

ORCUTT COMMUNITY PLAN

a landscaped median. The 35 acres zoned REC would remain in natural, undeveloped open space. The eastern portion of the REC zoned parcels south of Orcutt Creek (approximately 8.5 acres) is identified as a park site. This park could include picnic areas, informal recreational facilities, tot-lots, and active recreational facilities such as a volleyball court or outdoor basketball court. Vehicle access to the park should be provided through the commercial development along Clark Avenue. The Class I bikepath across the site would provide access between California Boulevard and Foxenwood Lane and would run along the southern boundary of the retention basin. A public hiking/equestrian path would parallel the bikepath. Additionally, the existing retention basin near California Boulevard would be deepened to accommodate a larger volume of stormwater runoff.

Constraints on Site 18 include avoidance of flood hazards, biological resources and noise, preservation of visual qualities, compatibility with adjacent development, access, and provision of recreational resources. Buildout of 30,000 sf of commercial development would eliminate the existing unobstructed view of the Orcutt Creek stream valley from westbound Clark Avenue. Project-generated traffic on Clark Avenue could increase turning movement conflicts near the Clark/Foxenwood intersection. Drivers slowing to make left-hand turns from eastbound Clark Avenue into commercial areas and onto Foxenwood Lane would adversely affect traffic flow on Clark.

KEY SITE 18 DEVELOPMENT STANDARDS

Policy KS18-1: Key Site 18 is designated Res 3.3 and zoned DR 3.3 on APNs 105-020-18 and -22; designated General Commercial and zoned OT-GC along Clark Avenue (APNs 105-020-38 and -41 and the southernmost 1/3 acre of APN 105-020-63); and designated Open Space and zoned REC on the remaining parcels, as shown on Figure KS18-1. Any proposed development on Key Site 18 shall comply with the following development standards.

DevStd KS18-1: The entire site, with exception of the residential and commercial areas noted in Policy KS18-1 above, shall remain in natural, undeveloped open space. On parcel 105-020-22, the open space shall include the area extending 50 feet from the top of the northern bank of Orcutt Creek. No development other than the proposed park, retention basin, and Class I bikepath/multi-use trail shall be permitted within the open space.

DevStd KS18-2: All development allowed on APNs 105-020-18 and -22 shall occur only on APN 105-020-22; an Open Space easement shall be placed on APN 105-020-18 for the benefit of the residents of APN 105-020-22 to ensure that no development will be allowed on this parcel in the future.

DevStd KS18-3: All residential development shall be clustered on the northern half of APN

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105-020-22 to avoid the Orcutt Creek corridor, slopes, and access constraints on the southern portion.

DevStd KS18-4: The route for the multi-use public trail/bikepath shall be sited south of Orcutt Creek and designed to minimize the loss of significant vegetation. The northern side of the path should be revegetated with appropriate riparian vegetation and the southern side shall be planted with oaks throughout the segment which crosses the proposed park.

DevStd KS18-5: The retention basin onsite shall be modified, if necessary, to serve as a regional retention basin based upon SBCFCD criteria and the flood control policies of this Plan. Any such modification shall be designed to minimize the extent of future disturbance to the site from maintenance activities. Excavated material from the retention basin shall be stored in a manner which avoids covering riparian vegetation.

DevStd KS18-6: The developer of commercial uses shall construct a raised center median and planter on Clark Avenue between Foxenwood Lane and Dyer Street which includes left-hand turn pockets serving commercial development along Clark Avenue, Foxenwood Lane, Norris Street, and Twitchell Street. The entire length of the center median shall be landscaped with drought tolerant street trees, shrubs, groundcover and decorative flatwork acceptable to County Public Works and P&D, or shall be consistent with the standard established by the landscape/median maintenance district. Trees shall be of sufficient height at maturity and spacing to provide a partial canopy over Clark Avenue. The developer shall be responsible through a bond for maintaining the new landscaping for a period of 3 years or until such time as the County determines it is "established" or adopts a landscape maintenance district, whichever occurs first.

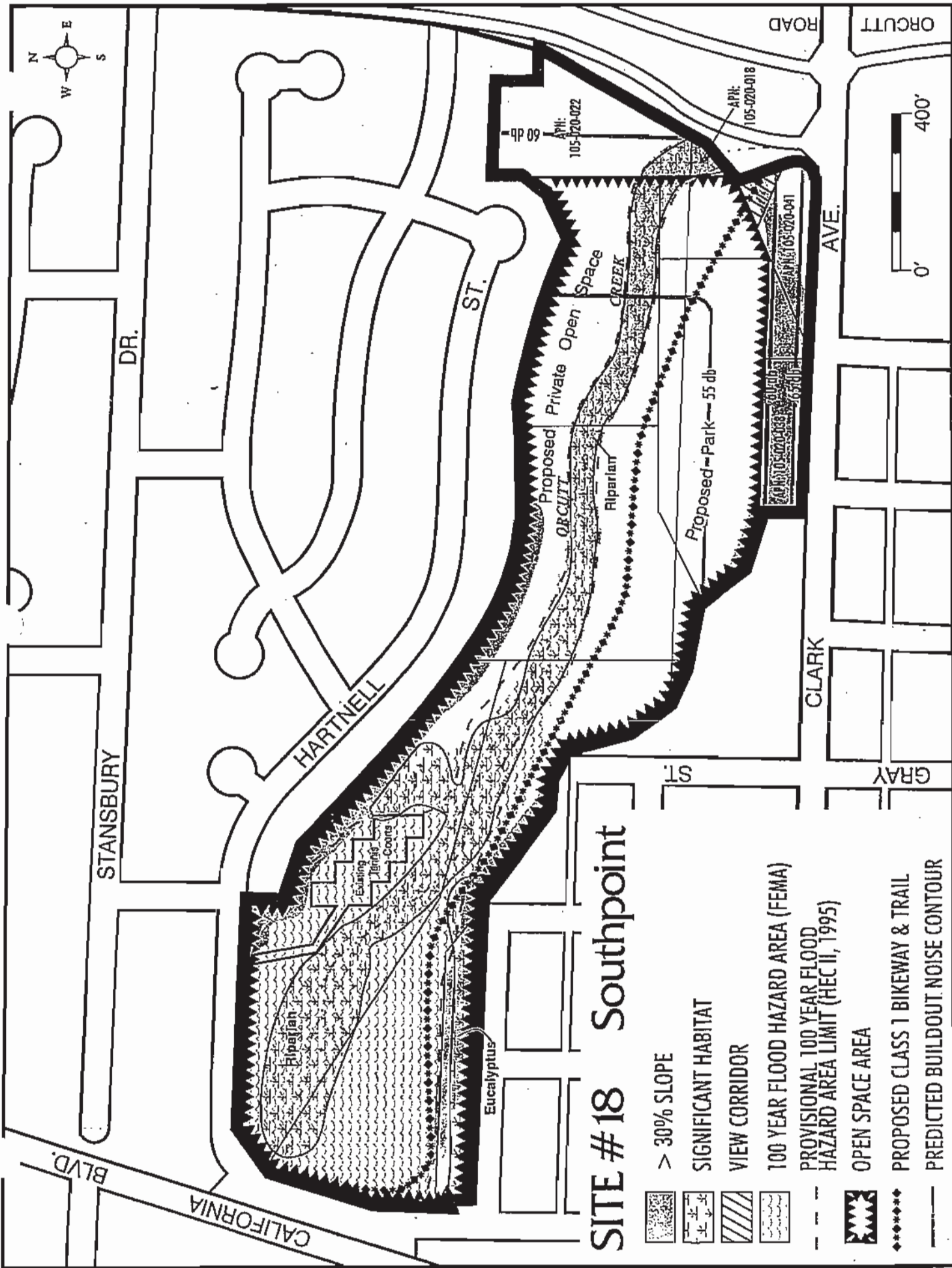
DevStd KS18-7: Development on the eastern portions and the Clark Avenue frontage of this site shall adhere to the "gateway" policies found in the Visual Resources section of this Plan. This gateway treatment shall include landscaping on the perimeter of parcel 105-020-41 sufficient to screen any development on this parcel from the westbound travel lanes along Clark Avenue at the Hwy 135 off-ramp.

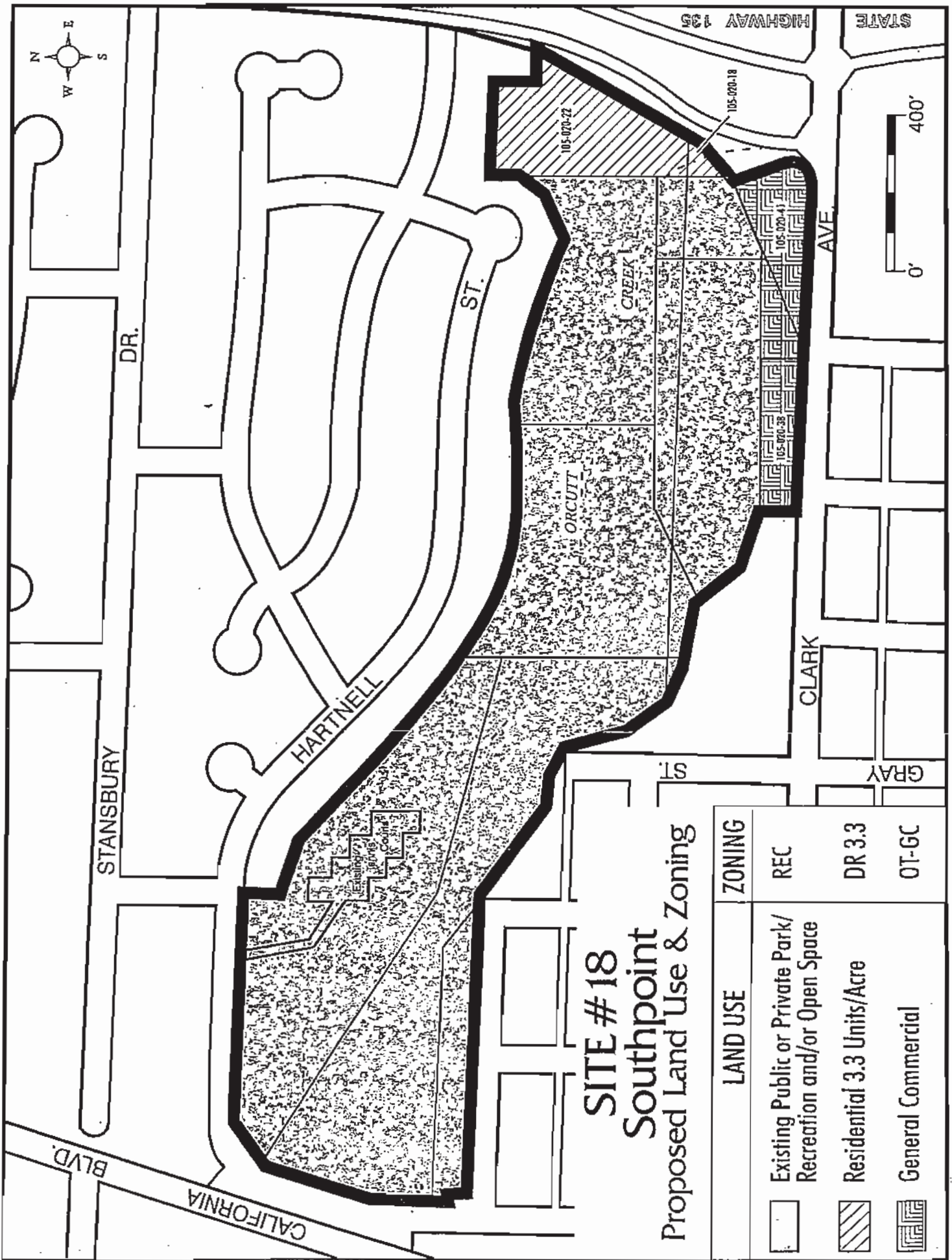
DevStd KS18-8: The area on the north-facing slope immediately south and east of the park access road and parking area shall be landscaped with native shrubs of sufficient height to block views of the paved area from the north.

DevStd KS18-9: The County shall work with the developer of the commercial uses fronting Clark Ave. to provide the maximum buildable area while minimizing

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impacts to the hillside and riparian corridor below and views from the public park.





January 19, 1995

Figure KS18-2

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KEY SITE 19 (Toy)

This partially developed 13.04 acre site (APN 105-010-16) is located northwest of the intersection of Blosser Road and Clark Avenue in western Orcutt. Surrounding land uses include the Palomino subdivision to the north, Blosser Road and two single family lots to the east (near the northern boundary), Clark Avenue, two single family lots, and Site 15 to the south, and the Westtrail Estates subdivision to the west. Two existing single family residences and a structure containing two attached residential units are located near the northeast corner of the site. The entire site was subject to the Orcutt "Ranchette Area" Special Area Development Standards in the Land Use Element; however, these standards are now incorporated into this Community Plan.

The topography of Key Site 19 is level over the entire site, with the exception of steep man-made slopes which are found along portions of the northern and southern site boundaries. Orcutt Creek and its floodplain and a riparian corridor cross through the central portion of the site from east to west (Figure KS19-1), with the riparian corridor supporting a wide variety of trees and vegetation. In addition, water collects in a slight depression located south of Orcutt Creek which exhibits characteristics of a wetland; however, this area has not been evaluated by a biologist to confirm whether it is a wetland.

The site is designated PD 1.0 and zoned PRD consistent with the low-density character of the surrounding area. Most of the potential units would be located north of Orcutt Creek, although one or two units could be located between the creek and Clark Avenue. Primary access to units on the northern portion of the site would be from Blosser Road, and access to units south of the creek could potentially be from Arabian Lane, a private road located to the west of the site.

The 4.2± acre area extending approximately 150 feet north and 100 feet south of Orcutt Creek will be retained as natural, undeveloped open space, encompassing the most flood-prone and biologically sensitive portions of the site. Consistent with the Ranchette Area Standards, a Class I bikepath and public recreational trail would cross Orcutt Creek at the western site boundary and would extend to the eastern site boundary, paralleling the creek at approximately 40 feet from the top of the bank.

The clustering of units under the PRD zone district will allow for maximum flexibility in avoiding flood hazards and environmental constraints. An open space corridor along the creek will allow for the future provision of a multi-use, public recreational trail through the site, and would maximize the potential for restoration and enhancement of the riparian corridor, consistent with community wide policies. This corridor would also provide access to the stream channel for the SBCFCD during emergencies and routine maintenance.

Primary site issues are avoidance of potential flood hazards, minimization of impacts to trees and vegetation within the Orcutt Creek riparian corridor, and the future provision of recreational amenities along the creek corridor. The potential wetland in the southern portion of the site will