and Hidden Canyon (Key Site 21)

Lead Agency: Santa Barbara County Planning & Development

Contact Person: Dana Eady

Street Address: 624 W. Foster Road; Suite C

Phone: (805) 934-6266

City: Santa Maria Zip: 93455

County: Santa Barbara

Project Location: County: Santa Barbara City/Nearest Community: Santa Maria/Orcutt

Cross Streets: Highway 1 Total Acres: 190

APN # 133-250-016; 133-250-016; 133-250-017 Section: 18 Twp. T09N Range: 35W Base: Orcutt

Within 7 Miles: State Hwy #: 1, 135, 101 Waterways: Orcutt Creek

Airports: Santa Maria Airport Railways: Amtrak

Schools: Patterson Road Elementary School, Orcutt Junior High School, Ernest Righetti High School, St. Joseph High School

Governor's Office of Planning & Research

DOCUMENT TYPE

- CEQA: [] NOP [] Supplement/Subsequent [] Early Cons [] EIR (Prior SCH No.) [] Neg Dec [] Draft EIR [] Other

- NEPA: [] NOI [] EA [] Draft EIS [] FONSI [] Joint Document [] Final Document [] Other

JUN 21 2019

STATE CLEARINGHOUSE

LOCAL ACTION TYPE

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation [] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment [] General Plan Element [] Planned Unit Development [] Use Permits [] Coastal Permit [] Community Plan [] Site Plan [] Land Division s [] Development Plans

DEVELOPMENT TYPE

- [x] Residential: Units 146 Acres 190 [] Water Facilities: Type MGD

PROJECT ISSUES THAT MAY HAVE A SIGNIFICANT OR POTENTIALLY SIGNIFICANT IMPACT

- [x] Aesthetic/Visual [] Flood Plain/Flooding [] Schools/Universities [x] Water Quality [] Agricultural Land [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/ Groundwater [x] Air Quality [x] Geologic/Seismic [x] Sewer Capacity [x] Wetland/Riparian [] Archeological/Historical [] Minerals [x] Soil Erosion/Compaction/Grading [x] Wildlife [x] Biological Resources [x] Noise [x] Solid Waste [x] Growth Inducement [] Coastal Zone [] Population/Housing Balance [] Toxic/Hazardous [x] Land Use [x] Drainage/Absorption [x] Public Services/Facilities [x] Traffic/Circulation [x] Cumulative Effects [] Economic/Jobs [] Recreation/Parks [x] Vegetation [] Other [] Fiscal

PRESENT LAND USE DESIGNATION AND ZONING

Land Use: Existing Developed Rural Neighborhood (EDRN); Planned Development (PD) Zoning: Planned Residential Development (PRD)

PROJECT DESCRIPTION

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.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 6 - 21 - 2019

SCH COMPLIANCE 8 - 5 - 2019

Project Sent to the following State Agencies

- [x] Resources [] Cal EPA [] Boating & Waterways [] ARB: Airport & Freight [] Central Valley Flood Prot. [] ARB: Transportation Projects [] Coastal Comm [] ARB: Major Industrial/Energy Resources, Recycl. & Recovery [] Colorado Rvr Bd [] SWRCB: Div. of Drinking Water [x] Conservation [x] CDFW # 5 [] Cal Fire [] SWRCB: Div. Financial Assist. [] Historic Preservation [] SWRCB: Wtr Quality [x] Parks & Rec [] SWRCB: Wtr Rights [] Bay Cons & Dev Comm. [x] Reg. WQCB # 3 [] DWR [] Toxic Sub Ctrl-CTC [] Yth/Adlt Corrections [] Corrections [] Independent Comm [] Delta Protection Comm [] Delta Stewardship Council [] Energy Commission [x] NAHC [x] Public Utilities Comm [] Santa Monica Bay Restoration [] State Lands Comm [] Tahoe Rgl Plan Agency [] Conservancy [] Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2018031077

Please forward late comments directly to the Lead Agency

AQMD/APCD 30

(Resources: 6 / 22)

PROJECT DESCRIPTION

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 are proposed 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 is also proposed.

REVIEWING AGENCIES CHECKLIST

KEY

- S**=Document sent by lead agency
- X**=Document sent by SCH
- √**=Suggested distribution

Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game Region # _____
- Forestry & Fire Protection
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

Environmental Affairs

- Air Resources Board
- APCD/AQMD
- Integrated Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # _____

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District# 5
- CALTRANS Planning (headquarters)
- CALTRANS, Dir. of Aeronautics
- Housing & Community Development
- Food & Agriculture

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- State Lands Commission
- Tahoe Regional Planning Agency
- Office of Emergency Services
- Dept. of Pesticide Regulation
- Dept. of Toxic Substances Control

Health & Welfare

- Health Services _____

State & Consumer Services

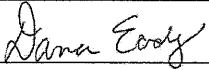
- General Services
- OLA (Schools)
- Office of Public School Construction (DOE)

Other _____

Public Review Period (to be filled in by lead agency)

Starting Date June 21, 2019

Ending Date August 5, 2019

Signature 

Date June 17, 2019

Lead Agency (Complete if applicable):

For SCH Use Only:

Lead Agency: Santa Barbara County Planning & Development
Address: 624 W. Foster Road Ste. C
City/State/Zip: Santa Maria, CA 93455
Contact: Dana Eady
Phone: (805) 934-6266

Date Received at SCH
Date Review Starts
Date to Agencies
Date to SCH

Consulting Firm: Rincon Consultants, Inc.
Address: 1530 Monterey Street, Suite D
City/State/Zip: San Luis Obispo, CA 93401
Contact: Chris Bersbach
Phone: (805) 547-0900

Date Received at SCH
Date Review Starts
Date to Agencies
Date to SCH
Clearance Date

Agent for Owners: Frances Romero, FORMA
Address: 237 Town Center West #272
City/State/Zip: Santa Maria, CA 93455
Contact: Frances Romero
Phone: (805) 720-1120

Notes: