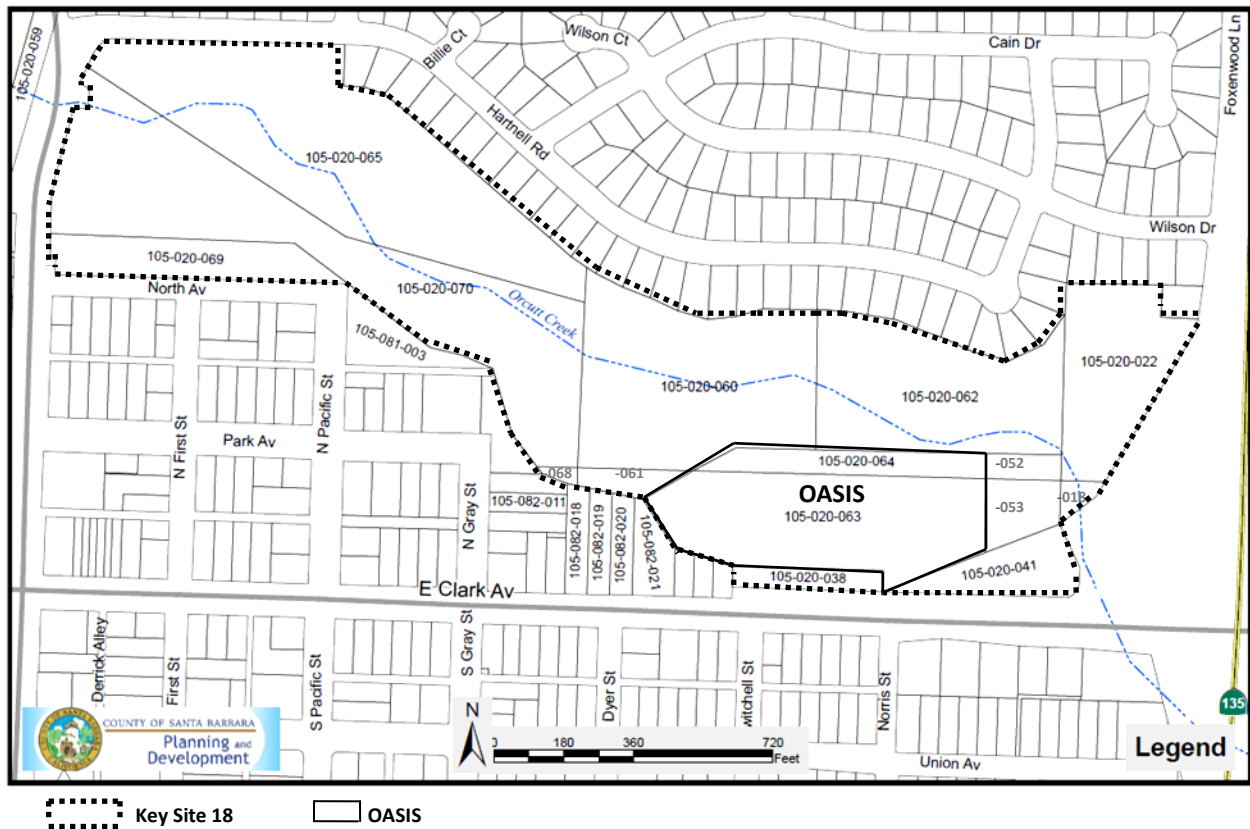


4.11 RECREATION

4.11.1 BACKGROUND/SETTING

The project requests involve Orcutt Community Plan (OCP) Key Site 18(KS18)/Southpoint. KS18 includes 15 parcels and is approximately 39.73 acres in size. The OASIS portion of KS18 (APNs 105-020-063 and -064, together one legal lot) is 5.28 acres. Access to the OASIS property is proposed from Foxenwood Lane, via an access easement/improved road across the adjacent property to the east, APN 105-020-041.

Figure 4.11-1 Key Site 18 with Assessor's Parcel Numbers



Existing development within KS18 is limited to a single family residence in the northeast corner near Foxenwood Lane (APN 105-020-022), and a Flood Control District retention basin and Southpoint Estates common recreational area near the northwest corner of KS18, south of Hartnell Road (see Figure 2-3 *Aerial of KS 18*).

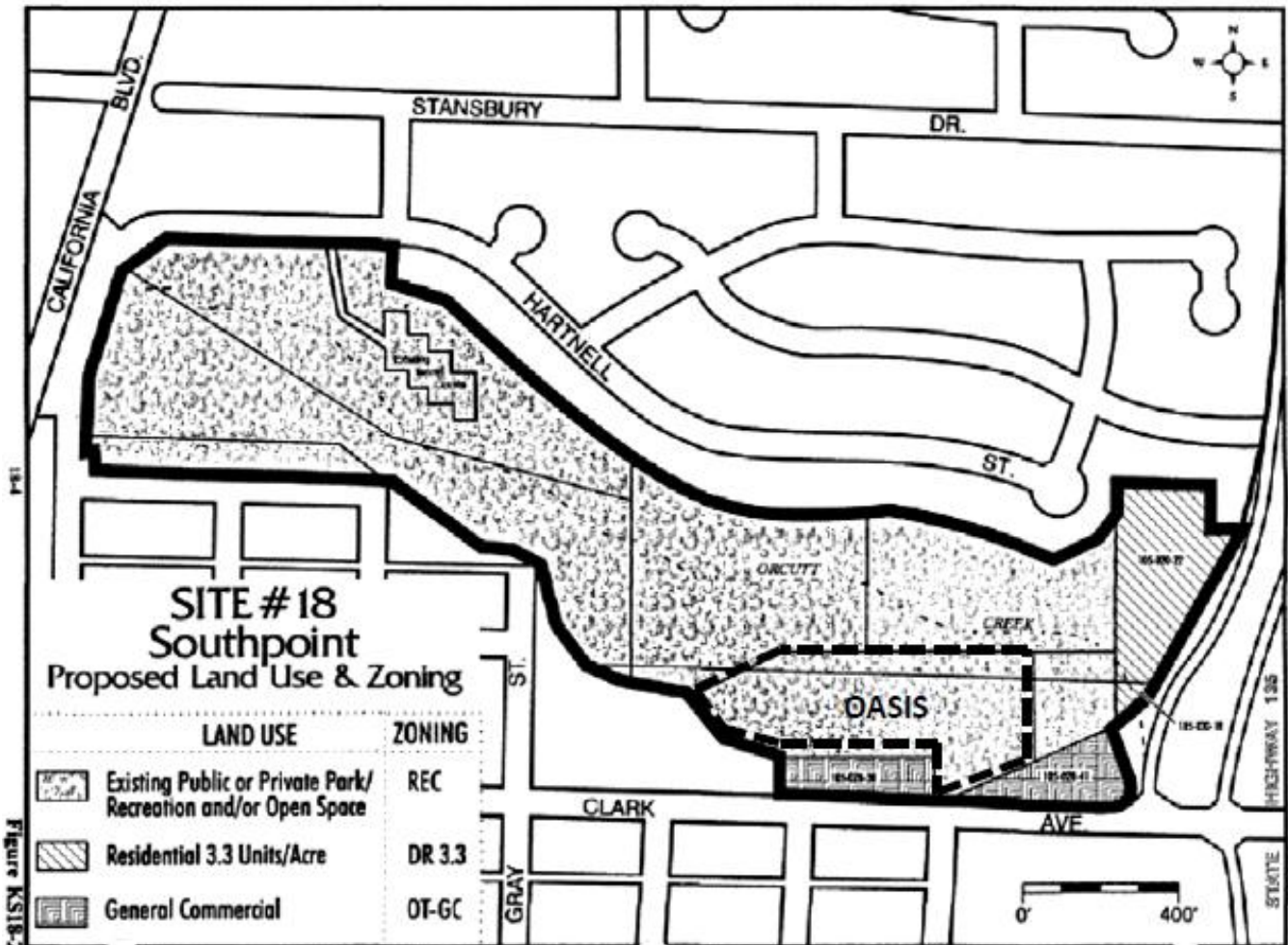
Approximately 35 acres of KS18 have been restricted to open space and non-commercial recreational uses since 1979, as part of the Southpoint Estates subdivision and rezone project, TM 12,679 and 78-RZ-19/Rezone Ordinance 3106 (79-EIR-1) and TM 13,345 (82-EIR-18). (See Appendix B for more information on the Southpoint Estates project). The Southpoint Estates conditions of approval required approximately 35.11 acres of the project area to be restricted to open space and non-commercial recreational uses, with development rights dedicated to the County. Restricting this area to open space area was required to address visual and land use impacts resulting from conversion/loss of open space.

Section 4.11, Recreation and Open Space

In 1997, the Board of Supervisors approved the OCP. In response to an identified shortage of parks, recreational programs, open space, and trails in Orcutt, the OCP identifies construction of additional recreational facilities, dedication of multi-use trails (including Class I paved bike paths), and preservation of open spaces. The OCP restricts development on approximately 88% of KS18, the same area as the Southpoint Estates open space parcels (current APNs 105-020-060, -061, -062, -063, -064, -065, -068, -069, and -070). Specifically, the OCP limits the land use of these parcels to open space, with allowance for a future park (Orcutt Creek Park) south of Orcutt Creek. The OCP identifies the following land uses for the KS18:

- General Commercial* ~1.85 acres along Clark Avenue
- Residential* ~2.77 acres near Foxenwood Lane - development north of creek
- Open Space/Recreation* ~35.11 acres designated for open space, of which 8.5-acres also designated for a future public park

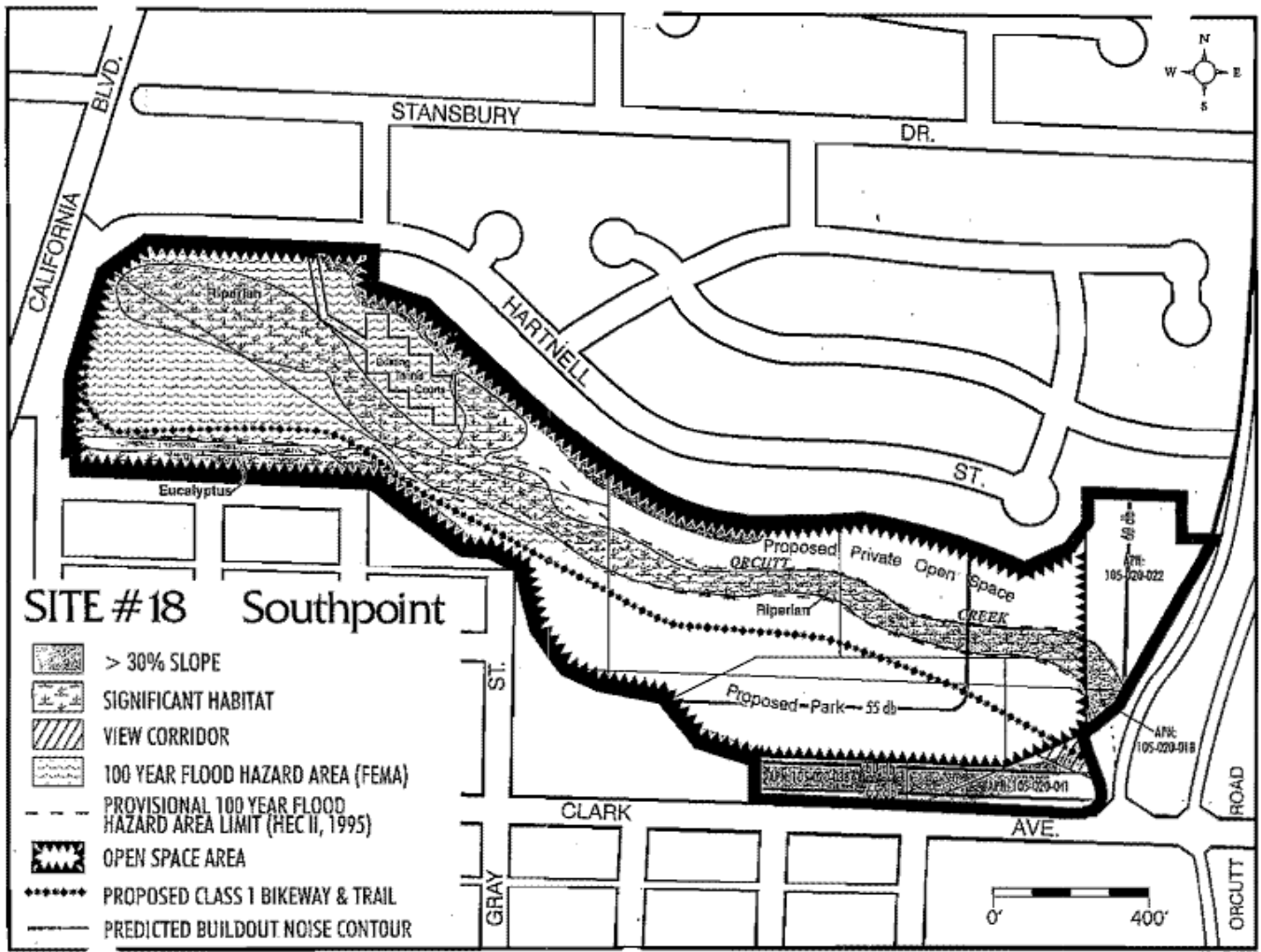
Figure 4.11-2 Orcutt Community Plan Key Site 18 (“Land Use & Zoning” Figure)



Source: OCP Fig KS18-2, with OASIS property identified

Figure 4.11-3 identifies the proposed park and the Orcutt Creek Trail/Class I Bikeway across KS18, an off-road connection between Foxenwood Lane and California Boulevard.

Figure 4.11-3 Orcutt Community Plan Key Site 18 ("Southpoint" Figure)
Showing Open Space, Trail/Bikeway, and Park Areas



Source: OCP Fig KS18-1

Section 4.11, Recreation and Open Space

The OCP Parks, Recreation and Trails Map (excerpt included as Figure 4.11-4) identifies a proposed public park within the eastern portion of KS18. The OCP identifies this park as “Orcutt Creek Park” and describes the park as follows:

“11 acres along the south side of Orcutt Creek in the floodplain between State Route 135 and California Blvd., this park would include restoration of Orcutt Creek, the Orcutt Creek Class I bikeway/walking path, picnic areas, and potential turf and hard court areas.”

The 11 acres referenced includes approximately 8.5 acres of park area and approximately 2-2.5 acres of riparian corridor restoration area south of the creek. (The OCP also identifies this acreage as approximately 10.5 acres). The 5.28-acre OASIS property is located wholly within the 8.5-acre proposed “park” area south of Orcutt Creek. The Orcutt Creek Trail with a parallel Class I Bikeway, which traverse KS18, are identified below on the following figures: OCP Parks, Recreation and Trails Map Excerpt (Figure 4.11-4), OCP Bikeway Map Excerpt (Figure 4.11-5), and OCP Schematic for the Orcutt Creek Trail Open Space Corridor (Figure 4.11-6).

Figure 4.11-4 OCP Parks, Recreation and Trails Map Excerpt

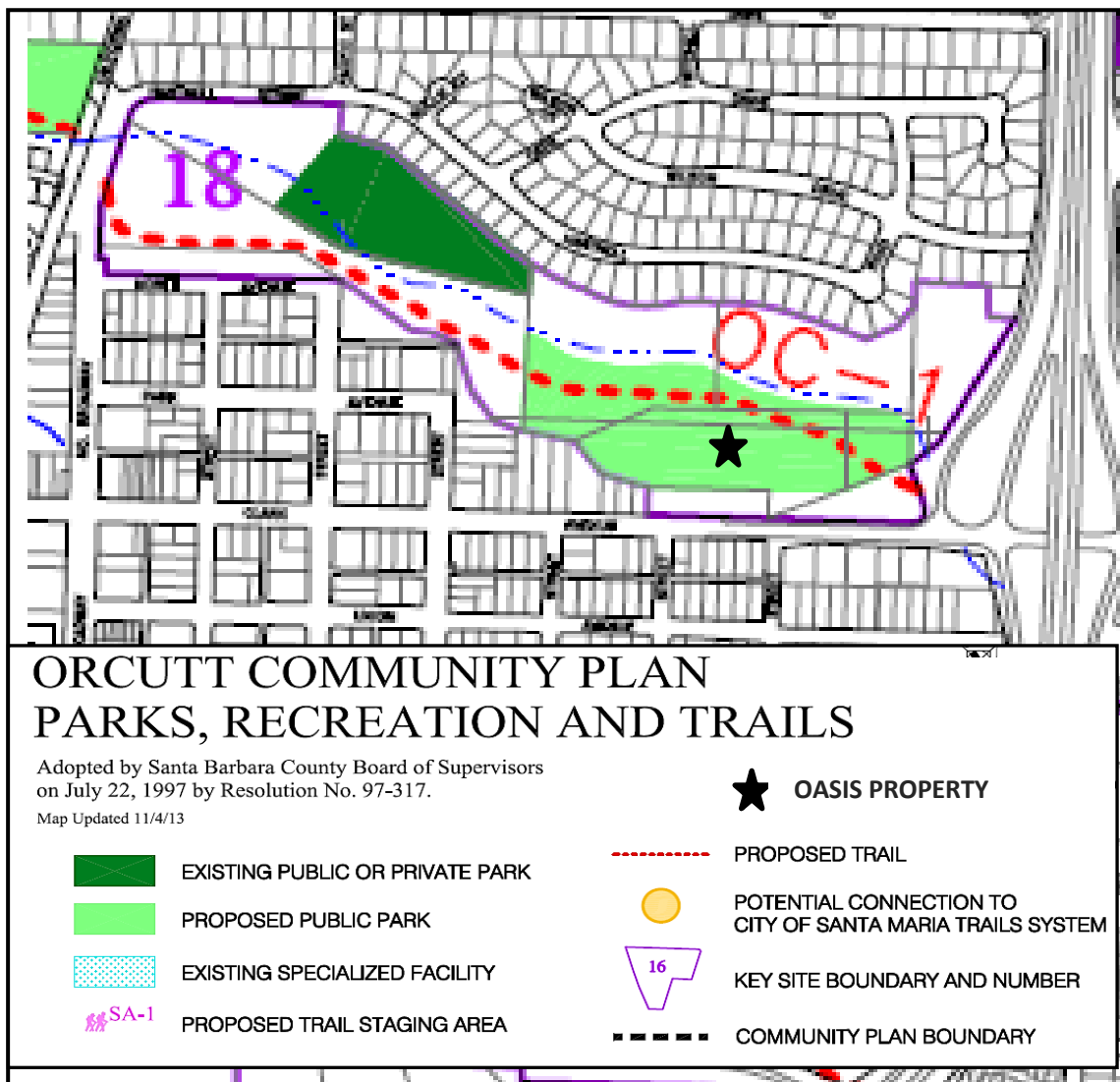


Figure 4.11-5 OCP Bikeways Map Excerpt

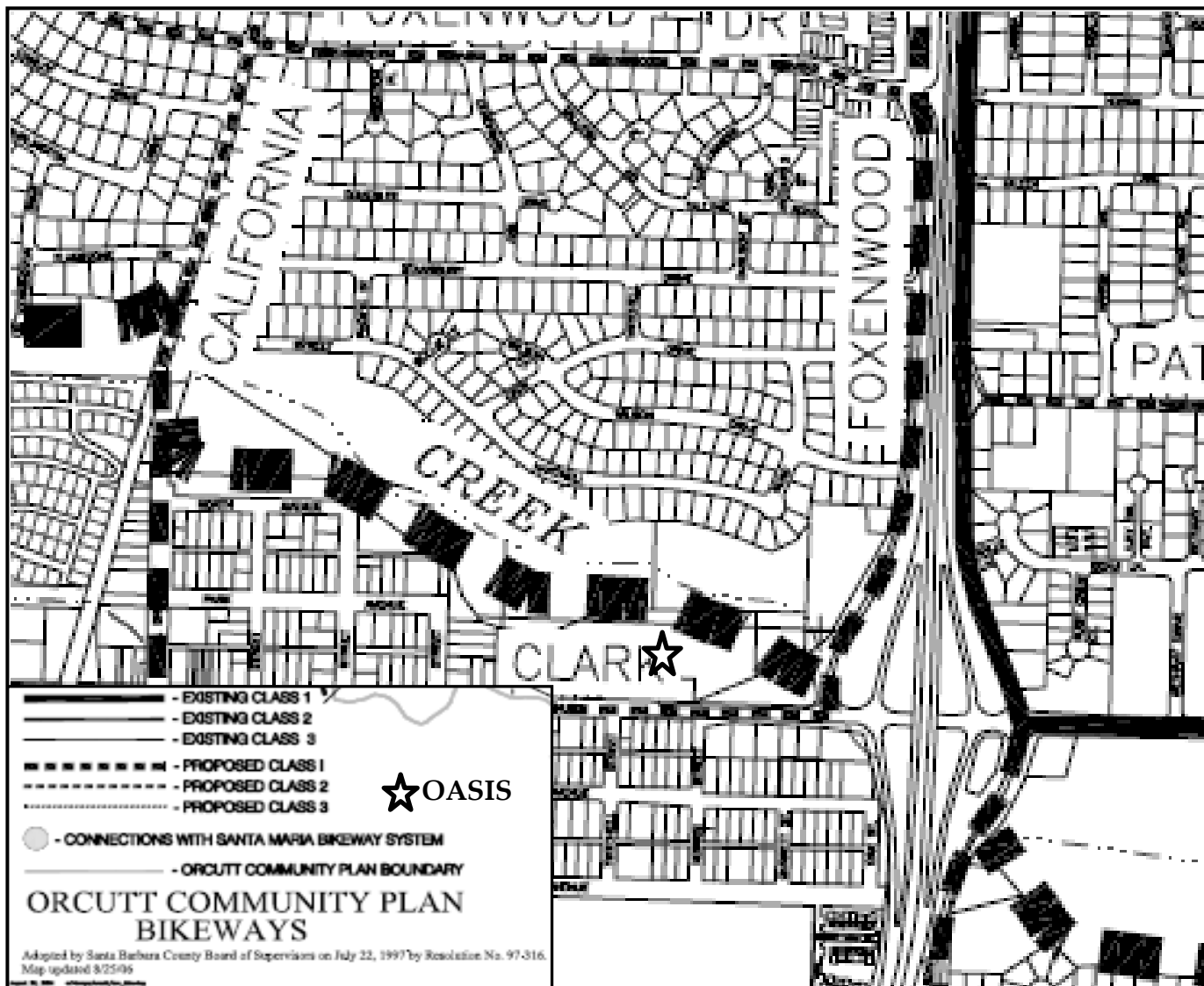
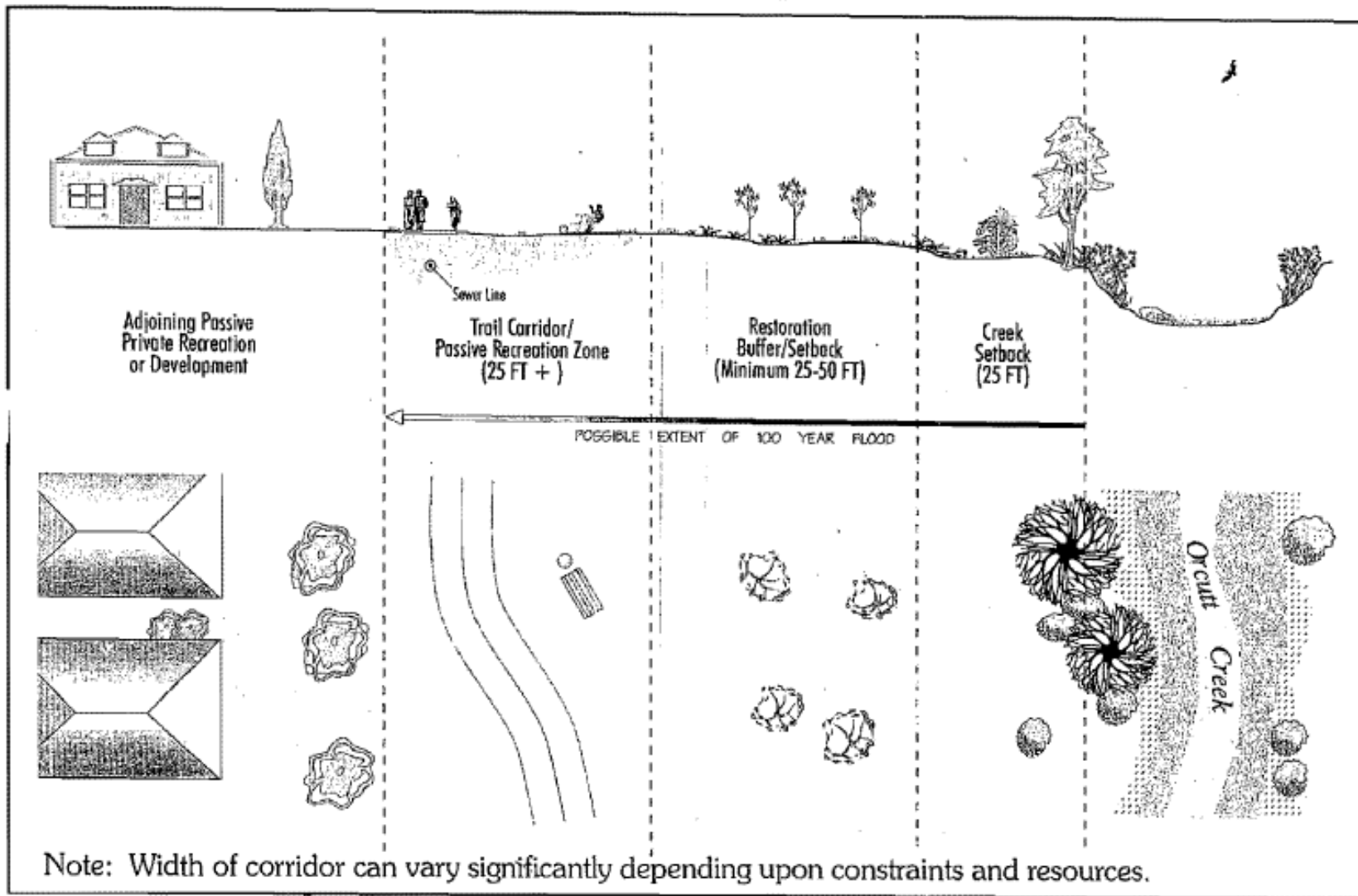


Figure 4.11-6 Schematic Orcutt Creek Trail Open Space Corridor



Source: Orcutt Community Plan Figure 17, p.98

Section 4.11, Recreation and Open Space

In addition to specific OCP policies, development standards and actions, the following OCP Open Space Plan excerpts identify the intent and direction of the OCP with regard to provision of parks, recreation and open spaces in the Orcutt planning area and on KS18, including the OASIS project site.

OCP p. 88: *Public parks, recreational facilities, open spaces, trails and attractively maintained roadways significantly enhance a community's appeal and quality of life. A well-developed public park and open space system provides amenities for enjoyment by all residents. Parks, natural open space and trails are 3 of the 5 top amenities sought by new home buyers (National Associations of Builders/Realtors). In a 1992 survey of Orcutt residents, 25% considered their community to be "semi-rural," and survey respondents indicated that loss of open space is the number one issue facing the community, with the need for more parks rated fourth and the loss of scenic views ranked fifth.*

Orcutt's current deficiency in parks, recreational programs, open space, roadway landscaping and trails will be exacerbated by the additional demands created by future development. Additional community and neighborhood parks are needed throughout the community to provide soccer and ball fields, tennis and basketball courts, large picnic areas, and expansive open areas for unstructured play and enjoyment.

...Dedicated and maintained trails are needed to provide hikers, bicyclists and equestrians with safe and legal pathways. Public and private open spaces need to be identified and preserved to maintain the community's semi-rural character, provide protection from natural hazards and protect valuable resources. And finally, medians and street landscaping are needed to enhance the natural and aesthetic beauty of Orcutt.

OCP page 89: *Approximately 100 acres of active recreation areas are proposed in 7 community parks (Table 17), providing residents with convenient access to recreational facilities such as softball, soccer and play fields, basketball/tennis courts, picnic areas, and children's play areas... Table 17 lists the proposed parks in order of priority to meet the needs of Orcutt residents.*

OCP p. 90: *Orcutt Creek Park: Proposed for approximately 11 acres along the south side of Orcutt Creek in the floodplain between State Route 135 and California Blvd., this park would include restoration of Orcutt Creek, the Orcutt Creek Class I bikeway/walking path, picnic areas, and potential turf and hard court areas.*

Table 4-11.1 Orcutt Community Plan Community & Neighborhood Park Priority Excerpt

Park	Size	Use	Description	Method of Acquisition
Orcutt Creek Park*	10.42** acres	Active	Play fields, restrooms, picnic areas, basketball and tennis courts, etc.	Dedication/Purchase

Source: OCP Table 17

* Orcutt Creek Park is listed as the #2 park priority in Table 17.

**Approximately 2 acres for creek restoration area and approximately 8.5 acres for the park.

OCP p. 93: *Where appropriate, the trails crossing Key Sites will be constructed by the site developer...*

Section 4.11, Recreation and Open Space

The OCP Multi-Use Trail Plan and Trail Siting Guidelines (OCP Appendix C, OASIS EIR Appendix D-11) guides proposed trail development and addresses potential public/private conflicts and trail liability issues.

Table 4.11-2 Orcutt Community Plan Recreational Trails Table Excerpt*

Trail	Type/Length	Description
Orcutt Creek Trail (OC-1)	Urban/7.4 miles	Traverses OPA along Orcutt Creek

Source: OCP Table 18

*Trails listed in order of priority, with the OC-1 Trail listed as the #1 trail priority in this table.

OCP p. 95: *Orcutt Creek trails: A 7.4-mile interlinked trail is proposed to extend along Orcutt Creek east from U.S. 101 to State Route 1 on the west. ... This paved multi-use trail will accommodate recreational bicyclists and commuters, hikers and equestrians. ...*

OCP p. 96: *Proposed Open Space areas on Key Sites are depicted on the Key Site maps, with boundaries determined after extensive review of resources and constraints. Minor alterations are permitted only when necessary to improve project design and only when adjustments do not create adverse impacts to resources and/or recreational opportunities.*

Orcutt Creek corridor: The significant open space corridor along Orcutt Creek traverses the entire community... A natural hazard, the creek is prone to flooding during heavy rains, with a floodplain of up to 1,000 feet wide. Portions of this corridor are used for recreation with informal trails on a number of Key Sites (3, 5, 8, 13, 18). This corridor also contains a variety of habitats (e.g., oak, riparian and eucalyptus woodlands) and is a major wildlife corridor.

OCP p. 101: *Key Sites with high priority open space areas are shown in Table 21...*

Table 4.11-3 Orcutt Community Plan Key Site Open Space (OCP Table 21) Excerpt

High Priority Sites for Public Open Space			
Key Site	Open Space Acreage	Open Space Uses/Resources	Projected Acquisition Method
18	35 acres	Public park, trail, passive open space/oaks, riparian vegetation	Dedication/Purchase

Orcutt Multiple Use Trail Plan, p. 3: *As part of the Orcutt Community Plan Update, several public trail corridors are proposed for addition to the PRT map for the Orcutt area. These corridors overlap some areas proposed for inclusion within the Open Space Overlay. Figure 1¹ shows the proposed trail corridors. These trail additions would serve to expand the existing inadequate trail system into a comprehensive network, facilitating access for pedestrian, equestrian, and bicycle trail users between jobs, shopping, schools, park facilities, SMPA*, and the local foothills.*

(*SMPA is Santa Maria Public Airport)

¹ Figure 1 is the OCP Parks, Recreation and Trails Map

Section 4.11, Recreation and Open Space

Primary trail users are recreational walkers, people on horses, and mountain bicyclists. Population growth, both under the OCP ten-year and full buildout growth scenarios, can be expected to result in more trail users. Therefore, the current need for additional trails to serve the Orcutt area as well as an increased demand for trailhead parking can be expected to grow as a result of population growth.

Orcutt Multiple Use Trail Plan, p. 4: *...policies and programs identified within the Orcutt Community Plan, reflect the need to provide a long-term trail network which facilitates increased public access to the Orcutt Foothills, while also expanding the urban trail network emphasizing linkage between residential and commercial areas.*

Orcutt Multiple Use Trail Plan, p. 10: *Orcutt Creek Trail: This trail traverses the OPA from east to west extending approximately 7.4 miles between US 10 1 and Black Road. The trail parallels the proposed Orcutt Creek Class I bikeway providing access throughout the community for hikers, walkers, bicyclists, and equestrians, and several connections to neighboring trails: which continue into the foothills.*

4.11.2 REGULATORY SETTING

The California Department of Parks and Recreation and the County Parks Department are the two agencies responsible for the management and maintenance of parks and trails within their respective jurisdictions. The County Parks Department also has the responsibility of establishing new parks, trails, and other recreational amenities, consistent with the Parks, Recreation, and Trails (PRT) Maps for various areas of the County, including Orcutt. The PRT maps are part of the Comprehensive Plan and are adopted by the County Board of Supervisors.

STATE

Quimby Act: Local governments in California provide a critical role in the effort to set aside parkland and open space for recreational purposes. Cities and counties have been authorized since the passage of the 1975 Quimby Act (California Government Code §66477) to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements... The goal of the Quimby Act was to require developers to help mitigate the impacts of property improvements. (*Quimby Act 101, An Abbreviated Overview*, L. Westrup, Planning Division California Department of Parks and Recreation, May 2002). The Quimby Act references a ratio of 3-5 acres of park area to 1,000 residents.

LOCAL

Park Land to Resident Ratio: Santa Barbara County has an adopted standard of 4.7 acres of park land per 1,000 residents. (Land Use Element and OCP p. 88).

Orcutt Community Plan (OCP): The OCP provides direction and standards for provision of open space and recreational amenities in the Orcutt planning area, including the following policies, actions and development standards that are applicable to the proposed project:

Parks

Policy PRT-O-1: *Diverse passive and active recreational activities shall be developed in Orcutt.*

DevStd PRT-O-1.1: *To the maximum extent feasible and consistent with applicable law, development on sites with identified proposed public parks shall dedicate and, where appropriate, construct such facilities.*

Action PRT-O-1.7: *The County should adopt and implement the Bikeways Plan as a means of offsetting the increased demand for commuting and recreational opportunities associated with buildout of the Orcutt Community Plan.*

DevStd PRT-O-2.1: *Except for active recreation areas and other essential lawn space, park landscaping should consist of drought tolerant species. Appropriate native plants shall be utilized along park boundaries adjacent to passive undeveloped open space areas.*

Policy PRT-O-4: *... implementation of the trail system shall use the Orcutt Multiple Use Trails Plan and its Trail Siting and Design Guidelines to guide future trail development and implementation.*

Prog PRT-O-4.1: *P&D and the County Park Department shall implement the Orcutt Multiple Use Trails Plan, including the Trail Siting Guidelines, by requiring, to the maximum extent feasible, development projects to dedicate, and where appropriate, construct designated trails...*

DevStd PRT-O-4.2: *Development shall comply with the Trail Siting Guidelines as set forth in the Orcutt Multiple Use Trails Plan.*

DevStd PRT-O-4.3: *Development on sites with identified trail corridors (PRT-6 map) shall include, where appropriate, the construction and assurance of the fitness of designated trails for two years, at which time the County Park Department - would assume maintenance responsibility. Where immediate construction is not required, a construction bond shall be required.*

Policy OS-O-3: *Private open space within designated open space corridors shall be sited, designed, and managed to protect the natural resources and/or recreation potential of these corridors, consistent with the Open Space, Park, Recreation & Trails, and Biological Resource policies of this Plan.*

DevStd OS-O-3.1: *Where lands within open space corridors remain in private open space, at the time of discretionary development approval, the County should consider acquiring open space easements or using other mechanisms to ensure management of the natural resources in these corridors consistent with the goals of the Open Space Plan.*

Policy OS-O-4: *Development adjacent to, or within designated open space areas, shall be sited and designed to protect and enhance the natural resources of these areas, and accommodate appropriate recreation opportunities as identified in the Parks, Recreation & Trails section of this Plan.*

DevStd OS-O-4.1: *Prior to project approval for any development within or adjacent to an open space area, a determination must be made that the proposed development is consistent with all applicable open space policies of the Orcutt Community Plan, the OCP Open Space Map, as well as the regulations of the base zone district.*

DevStd OS-O-4.2: *Designated open space boundaries may be subject to minor adjustments inward or outward from the designated open space area on a case-by-case basis in order to allow for substantial improvements in project design, enhance fire safety buffers and fuel management zones, to protect visual qualities from and of adjacent open space areas, or to include biological, historic or archaeological sites. The Orcutt Community Plan, EIR, and other available data (e.g., maps, studies, site observations) shall be used in determining the location, width, and extent of the open space boundary adjustment. Decision-makers shall make a determination that such minor boundary adjustments would be consistent with the overall goals of the Open Space Plan and Biological/History/Archaeology policies, and would avoid disruption of significant natural resource and recreation opportunities located within designated open space areas.*

DevStd OS-O-4.3: *No structures shall be located within a designated open space area with the exception of: related structures necessary for the provision of active and passive recreation opportunities that would not adversely affect open space areas...*

DevStd OS-O-4.4: *Development adjacent to public trails, parks or other usable public open space areas shall include a combination of setbacks and landscaping within and/or outside of developable areas ...*

Policy OS-O-5: *The County shall encourage public use of trails and recreation facilities within designated open space areas consistent with protection of natural resources. Such public trails and recreation facilities shall be sited and designed to reduce conflicts with adjacent private property through use of unobtrusive fencing, landscape screening, appropriate setbacks, signage, etc.*

Action OS-O-6.1: *On sites ... receiving substantial increases in density and/or developable area, the County should delay approval of the rezone to a higher density until the preferred public open space lands on these sites have either been dedicated to the County or secured by other mechanism (e.g., development agreement).*

Policy OS-O-9: *The County shall encourage restoration and enhancement of degraded habitats within natural undeveloped open space areas.*

4.11.3 PREVIOUS ENVIRONMENTAL REVIEW:

The OCP EIR found that development allowed under the OCP would result in potentially significant impacts related to the overuse and increased overcrowding of existing recreation facilities including neighborhood parks, with additional revenues inadequate to support new park acquisition, facility improvement, and maintenance. Also, additional development allowed under the OCP would reduce the area's existing, informal open space and trail network. With regard to KS18, the OCP EIR included the following assumptions:

- Up to eight residential units in the northeast corner of KS18 near Foxenwood Lane, north of Orcutt Creek;
- Up to 30,945 square feet of general commercial space along Clark Avenue;
- Approximately 8.5 acres for a park (includes 5.28-acre OASIS property) and approximately 2 acres of creek restoration within the open space along Orcutt Creek north of the park;
- Approximately 2,560 feet of Class I Bikeway and parallel hiking/walking/equestrian trail south of Orcutt Creek, traversing KS18 between Foxenwood Lane and Broadway/California Boulevard;

The OCP EIR identifies the 13 mitigation measures below (REC-1a, -1b, -1c, and REC-2 to REC-11) to partially mitigate recreation, trail and open space impacts. A number of the recreation mitigation measures identified below (adopted into the OCP as policies, actions, development standards, guidelines, etc.) are also identified as mitigation to reduce OCP traffic impacts.

Mitigation REC-1a: Unified Open Space Overlay. *Concurrently with the adoption of the Orcutt Community Plan, the County shall adopt an Open Space Overlay (Figure 2-14²) for the community of Orcutt to provide for the protection of contiguous bands of open space within the northern Orcutt, Orcutt Creek, Solomon Hills and West Orcutt open space corridors. The purpose and intent of this overlay shall be to provide for long term protection of contiguous bands of public and private open space. This overlay system shall be designed to protect and augment both active and passive recreational opportunities throughout the community. (addresses Impacts Rec-1, 2, 3, & 4)*

Mitigation REC-1b: Unified Open Space Plan. *As part of adoption of the Open Space Overlay, the County shall adopt a unified open space plan for the general location and intensity of allowable uses within the open space overlay. The open space plan shall set standards for protection of existing significant trails, for provision of active and passive recreation and for the integration of expanded recreational opportunities into new and existing neighborhoods. (addresses Impacts REC-1, 2, 3, & 4)*

² This refers to OCP Figure 2-14

Section 4.11, Recreation and Open Space

Mitigation REC-1c: Landscape-Open Space Maintenance District. *The County shall form a Landscape and Open Space District to provide long term management of public open space areas, protection of natural resources, installation and maintenance of both passive and active public recreation, maintenance of landscape planter strips and medians along major travel corridors, and landscape maintenance of regional retention basins. All new development shall provide a per-unit fee that will partially fund the Orcutt Community Landscape and Open Space District. Said fee shall be used for capital improvements to enhance, acquire, and preserve public landscape and open space areas. The amount of this one-time fee will be decided by the Board of Supervisors Examples of how funds can be used include, but are not limited to: purchase of property and conservation easements, installation of park benches, trail maps and signs, habitat restoration, fencing, fire protection, etc. Maintenance would be separately funded by a voter-approved special assessment.*

Mitigation REC-2: *The County shall pursue the acquisition of areas identified as public parks on the proposed PRT map. Specific parcels for each proposed public park site are listed in [OCP EIR] Tables 5.16-3 and 5.16-4. (addresses Impacts REC-1 & 4)*

Mitigation REC-3: *The County shall coordinate with the City of Santa Maria and Santa Maria Public Airport District on integrated planning for provision of a passive recreational open space area between Orcutt and the southern airport property and the northern areas of Site 22 and Site 23. ... (addresses Impacts REC-2 & 4)*

Mitigation REC-4: *The County shall continue to coordinate with the school districts to include joint-use facilities adjacent to public schools. (addresses Impact REC-4)*

Mitigation REC-5: *The County shall increase the rate of Quimby fees to fully offset the cost of developing and maintaining parks and open space areas to meet demands associated with new development. (addresses Impact REC-5)*

Mitigation REC-6: *All new development adjacent to open space overlay areas and/or zoned PRD shall be required to dedicate appropriate areas in fee simple or as easements for public open space, and to dedicate trail easements for proposed trails (addresses Impact REC-3)*

Mitigation REC-7: *The County Parks Department shall continue to pursue grants available for the provision of park facilities. (addresses Impact REC-5)*

Mitigation REC-8: *The County shall adopt and implement the Bikeways Plan (Figure 5.9-5³) as a means of offsetting the increased demand for recreational opportunities associated with buildout of the OCP. (addresses Impacts REC-2 & 3)*

Mitigation REC-9: *The County shall adopt and implement the Multiple Use Trails Plan (Figure 2-8⁴), including the following trail siting guidelines: ...*

(*The Multi-Use Trails Plan & Trails Siting Guidelines are included in OASIS EIR Appendix D-11).

³ OCP EIR Figure 5.9-5

⁴ OCP EIR Figure 2-8

Section 4.11, Recreation and Open Space

Mitigation REC-10: *Where feasible and appropriate given existing constraints and neighborhood demands, regional retention basins should serve a dual flood control/recreational use. Recreational areas must have side slopes no steeper than 6:1 along access frontage side (one side only) and 5:1 on all others Basins totaling 10-15 acres may be no more than 15' deep. Minimum slope of the recreation area is 0.5%. (addresses Impacts REC-2 & 4)*

Mitigation REC-11: *The County Parks Department shall be responsible for reviewing trail easement requirements, location, and design on a case-by-case basis and for obtaining appropriate permits and environmental review prior to trail construction. Trails shall be sited and designed to avoid significant environmental constraints and to minimize user conflicts and conflicts with surrounding land uses, to the maximum extent feasible. (addresses Impacts REC-2 & 3)*

These OCP EIR mitigation measures were incorporated into the OCP as policies, development standards and actions. The policies, development standards and actions that are applicable to the proposed project are included in Section 4.11.2 (Regulatory Setting) above. The Board of Supervisors found that the OCP EIR mitigation measures provided partial mitigation for significant and unavoidable impacts and each of the OCP EIR mitigation measures was incorporated into the OCP, as follows:

- Mitigation Measure (MM) REC-1a is addressed by Policies OS-O-1 & -2, Action OS-O-1.1;
- MM REC-1b by Policies OS-O-4, -6, & -7, Program OS-O-6.1, Actions BIO-O-6.1, OS-O-1.1 & OS-O-3.1, & VIS-O-1.1, and Development Standards OS-O-5.2 & OS-O-5.3;
- MM REC-1c by Actions OS-O-8.1 & OS-O-8.2 and FLD-O-4.1, and DevStd VIS-O-4.11
- MM REC-2 by Actions PRT-O-1.3 & 1.6;
- MM REC-3 by Action PRT-O-1.4;
- MM REC-4 by Policy SCH-O-2 and Actions PRT-O-1.2 and SCH-O-2.1 & -2.2;
- MM REC-5 by Policy OS-O-8 and Action PRT-O-2.2;
- MM REC-6 by Policies LU-O-8 & OS-O-5, Program PRT-O-4.1, Actions BIO-O-6.1 & LUR-O-4.1, and Development Standards PRT-O-1.1, PRT-O-4.2 & PRT-O-4.3, BIO-O-1.1 & BIO-O-1.7, OS-O-5.1, & VIS-O-1.1;
- MM REC-7 by Action PRT-O-1.3;
- MM REC-8 by Policy CIRC-O-7 & Actions PRT-O-1.7 and CIRC-O-5.1 & -6.4;
- MMs REC-9 & REC-11 by Policy PRT-O-4, Program PRT-O-4.1, and Development Standard PRT-O-4.2; and,
- MM REC-10 by Policies PRT-O-3 & FLD-O-4 and Development Standards PRT-O-3.1 and FLD-O-4.2 & FLD-O-4.3.

Subsequent to adoption of the OCP, Community Facilities District No. 2002-1 (CFD) was established by the County under the Mello-Roos Community Facilities Act. This CFD was established to address ongoing maintenance and operation of specific public services and facilities associated with new development, including financing the maintenance of parks, parkways, open space, trails, and detention basins, as well as financing additional demands on fire and police protection services resulting from OCP buildout. Financing is provided by a fees paid by new developments within the CFD, which are subject to annual cost adjustments.

4.11.4 IMPACTS

METHODOLOGY

The County does not have specific thresholds regarding impacts involving recreational facilities. However, the Board of Supervisors has established a minimum standard ratio of 4.7 acres of parks per 1,000 people to meet the needs of a community (Santa Barbara County Comprehensive Plan 1992). Trails identified on the County's Parks, Recreation and Trails (PRT) Maps are required to be multi-use, designed to accommodate pedestrians and bicycles, and, if applicable, equestrians. In addition, Land Use Element, Parks/Recreation Policy 4 states "opportunities for hiking and equestrian trails should be preserved, improved and expanded wherever compatible with surrounding land uses. The development of private trails should be planned such that they do not preclude planned public trails in the same area."

SIGNIFICANCE CRITERIA

CEQA APPENDIX G

The Initial Study Checklist in Appendix G of the CEQA Guidelines states that a project would have a significant impact on recreation if it would:

- *Result in populations that require a demand that would exceed existing recreational capacity, would create recreational safety concerns, or would degrade the environmental habitat within or nearby the geographic area of the project site.*

COUNTY

The following County guidance assists in determining whether a project would normally have a significant impact on recreation:

Parks, Recreation, and Trails section of the OCP EIR (Section 5.16):

- *Although the County Thresholds and Guidelines Manual contains no threshold for park and recreation impacts, the Board of Supervisors has established a minimum standard ratio of 4.7 acres of recreation/open space per 1,000 people to meet the needs of a community....*

Parks/Recreation Policy 4 of the Comprehensive Plan Land Use Element:

- *Opportunities for hiking and equestrian trails should be preserved, improved, and expanded wherever compatible with surrounding land uses."*

County Initial Study Checklist

The County's Initial Study Checklist identifies criteria for evaluating whether a project would have a significant effect on the environment. According to the checklist, a proposed project may have a significant effect on recreation if it will:

- a. *Conflict with established recreational uses of the area?*
- b. *Conflict with biking, equestrian and hiking trails?*
- c. *Substantial impact on the quality or quantity of existing recreational opportunities (e.g., overuse of an area with constraints on numbers of people, vehicles, animals, etc. which might safely use the area)?*

IMPACTS

The project's physical impacts on the environment would result from the proposed construction and long-term use of the OASIS property. Also refer to discussion in section 6.1 (Growth Inducing Effects) regarding increased development potential related to the General Plan Amendment, Recorded Map Modification, and Government Code consistency for acquisition of County held development rights requests.

The OCP identifies existing and proposed parks, trails and open spaces to provide the community with adequate recreational opportunities, to ensure contiguous areas of open space are retained under OCP buildout to protect scenic views, the semi-rural character of the area, and biological resources, and to avoid hazards and physical constraints.

- *The Open Space Plan is the primary tool for achieving the basic planning goals of avoidance of hazards and physical constraints, and the avoidance or mitigation of adverse environmental impacts. This Plan component is designed to avoid hazards such as floodways and floodplains, steep slopes, high fire danger, and airport approach zones, to provide both active and passive recreation opportunities, to help retain the community's semi-rural character, and preserve the community's most significant natural resources and scenic values. The Open Space Plan also applies to designated sites within significant viewsheds, important vegetated areas, biologically valuable areas, and areas with a known history of community use and enjoyment (Board of Supervisors' July 1997 OCP Findings).*

The project would allow for development within a portion of the OCP KS18/Southpoint Estates open space that is currently restricted to open space and non-commercial recreational uses by the Southpoint Estates subdivision (TM 12,679/TM 13,345) conditions of approval and by OCP land use designations, policies, and development standards. The Southpoint Estates conditions further require the development rights, except for open space and non-commercial⁵ recreational uses, to be deeded to the County.

⁵ Non-commercial uses cannot involve fees, such as for rental, use, or admission.

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. (Class I)

Approval of the General Plan Amendment, Recorded Map Modification and OASIS acquisition of development rights requests would result in removing the existing open space/non-commercial recreation land use restrictions for the OASIS property and allowing development onsite. No offsetting open space or parkland is proposed to compensate for this net loss of open space/ park land in the Orcutt planning area, an area that the OCP identifies as not meeting the County standard of 4.7 acres/1,000 residents. Therefore it is assumed that the above requests would increase long-term demand for other off-site parks/recreation opportunities and open space in the Orcutt planning area.

Short-term construction and long-term use of the proposed OASIS facility would locate development, associated activities, noise, and night-lighting within the portion of KS18 that is set aside for open space and non-commercial recreational uses, including approximately 60% of the acreage identified for a future public park on KS18. The proposed park for KS18 "Orcutt Creek Park" is identified as the second highest priority park in the OCP, with proposed trails, picnic areas, tot lot(s) and possible sport courts and small restroom building. The proposed project development and parking areas would also fragment the existing unobstructed scenic, natural open space views, across the existing KS18 open space, that are identified in the OCP EIR.

The KS18 open space area (approximately 35 acres) was first restricted to open space and noncommercial recreation as part of the Southpoint Estates subdivision and rezone project (TM 12,679 and 78-RZ-19/Ordinance 3106). The Southpoint Estates subdivision includes the residences that abut the northern perimeter of KS18. The land use restriction was required as mitigation for significant impacts identified in 79-EIR-1 (incorporated herein by reference, see Appendix B for EIR excerpt). 79-EIR-1 evaluated 13 Orcutt area development proposals, including the original Southpoint Estates subdivision/rezone project. 79-EIR-1 identifies Class I and Class II impacts from conversion of open space to urbanization, including land use/recreation impacts. In the ensuing 40 years, since approval of the Southpoint Estates project, the Orcutt area has continued to see open space converted to development as the community continues to grow.

The approved TM 12,679 subdivision expired before all of the subdivision phases (units) recorded. Therefore, the developer processed a subsequent request, TM 13,345, for the remaining phases of the subdivision and a second EIR was prepared (Southpoint Estates, 82-EIR-13).

The Southpoint Estates conditions of approval (included below) require the development rights to the 35-acre open space to be dedicated to the County and require each of the open space parcels be labeled at recordation as "*Open Space Not A Building Site.*" The approximately 35-acre open space area has remained the same, but has variously been identified as:

- Lot 165 of Tentative Tract Map 12,679, as shown on Figure 2-10;
- Lots 87, 88, 89, 92, and 93 of TM 13,345, as shown on Figure 4.11-7;
- The OCP Key Site 18/Southpoint open space parcels, as shown on Figure 4.11-3; and
- Current APNs 105-020-052, -053, -060 to 065, -068, -069 -070 as shown on Figure 4.11-1.

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The OCP includes the above described acreage in the OCP Open Space Plan, with an open space land use designation, and recreation zoning. A segment of the Orcutt Creek Trail/Class I Bikeway is identified traversing the KS18 open space on the south side of Orcutt Creek and approximately 8.5 acres, including the OASIS property, are identified for a proposed public park (consistent with noncommercial recreation). The trail/bikeway and park are identified on the OCP Parks, Recreation and Trails Map. The project would remove the open space/noncommercial recreation land use restrictions for the OASIS property and allow this 5.28-acre portion of the KS18 open space to be converted to the proposed OASIS project development and use.

The two Southpoint Estates conditions which restrict use of this designated open space, including the OASIS property, to open space and noncommercial recreation uses, are included below.

TM 12,679 CONDITION #18/TM 13,345 CONDITION #21 (SAME CONDITION)

Title to the common Open Space⁶ shall be held by a non-profit association of property owners or by any other individual or entity of such reasonable terms and conditions as the Board of Supervisors may prescribe, subject to conveying to the County of Santa Barbara the rights to develop such property with anything except Open Space or non-commercial recreation.

The language of TM 12,679 Condition No. 18 / TM 13,345 Condition No. 21 is proposed to be revised to take into account the following:

- The Southpoint Estates developer did not deed title to all of the approved Southpoint Estates project (TM 12,679 and TM 13,345) open space to the Southpoint Estates Homeowners Association⁷;
- The developer provided deeds for development rights to the County for TM 12,679 Unit I Lot 197 and Unit II Lot 202 (see Figure 4.11-7) at the time the County approved the final maps for Units I and II;
- OASIS is the current owner of the portion of the Southpoint Estates open space now identified as APNs 105-020-063 and 105-020-064⁸;
- OASIS may acquire the County's development rights to APNs 105-020-063 and -064, subject to Board of Supervisors action(s) to effectuate this acquisition, and
- OASIS may develop and use APNs 105-020-063 and 105-020-064 consistent with the development and uses identified in permits 16DVP-00000-00002 and 16CUP-00000-00006, regardless of whether these uses are limited to open space and non-commercial recreation uses, subject to the Board of Supervisors conditioned approval of the OASIS permits.

⁶ See Figures 2-10 and 4.11-7, the TM 12,679 and TM 13,345 Tentative Tract Maps for the areas identified as Southpoint Estates open space lots.

⁷ The developer deeded title to only a part of the designated open space acreage to the Southpoint Estates Homeowner's Association (HOA) pursuant to this condition. APNs 105-020-065, 105-020-068, and 105-020-070 located in the western ~ half of Key Site 18 is owned by the HOA. The OASIS property was not deeded to the HOA.

⁸ APNs 105-020-063 and 105-020-064 comprise the southern ~halves of TM 12,679 Unit I Lot 197 and Unit II Lot 202 shown on Figure 4.11-7 Southpoint Estates Open Space Lots/Dedicated Development Rights.

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Generally, the eastern half of the KS18 open space is the open space acreage identified on the first two final maps (TM 12,679 Units I and II) for dedication of development rights to the County. This includes Unit I, Lot 197 and Unit II, Lot 202 (current APNs 105-020-052, -053, and 060 to -064). These lots are shown within a dashed perimeter line on Figure 4.11-7 (Southpoint Estates Open Space Lots/Development Rights) and extend from the current OASIS property on the south to the Southpoint Estates residential lots north of Orcutt Creek.

Most of the western half of the open space was deeded by the Southpoint Estates developer to the Southpoint Estates Homeowners Association (APNs 105-020-065, -068, and -070). The exception to this is a parcel on the north side of North Avenue (APN 105-020-69)⁹. No dedication of development rights was offered to the County for the western half of the KS18/Southpoint open space.

TM 13,345, CONDITION #8

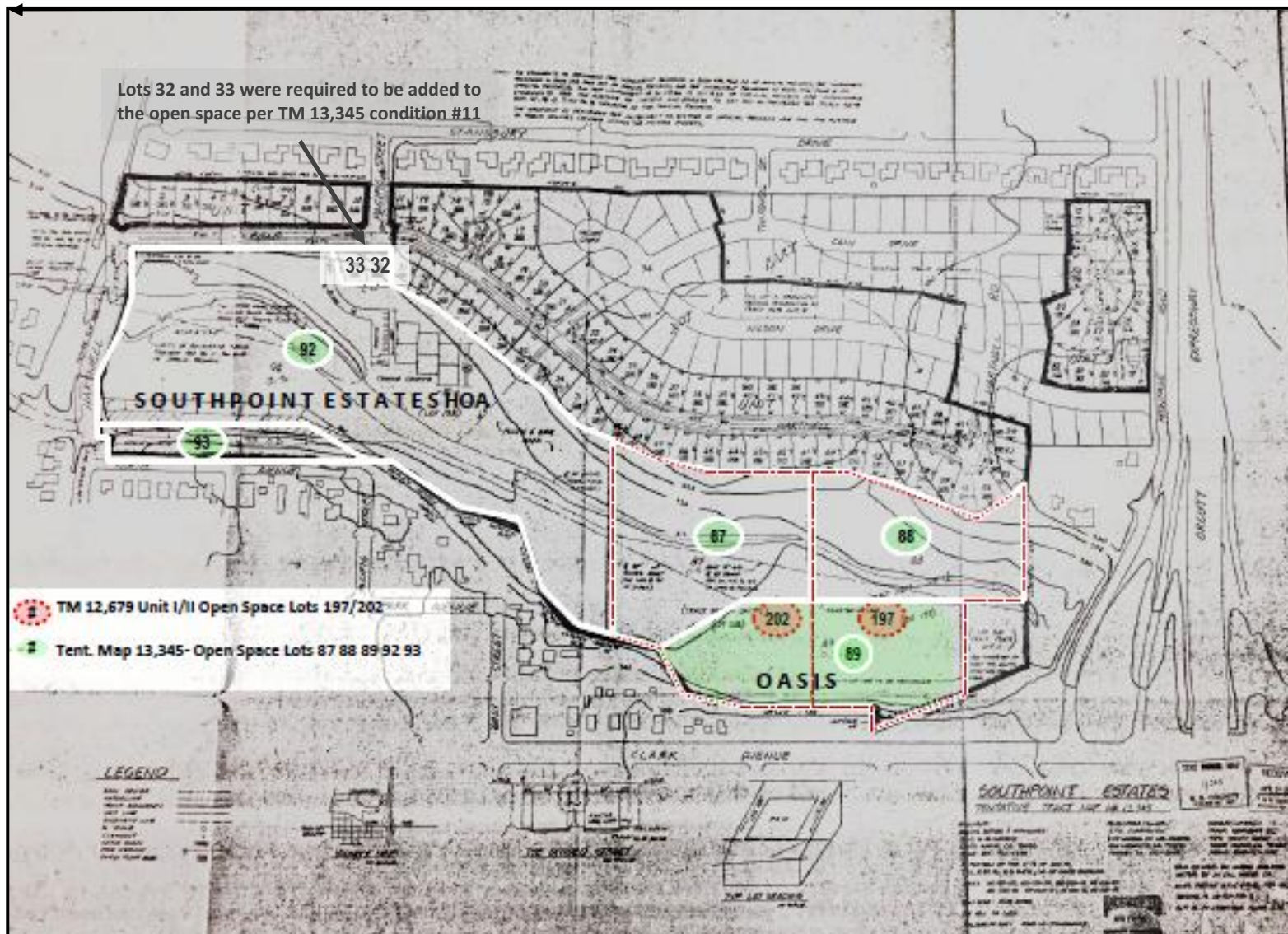
Lots 87, 88, 89, 92 and 93 shall be labeled "Open Space Not a Building Site" on the Final Map.

Lot 89 in this condition and as shown on Figure 4.7-11 (*Southpoint Estates Open Space Lots/Dedicated Development Rights*) is the OASIS property. The project includes removing "89" from this condition and removing the "NOT A BUILDING SITE OPEN SPACE" label from the OASIS property on two of the recorded subdivision maps (See labels to be removed on Figures 2-12A and 2-12B, excerpts of the two recorded maps to be modified). The recorded maps for each of the five Southpoint Estates units are included in Appendix B.

Figure 4.11-7 is the Southpoint Estates TM 13,345 Tentative Tract Map. The open space area identified as Lot 165 in Figure 2-10 is the same area identified as Lots 87, 88, 89, 92, and 93 on Figure 4.11-7. The open space lot numbers identified on the recorded maps for TM 12,679 Unit I (Lot 197) and Unit II (Lot 202) were added to Figure 4.11-7, as these are the lots with development rights identified to be dedicated to the County as part of approval of the final maps for the first two units of the subdivision. Lot numbers 197 and 202 are also referenced in the development rights documents in Appendix B.

⁹ Subject of Southridge project (87-PDP-25/87-RZ-13/TM13,992), summary denial in 1992.

Figure 4.11-7 Southpoint Estates Open Space Lots/ Development Rights



Current ownership of the KS18/Southpoint Estates open space parcels (using the Tentative Tract Map 13,345 lot numbers identified in Figure 4.11-7 above) is identified below:

- Lot 87: Knight (APNs 105-020-060, -061; purchased from Steve LeBard, April 2018);
- Lot 88: Knight (APNs 105-020-062; purchased from Steve LeBard, April 2018);
- Lot 89: OASIS (APNs 105-020-063, -064; acquired from Steve LeBard, December 2014)
- Lot 92: Southpoint Estates HOA (APNs 105-020-065, -070; acquired from SPE Corp April 1986 and August 1987)
- Lot 93: (APN 105-020-069, acquired in November 1994, owner Pues J Carl Profit Sharing Plan; proposed Southridge Project (87-DP-25/87-RZ-13/TM 13,992), denial by Board of Supervisors in 1992

The Board of Supervisors findings for adoption of the OCP (See Appendix C, Board Findings, Section 3.I.) specifically discuss the process by which open space areas were determined as well as guidance for consideration of future increases in development areas:

- *In determining the open space areas within Key Sites, the Board of Supervisors has considered the need to protect community character and Orcutt's most important habitats. The Board has also considered the willingness of property owners to offer open spaces, the need to provide for reasonable development of private property, the development constraints and environmental impacts identified in the EIR, and all of the written and oral testimony presented during the hearings. The Board has balanced these factors in determining the open space areas depicted in the Key Site land use maps. The Plan requires areas which are unsuited for urban development because of various hazards, constraints, and resource values to be retained in open space, and does so in a manner which provides for rational and orderly development of individual properties, considering both the existing and planned patterns of use on surrounding properties. The boundaries of these open space areas have been subject to extensive review at both Planning Commission and Board of Supervisors hearings. Because of this extensive review and the central role these open spaces play in protecting the community character and mitigating environmental impacts, the Board finds consistent with DevStd OS-O-5.2¹⁰ that any increase in development areas must not substantially diminish open space or habitat value, and any adverse effects should be fully offset by approved mitigation (e.g.: provision of additional open space areas, habitat restoration,...*

As noted earlier, the OCP identifies most of KS18 (approximately 35.11 of 39.73 acres), including the OASIS property, as open space, along with allowance for a future public park and segment of the Orcutt Creek Trail/Class I Bikeway. The OCP identifies the future park and trail/bikeway onsite, in response to demand for these recreational opportunities, which were exacerbated by OCP buildout. The Southpoint Estates (TM 12,679 and TM 13,345) conditions of approval and OCP restrictions serve to reduce impacts from cumulative loss of open space as well as to protect visual and biological resources. (see Appendix B, Southpoint Estates background information and Appendix C, Board of Supervisors findings for OCP adoption).

¹⁰ OS-O-5.2 was incorporated into the final OCP as OS-O-4.2 (see text of DevStd OS-O-4.2 in Section 4.11.2, Regulatory Setting above). There is no DevStd OS-O-5.2 in the final OCP.

The OCP EIR found that the EIR mitigation measures, all of which were incorporated into the OCP including implementation of the Open Space Plan, would partially mitigate significant unavoidable impacts related to deficient recreational opportunities, trails, and open space, including overuse, and increased overcrowding of existing recreation facilities and reduction in the area's existing, informal open spaces and trail network from OCP development.

OASIS is requesting removal of the open space restrictions for their property, including acquiring the development rights to the property, which have been held by the County for almost 40 years. The OASIS property to be removed from these restrictions comprises 15% of KS18 designated open space and 62% of KS18 designated parkland. OASIS is not proposing to set aside other land or to provide funds for the County or another entity (e.g., Land Trust) to purchase other land to offset the proposed reduction in open space. As the project would further reduce open space in Orcutt, the project would exacerbate the previously identified significant impacts from loss of open space resulting from development (OCP EIR Class I impact, 79-EIR-1 Class II impact with preservation of TM 12,679 Lot 165 open space, which includes the OASIS parcel). Mitigation which would offset this impact includes provision of, or development rights to, other equivalent land or funds for the County to purchase or acquire development rights for equivalent land. However, OASIS has indicated that provision of other land, funds for other land or development rights to other land would not be financially feasible. Therefore, lacking feasible mitigation, Impact REC-1 is considered significant and unavoidable (Class I).

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, *Schematic Orcutt Creek Trail Open Space Corridor*), County Parks recommends the Orcutt Creek Trail/Class I Bikeway be included within a larger 25-foot (versus 12-foot) easement. (Class II)

The project includes a proposed 12-foot easement for a Class I Bikeway, which is presumed to include the parallel pedestrian trail required in the OCP, which together comprise the Orcutt Creek Trail/OCP Class I Bikeway ("trail/bikeway") for KS18. The OCP identifies the trail/bikeway on the south side of Orcutt Creek between Foxenwood Lane and Broadway/California Boulevard in OCP Figure KS18-1, the OCP PRT Map, and the OCP Bikeway Map, excerpts of which are included in this section as Figures 4.11-3, 4.11-4 and 4.11-5. An example trail layout is included in the OCP *Schematic Orcutt Creek Trail Open Space Corridor*, included in this section as Figure 4.11-6. OCP direction regarding the parameters for trail design and location are included in Sections 4.11.1 (Background Setting), Section 4.11.2 (Regulatory Setting), and in Appendix D-11, which includes the Trails Siting Guidelines. As discussed in Section 4.11.3 (Previous Environmental Review), the OCP policies and development standards that require new trails and bikeways (including the Orcutt Creek Trail and parallel Class I Bikeway) are identified in the findings for approval of the OCP as partial mitigation for significant unavoidable impacts to recreation resulting from OCP buildout.

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The Figure 6 (*Schematic for the Orcutt Creek Trail Open Space Corridor*) shows a 25-foot creek setback, a minimum 25-50 foot restoration buffer/setback, and 25-foot recreation zone. This figure also includes a note that the corridor *width can vary significantly, depending on constraints and resources*. However, the OASIS property does not include steep slopes, native vegetation or other physical constraints in the area of the proposed bikeway/trail segment. Therefore, County Parks recommends a minimum 25-foot easement for the trail corridor, consistent with the intent of the OCP. A 25-foot easement would provide adequate width to accommodate pedestrians (hikers, strollers, dog walkers, etc.), bicycles, as well as area needed to accommodate buffer plantings required in the OCP on both sides of the trail/bikeway to provide a buffer between the trail/bikeway and development areas and between the trail/bikeway and Orcutt Creek riparian habitat/wildlife corridor.

In addition to the schematic, the OCP *Orcutt Multiple Use Trails Plan*, p. 10 (OCP Appendix C, OASIS EIR Appendix D-11) describes the Orcutt Creek Trail:

This trail traverses the OPA from east to west extending approximately 7.4 miles between US 101 and Black Road. The trail parallels the proposed Orcutt Creek Class I bikeway providing access throughout the community for hikers, walkers, bicyclists, and equestrians, and several connections to neighboring trails: which continue into the foothills.

The project proposes a 12-foot wide easement to accommodate a Class I Bikeway as shown on Figure 4.11-9. A Class I Bikeway is defined in the OCP (p. 162) as:

A completely separated facility for use by bicyclists consists of a paved two-way bike lane having a minimum width of 8 feet. An adjacent graded area no less than 2 feet wide is provided on both sides of the paved area to accommodate some pedestrian use. Pathways closer than 5 feet from the edge of a traveled way must include a physical barrier to prevent users from encroaching onto motor vehicle lanes.

Because the OCP identifies the Orcutt Creek Trail running parallel to the Class I Bikeway, it is assumed that the proposed 12-foot easement includes the following:

- 8-foot paved, off-road bikeway (minimum Class I bikeway width, allows 4' each direction);
- 2-foot dirt shoulders either side of the paved bikeway for hikers, walkers, and equestrians;
- No vehicular access as Class I bikeways must be separated from vehicular traffic

In April 2018, a 20-foot access easement was granted to two open space parcels that abut the OASIS property (current APNs 105-020-060, -061, and -062; Lots 87 and 88 of TM 13,345). OASIS granted the easement to the prior owner, Steve LeBard, in April 2018, when Mr. LeBard concurrently sold these adjacent parcels (See Figures 4.11-8 and 4.11-9). The applicant's proposed 12-foot bikeway easement is located within or crosses the recorded 20-foot access easement along OASIS' eastern property line and part of OASIS' northern property line.

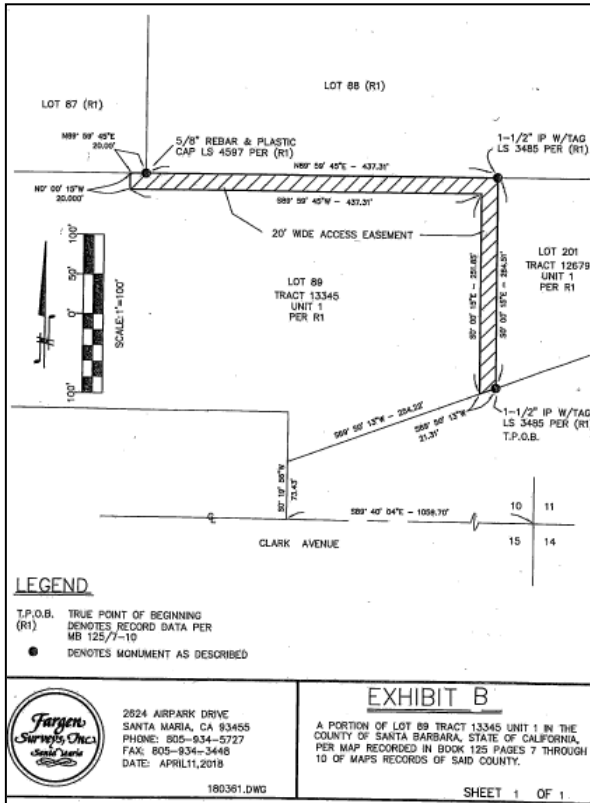
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It cannot be assured that provision of the proposed Orcutt Creek Trail/Class I Bikeway segment can be effectuated, based on the following:

1. Portions of the proposed 12-foot bikeway easement are already encumbered by a recorded access easement for ingress and egress in favor of the adjacent parcels (APNs 05-020-060, -061, and 062; Southpoint Estates TM 13,345 open space lots 87 and 88) as shown on Figure 4.11-8;
2. A Class I Bikeway must be separated from vehicular traffic.
3. The minimum width for a residential or commercial access driveway serving two parcels is 20 feet (G. Fidler County Fire), the entire width of the recorded access easement to the adjacent parcels;

Therefore, there is not sufficient width to accommodate a potential driveway serving vehicular traffic on the adjacent parcels, as well as the proposed trail/bikeway, consistent with either the OCP or the project plans. The trails and bikeways identified on the OCP PRT and Bikeways Maps are required as part of new development to partially mitigate significant unavoidable impacts from buildout. Because provision of these recreational amenities consistent with the requirements of the OCP cannot be assured, this is considered a potentially significant impact. (Class II)

Figure 4.11-8 Recorded Access Easement



Recorded 20-foot non-exclusive easement

Ingress/egress easement granted in perpetuity along OASIS' eastern property line and part of northern property line to Lots 87 and 88 of the Southpoint Estates subdivision, TM 13,345, APNs 105-020-060, -061, -062). See Appendix D-11 for recorded easement and related recorded document for sale of Lots 87 and 88 in 2018.

Proposed 12-foot wide Class I Bike Path

Proposed Class I bike path is located within the existing 20-foot wide ingress/egress easement. Class I bike paths are completely separated facilities for use by bikes. The minimum width is 4 feet in each direction. The OCP also requires the Orcutt Creek Trail pedestrian component parallel to the Class I bike path. A physical barrier to separate bikes from motor vehicles is required where bike paths are within 5 feet of motor vehicles.

Figure 4.11-9 Site Plan Excerpt with Proposed Bikeway/Trail and Access Easement



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 (Class III).

The applicant proposes an amendment to the OCP to allow a section of the OCP Class I bikeway west of Foxenwood Lane to be constructed as Class II bikeway. Amending the OCP to allow a Class II bikeway in this location is proposed as there is insufficient width available in the area of the proposed access road to accommodate the minimum requirements of a separated Class I bikeway, paved vehicular access (minimum 20-foot paved width per County Fire access requirements), and pedestrian access, given the steep slopes on either side of the proposed driveway (30%+ slopes to the south and 50%+ slopes to the north of the access road). Construction of a separated Class I bikeway on the slope north of the access road (as shown in the OCP, see Figures 4.11-3 and 4.11-5) would require grading cuts and construction of retaining walls in an area of 50%+ slopes, as well as substantially greater cost to construct the bikeway. Therefore, as shown in Figure 4.11-10 (*Preliminary Grading Plan Excerpt*) below, the proposed access road design includes a Class II bikeway section (four-foot striped bike lane in each direction) with a separated pedestrian path south of the driveway. The Class II section would extend from Foxenwood Lane to the eastern property line of the OASIS property.

Figure 4.10-10 Preliminary Grading Plan Excerpt



----- OASIS property eastern property line

The proposed OCP amendment, to OCP Bikeways Map to allow the above section of bikeway to be a Class II instead of Class I bikeway, would be considered an adverse but less than significant impact. While not providing a bikeway that is physically separated from vehicle traffic, the proposed bikeway section would accommodate bikes. In addition, the section of bikeway proposed to be classified as Class II, a striped bike lane within a paved road with vehicular traffic, would be short, within a driveway versus a public road, with no through traffic, and nominal vehicle speeds. As such, recreational use of this segment for cycling would remain and be of similar

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recreational value to what was envisioned in the OCP. Therefore, the OCP amendment to allow a section of the Class I Bikeway to be a Class II Bikeway, located within the proposed driveway, would be considered an adverse but less than significant impact (Class III)

Impact REC-4: The project would provide an indoor facility and outdoor senior accessible areas with recreational opportunities, a beneficial recreation impact (Class IV)

OASIS' primary focus would continue to be senior services, including OASIS's most highly attended current activity, weekday hot lunches. Other existing senior services will also continue, including health screenings (e.g., blood pressure, etc.), computer classes, and a variety of social activities. The project would also provide recreational opportunities, in the new indoor facilities and in the accessible outdoor areas (see project plans in Section 2.0, Project Description) for senior exercise classes, and the facility would serve as a venue available to be rented by community members or groups, including for recreational activities in the evenings and on weekends (e.g., evening dance, yoga, martial arts classes, etc., that are not restricted to seniors). The above described recreational opportunities are considered a beneficial recreation impact (Class IV).

The above activities would provide different types of recreational opportunities, which are not dependent on an open space property setting and would not address the project's impacts associated with loss of undeveloped open space and park land. (See Impact REC-1 and REC-2 above).

CUMULATIVE IMPACTS

Reasonably foreseeable development listed in Table 3-1 includes approved and pending development in the Orcutt area. In addition, the project involves amendments to the OCP component of the County's General Plan, including allowance for development on property currently designated for open space and a public park. Therefore, the project is considered in the context of how the project requests would change the assumptions for full buildout allowed under the OCP. The OCP includes an Open Space Plan. The Board found that "*without an adequate Open Space Plan, the projected growth in Orcutt could lead to development closing in and eliminating open space resources.*" The Open Space Plan provides guidance for provision of parks, trails, bikepaths, and protection of specific open spaces in the community to provide for a mix of active and passive recreational opportunities for the residents of Orcutt. However, even with the Open Space Plan, the Board determined that open space, park and recreation impacts from buildout would be only partially mitigated by the programs, policies, actions and development standards in the OCP. In adopting the OCP, the Board of Supervisors determined that cumulative impacts from new OCP development would result in significant unavoidable impacts related to loss of open space and increased demand on already limited recreational facilities.

The OASIS project would provide a segment of the OCP designated Orcutt Creek Trail/Class I Bikeway that would ultimately connect Foxenwood Lane and California Boulevard. However, a bike path/trail across KS18 is not dependent on the OASIS project¹¹ and the proposed

¹¹ The trail and bikeway are identified in the OCP separate from the OASIS project. While a segment of the trail and bikeway would be constructed sooner if the OASIS project is approved/constructed, other funding sources, including

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trail/bikeway segment would not provide a complete connection for pedestrians or cyclists between Foxenwood Lane and California Boulevard.

The project would permanently convert open space and public park land to the proposed OASIS facilities. This would result in the loss of 5.28 acres out of the 8.5 acres designated in the OCP for the second highest priority future park for the Orcutt planning area (a 62% reduction in land area for a park and loss of 15% of the total open space within KS18). This would exacerbate the previously identified significant loss of remaining open space from OCP buildout and remove over 60% of the acreage identified for the second highest priority park in the Planning Area from 8.5 to 3.22 acres.

Although the project would provide forms of recreational opportunities onsite, including indoor facilities and accessible outdoor areas that would provide recreational opportunities for area seniors (e.g., indoor exercise classes, walking paths within the developed area, a lawn area for outdoor exercise classes), use of land designated for a public park is not critical to accommodating these types of uses.

The proposed General Plan Amendment components would amend the OCP to remove the land use restrictions for the OASIS property, which currently limit uses onsite to open space and a potential public park. The proposed Recorded Map Modification request would similarly modify conditions of approval and recorded final maps for the Southpoint Estates project to remove the "*Not A Building Site Open Space*" labels for the OASIS property and to remove existing restrictions that limit use of the property to open space and noncommercial recreational uses. To accommodate the project development, the applicant is also proposing to acquire the property's development rights, which are currently held by the County, pursuant to conditions of approval for the Southpoint Estates residential subdivision and rezone project. The approximately 35 acres of open space land set aside as part of the Southpoint Estates project was restricted to open space and non-commercial uses to partially offset cumulative loss of open space from development of 13 Orcutt area developments analyzed in the Orcutt 13 EIR (79-EIR-1). New development in Orcutt constructed since approval of the Southpoint Estates project in 1979 has resulted in continued loss of open space. As noted in Impact REC-5, the project would provide some recreational opportunities at the new OASIS facility, with onsite exercise classes and with construction of a segment of the Orcutt Creek Trail/Class I Bikeway. However, the project would result in a net loss of open space and a reduction in land available for a public park onsite. Therefore, the project would exacerbate previously identified cumulatively significant open space and recreation impacts resulting from OCP buildout, as identified in the Board's findings for OCP adoption. (Class I)

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 potentially encourage conversion of additional designated open space areas to development, on lands that 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 type of increased development that could result from similar requests throughout the County's unincorporated area are not specifically known. However, increased conversion of

grants and use of development fees could also be used (and may still be needed) to construct the entire Foxenwood Lane to Broadway/California Boulevard segment of the Class I Bikeway and Orcutt Creek Trail through Key Site 18.

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designated open space lands to development would be expected to result in potentially significant impacts related to increased demand for recreational opportunities and a loss of open space, including open space that would be available for future parks and trails. Impacts would be dependent upon a variety of factors including, but not limited to, property location, acreage, onsite resources, surrounding uses, project design, size of development, and existing uses of the land to be converted. (Also see Section 6.1, Growth Inducing Effects).

4.11.5 MITIGATION MEASURES

The following measures would address significant impacts associated with the loss of recreational opportunities within the Orcutt community.

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).

- 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:
 - 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).

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

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

Rec-3 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.

IMPACTS AFTER MITIGATION

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. (Class I)

Impact REC-1 would be partially mitigated by Mitigation Measures Rec-1, Rec-2, and Rec-3, but residual impacts would remain significant and unavoidable.

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), County Parks recommends the Orcutt Creek Trail/Class I Bikeway be included within a larger 25-foot (versus 12-foot) easement. (Class II)

Impact REC-2 Compliance with Mitigation Measures Rec-1, Rec-2, and Rec-3 would reduce this impact to a less than significant level.

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 (Class III).

Impact REC-3 is less than significant without mitigation.

Impact REC-4: The project would provide an indoor facility and outdoor senior accessible areas with recreational opportunities, a beneficial recreation impact (Class IV)

Impact REC-4 is a beneficial impact and would not require mitigation.

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. (Class I)

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