

4.1 AESTHETICS/VISUAL RESOURCES

4.1.1 SETTING

The OASIS property is located in the eastern portion of Orcutt Community Plan (OCP) Key Site 18 (KS18), on the south side of Orcutt Creek (Figure 4.1-1, Aerial of Project Vicinity).

KS18 is bounded by Old Town Orcutt and Clark Avenue on the south, the Southpoint Estates residential development to the north, Foxenwood Lane and Highway 135 on the east, and South Broadway/California Boulevard on the west.

Figure 4.1-1 Aerial of Project Vicinity



KS18 abuts the northern boundary of the “Old Town Orcutt” neighborhood (OCP Figure 8- *Orcutt Residential Neighborhood Map*, included in Appendix C). The Old Town Orcutt neighborhood extends to Rice Ranch Road to the south, Blosser Road to the west and Highway 135 to the east. Commercial development is generally one block deep on each side of Clark Avenue and the rest of Old Town Orcutt includes a sprinkling of commercial uses, older residential units, higher density condominiums and apartments, and three public schools (Orcutt Junior High, Orcutt Academy High School and May Grisham Elementary). The approximately 35 acres of KS18 open space along Orcutt Creek provides a scenic open space backdrop in an otherwise developed suburban/urban area, when approaching Old Town Orcutt from the north

(Foxenwood Lane, California Boulevard) and east (Clark Avenue). As a result, policies and development standards in the OCP (e.g., VIS-O-3) require KS18 development to protect and enhance this gateway feature (OCP page KS18.1).

KS18 is basin shaped, with steep slopes along the north, south and east perimeters. The site is undeveloped open space with the exception of the following: 1) A Flood Control District retention basin near Hartnell Road/California Boulevard, 2) a common area with tennis courts and picnic area that is part of the Southpoint Estates residential development, and 3) a single family home site in the northeast corner of KS18, near Foxenwood Lane. KS18's topography and existing vegetation obscure views into the site from some locations. However, the majority of the KS18 open space is visible from public roads, including Clark Avenue, Foxenwood Lane, Highway 135, Broadway/California Boulevard, the corner of Gray Street and Park Avenue, and North Avenue. The Orcutt Creek riparian canopy and northern slope below Southpoint Estates are also visible from Norris and Twitchell Streets at Clark Avenue. In addition to views from public viewing areas, KS18 is visible from numerous private properties, including properties located on the roads identified above, as well as from Pacific Avenue and from the Southpoint Estates development, particularly from approximately 20-30 Southpoint Estate residences that abut the KS18 open space.

Figure 4.1-2 Aerial View across Key Site 18



4.1.2 REGULATORY SETTING

The County of Santa Barbara regulates the design of the built environment through its Comprehensive Plan and Land Use and Development Code (LUDC, County of Santa Barbara 2019). The Land Use and Open Space Elements of the Comprehensive Plan include general policies pertaining to development design and preservation of scenic resources. These policies and standards address the design and appearance of new structures, parking areas, landscaping and other development features. Projects are evaluated for consistency with applicable policies and standards related to: 1) the aesthetics of a project's design; 2) visual resources that could be impacted by a project; and 3) the project's compatibility with the visual character of the project area. The OCP includes additional policies, development standards and actions, which are specifically applicable to new development in the Orcutt Planning Area. The following visual resources policies and development standards are applicable to the proposed project.

LAND USE ELEMENT:

The Land Use and Open Space Elements include policies pertaining to design of development and preservation of scenic resources. Pertinent visual resources policies from the Land Use Element that would be applied to this project include the following:

Visual Resources Policies

- Policy 1 requires submittal of a landscape plan for new developments.
- Policy 3 requires new structures in urban areas be in conformance with the scale and character of the existing community.
- Policy 4 requires signs *“be of size, location, and appearance so as not to detract from scenic areas or views from public roads and other viewing points.”*
- Policy 5 requires undergrounding of utilities in new developments, except where cost of undergrounding would be so high as to deny service.

Hillside and Watershed Protection Policies

- Policy 1 requires site development to minimize cut and fill operations.
- Policy 2 requires development to be designed to fit the site topography, soils, geology, hydrology, and other existing conditions and requires natural features, landforms, and native vegetation, such as trees to be preserved to the maximum extent feasible.

ORCUTT COMMUNITY PLAN (OCP):

The OCP policies and development standards below were adopted to reduce visual/aesthetic impacts identified in the OCP EIR, as discussed in Section 4.1.3, *Previous OCP EIR Review*.

- *Policy VIS-O-1 Significant scenic and visual natural resources in Orcutt shall be protected in order to preserve the semi-rural character of the OPA (Orcutt Planning Area).*
- *DevStd VIS-O-1.1 All development including buildings, understories, fences, water tanks and retaining walls adjacent to designated natural open space areas shall be sited and designed to protect the visual character of these areas and blend in with natural landforms through the use of such methods as setbacks, building orientation, materials and colors (earth tones and non- reflective paints), landscape buffers, shielded exterior lighting, screening of parking areas and inclusion of perimeter roads to allow maintenance of open space corridors.*
- *POLICY VIS-O-2 Prominent public view corridors (U.S. 101, State Routes 1 & 135, Clark Ave.....) and public viewsheds (... Orcutt Creek) shall be protected.*
- *DevStd VIS-O-2.1 Development shall be sited and designed to minimize the disruption of important public view corridors and viewsheds through building orientation, minimization of grading on slopes, landscaping, and minimization of sound walls.*
- *POLICYVIS-O-3 Parcels along primary entryways into Orcutt are designated as "Gateway" parcels (Key Sites #..., and part of 18). These gateway parcels shall be developed in a manner that preserves the semi-rural character and provides an inviting and visually pleasing entrance to the community.*
- *DevStd VIS-O-3.1 Development shall be sited and designed with adequate street frontage building setbacks to allow an average 35 foot landscaped buffer containing sufficient plantings of major trees and shrubs to obscure parking areas from public view and to "soften" building masses.*
- *DevStd VIS-O-3.4 Trash enclosures shall be located outside of public view to the maximum extent feasible.*
- *DevStd VIS-O-3.5: Rural-type design (e.g. wooden, natural colors) signs shall mark the entrance/exit to Orcutt, and where appropriate, shall identify the route to Old Town Orcutt.*
- *DevStd VIS-O-3.6 Developers of gateway parcels shall fund and construct median strips along designated gateway roads (i.e., Clark Ave., ...) that include landscaping with low maintenance trees, shrubs, and groundcover designed to minimize the obstruction of views by motorists, bicyclists, and pedestrians. The developer shall be reimbursed by other benefitted owners in accord with the Infrastructure Fee Study.*
- *DevStd VIS-O-3.7 Development on gateway parcels shall be subject to review by the County Board of Architectural Review and/or the Orcutt BAR.*

- *POLICY VIS-O-4 Public and private stormwater systems (recharge, retention, and retardation basins, culverts, channels, etc.) shall be designed and maintained to be visually attractive.*
- *DevStd VIS-O-4.1 Basins shall be engineered so that perimeter fencing is minimized. Where required, perimeter fencing shall be unobtrusive (while minimizing interference with wildlife movement on rural parcels.). Perimeter landscaping of basins shall consist of low maintenance trees, shrubs, turf, etc., and on public basins should be designed to accommodate recreational uses where appropriate. Landscaping and fencing within basins should be maintained through a Landscape-Open Space Maintenance District.*
- *POLICY VIS-O-6 Outdoor lighting in Orcutt shall be designed and placed so as to minimize impacts on neighboring properties and the community in general.*
- *DevStd VIS-O-6.1 Low pressure sodium (LPS) lighting or other alternative methods used for street lighting, parking lot lighting and security lighting should be investigated by the Public Works Department to reduce off-site impacts from night lighting.*
- *DevStd VIS-O-6.2: Planning and Development shall work with Public Works to address street lighting needs and impacts, especially in the area south of Clark Avenue.*
- *DevStd VIS-O-6.3 Night lighting fixtures adjacent to residential areas shall be of the minimum height and intensity required for security/safety.*
- *Policy LUC-O-5: All commercial and industrial projects shall minimize impacts to adjoining residences, businesses and open space areas.*
- *DevStd LUC-O-5.1: Rooftop mechanical structures shall be minimized. Where they cannot be avoided (e.g., vents, air conditioning, etc.), they shall be shielded from view from surrounding roadways and residences through architectural design, camouflage housing, or other appropriate methods.*
- *DevStd LUC-O-5.3: All exterior lighting features used within 100 feet of residential areas, designated Open Space areas and surrounding biologically sensitive areas shall be directed away from adjacent units and habitat. Hoods shall be installed on lighting fixtures to prevent "spill-over" into adjacent residences and habitat areas when deemed necessary by P&D. Decorative lighting shall utilize low intensity sources.*
- *Policy OS-O-1: The County shall adopt an Open Space Plan to avoid hazards, preserve the semi-rural character of Orcutt, protect natural resources, and to provide active and passive recreation opportunities in the community.*
- *Policy OS-O-5: 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-5.3: 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; flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety (including retention basins). Culverts, crossings, roads, pipelines, fences, and bridges may be permitted when no alternative route or location is feasible, or where other constraints or site design considerations (e.g. public safety) would require such structures.*

LAND USE AND DEVELOPMENT CODE (LUDC):

The LUDC contains standards for landscaping, maximum height of structures, setbacks from property lines, as well as requirements for design review of developments by regional Boards of Architectural Review. The proposed OASIS development is subject to review by the North County Board of Architectural Review (NBAR). The NBAR holds public hearings to review proposed developments, like the OASIS project, and considers presentations and comments by the project applicant and their representatives, County staff, and members of the public who may support or oppose aspects of a proposed project.

Pursuant to LUDC section 35.82.070.F.1, the NBAR must make the following findings in their review of projects:

- *Overall structure shapes, as well as parts of any structure (buildings, fences, screens, signs, towers, or walls) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the subject property.*
- *Electrical and mechanical equipment will be well integrated into the total design concept.*
- *There will be harmony of color, composition, and material on all sides of a structure.*
- *There will be a limited number of materials on the exterior face of the structure.*
- *There will be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.*
- *Site layout, orientation, and location of structures and signs will be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the site.*
- *Adequate landscaping will be provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing vegetation, selection of plantings that are appropriate to the project, and that adequate provisions have been made for maintenance of all landscaping.*
- *Signs, including associated lighting, are well designed and will be appropriate in size and location.*

- The proposed development is consistent with any additional design standards as expressly adopted by the Board for a specific local area, community, or zone
...

The LUDC also includes the Orcutt Community Plan Overlay Zone. Properties within this overlay zone are subject to the policies and standards in the OCP.

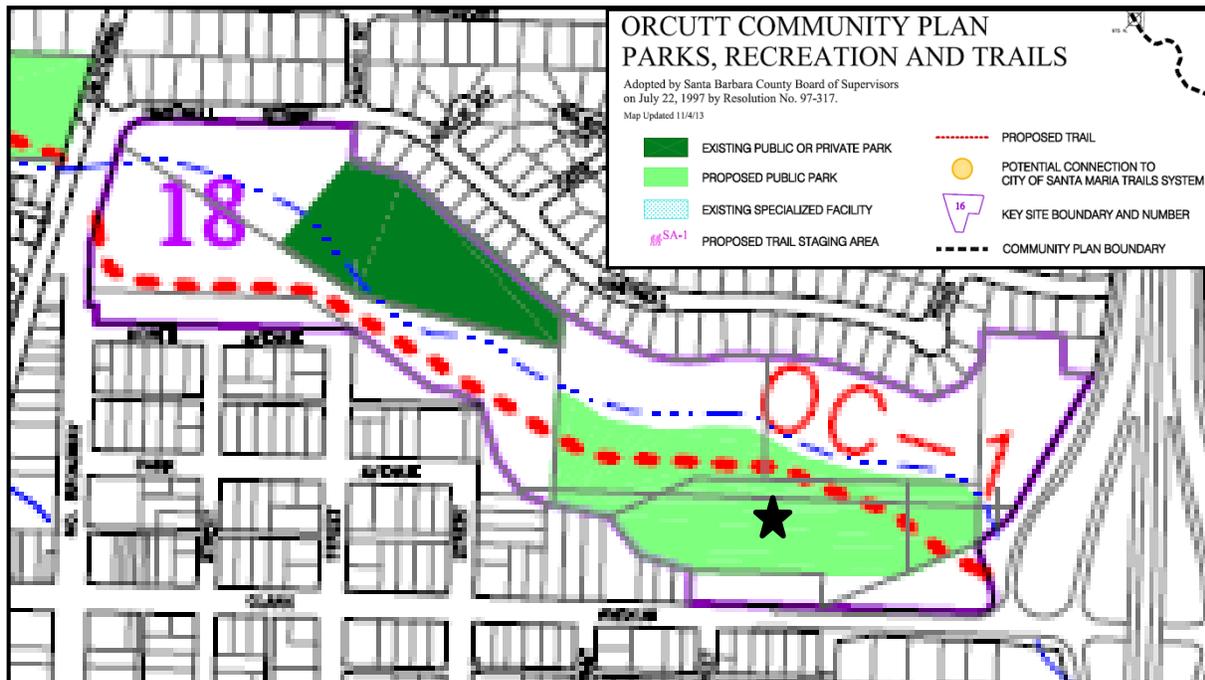
4.1.3 PREVIOUS OCP EIR REVIEW

IMPACTS

The OCP EIR examined potential impacts to visual and aesthetic resources that would result from full buildout assumptions for the OCP (OCP EIR Volume I) and site specific impacts that would result from OCP buildout assumptions for KS18 (OCP EIR Volume II). Development allowed under the OCP assumed construction of up to 6,300 new residential units, and an estimated 2.3 million square feet of new commercial and light industrial space on more than 3,000 acres of mostly undeveloped open space.

The OCP allowed for KS18 to be developed with up to eight (8) residential units north of Orcutt Creek in the northeast corner of the KS18, 30,000 square feet of general commercial space along Clark Avenue, and approximately 8.5 acres of public recreational space (identified site for a future Orcutt Creek Park and/or open space). Under the OCP, a majority of KS18, including the OASIS property, is designated to remain as undeveloped open space for passive use/enjoyment, floodplain management, preservation of biological resources and provision of recreational amenities, including a picnic area, trails, basketball or volleyball courts, and a potential small restroom building.

Figure 4.1-2a OCP Parks, Recreation and Trails Map and Legend Excerpt

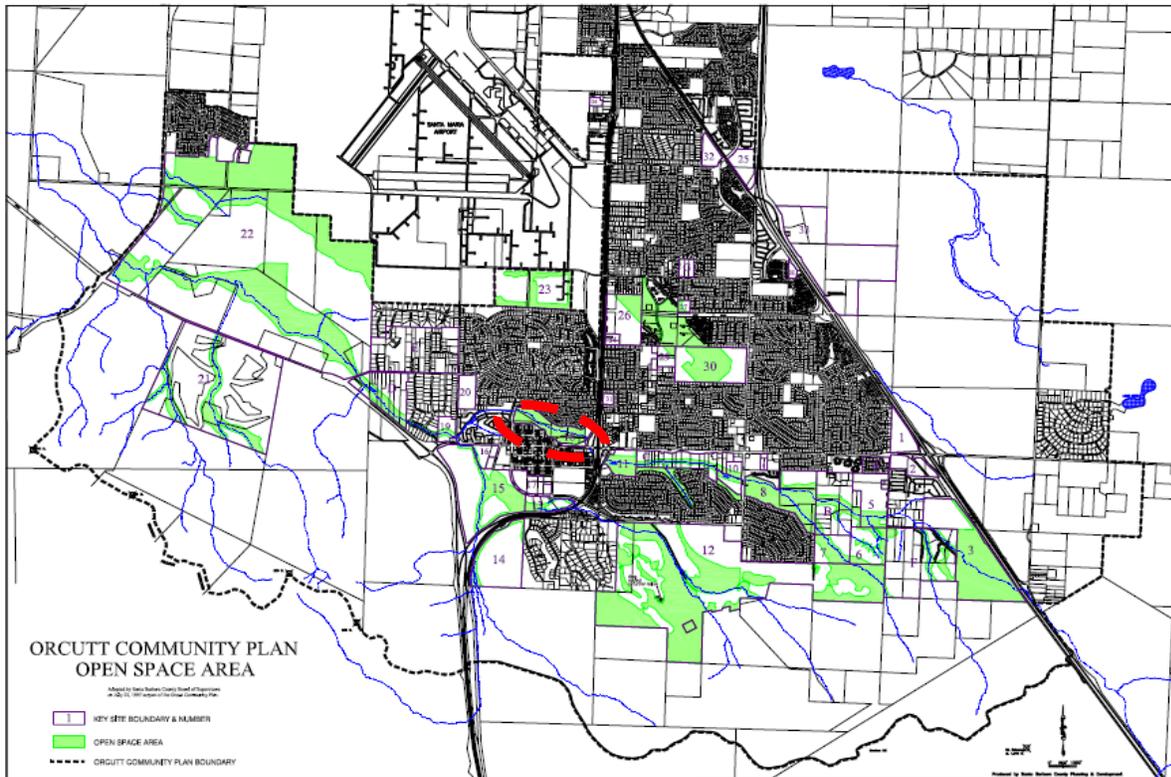


The OCP EIR concluded that development of the OCP would significantly alter the existing semi-rural character of much of the community, disrupting and/or eliminating primary open space corridors. The OCP EIR noted that several properties along the major transportation corridors (US 101, SR 135 and SR 1) are vacant and serve as "gateway" parcels to the community, giving Orcutt a semi-rural character, and that potential development on these properties could significantly alter the visual character of the community and give it a more developed "urban" character.

The OCP EIR (p. 5.15-6) also determined that the permitted development would transform the overall character of much of the community from "essentially a rural, farming-ranching community of wide vistas and mountains" to a more highly urbanized area, and that areas which are currently either semi-rural, undeveloped, or entirely rural, would become suburban or urban. Finally, the OCP EIR found that OCP buildout could eliminate or disrupt some of the scenic, natural and/or man-made resources which contribute to Orcutt's unique character, such as scenic natural landforms and historic structures.

The OCP EIR recommended that an Open Space Overlay be developed and applied to a number of parcels in the planning area in part to reduce identified significant adverse impacts from loss of open space views in a community transitioning from rural and semi-rural to expanded urban development. OCP Figure 16 identifies the areas designated as open space in the OCP, which are primarily located along stream valleys (Open Space Area Plan, included in Appendix D-11 and also on the Planning and Development website, <https://cosantabarbara.app.box.com/s/2tydm1xgiiv2vx7ez2elv49k1zkhhtax/file/393287493451>).

Figure 4.1-2b Orcutt Community Plan Open Space Area Plan



 Key Site 18

The OCP EIR determined that buildout of the OCP would result in significant and unavoidable (Class 1) impacts to visual resources, mainly associated with conversion of open space to development at full buildout of the OCP. The OCP EIR Volume I identified potentially significant impacts from OCP buildout related to:

- Permanent loss of open space;
- Fragmentation of scenic areas;
- Degradation of scenic view corridors;
- Structural intrusion into scenic areas; and
- Continuation of unmaintained roadway medians and planters.

The OCP EIR Volume II KS18 Mini-EIR evaluated aesthetic/visual resources impacts from buildout of the KS18, including assumed open space/park uses for the OASIS property. The following impacts applicable to the OASIS property were identified:

- *Impact VIS-2: Increased night lighting.* Increased development and...night lighting...would result in potentially significant disruption of the night sky through the installation of hundreds of street lights and substantial increases in other outdoor lighting.
- *Impact VIS-3: Unmaintained stormwater retardation basins.* Construction of additional chain-link fenced in, poorly landscaped and maintained retardation basins would create *potentially significant* visual degradation of existing and new neighborhoods.
- *Impact VIS-4: Unmaintained roadway medians and planter strips.* Construction of additional residential and commercial development and roads would include medians and planter strips which, if unmaintained, could result in *potentially significant* adverse visual impacts to motorists and surrounding residents through creation of weedy unmaintained areas lining some of the community's major roads.
- *Impact VIS-11: Alteration of visual character of Old Town Orcutt.* Development of open lands adjacent to Old Town Orcutt (Sites 17, 18, 15) could lead to *potentially significant* impacts to the visual character of Old Town through elimination of approximately 150 acres of open space and substantial changes to views from Clark Avenue
- *Impact VIS-12: Incompatible development in Old Town Orcutt.* New development/redevelopment within the Old Town area could create *potentially significant* visual impacts through construction of buildings whose size and architectural style, etc. are incompatible with the existing character of Old Town.
- *Impact KS18-VIS-1 Loss of View Corridor:* Buildout of 30,945 sq. ft. of commercial development would create *significant* impacts to visual resources through elimination of the existing unobstructed view of the Orcutt Creek stream valley from westbound Clark Avenue.

- *Impact KS18-VIS-2 Change in the Visual Character of the Site:* The size and scale of new structures, and construction of parking areas and an access road to serve the proposed public park would have *significant* impacts to the visual character of the site through extensive grading and cut/fill slopes. Replacement of non-native grassland with manicured lawn surfaces would also significantly change the existing pastoral appearance of the site.

OCP EIR Identified Mitigation

In addition to existing policies in the Land Use Element and Open Space Element that provide guidance on reducing impacts to visual resources, the OCP EIR identified new mitigation measures to reduce visual impacts from OCP buildout. Mitigation measures identified as specifically applicable to KS18 include the following:

- **Mitigation VIS-3:** All ... retardation basins shall be designed to permit additional uses including active and passive recreation in more developed areas and wildlife habitat in more rural and biologically sensitive areas. The use of perimeter fencing shall be avoided to the maximum extent feasible. ... Perimeter landscaping of basins in urban areas shall consist of low maintenance trees and shrubs, as well as turf, etc. to accommodate recreational uses. Native trees, shrubs and groundcover shall be used within basins in undeveloped areas. ... (*Addresses Impact VIS-3*).
- **Mitigation VIS-4:** All medians and strips designated for landscaping shall utilize drought-tolerant species to the maximum extent feasible, consisting of low maintenance trees, shrubs, and groundcover which do not obstruct views of motorists, bicyclists, and pedestrians. ... (*addresses Impact VIS-4*)
- **Mitigation VIS-8:** The County shall create an Old Town Orcutt overlay which places the Design Control Overlay District (Art. III, Sec. 35-246) on locations of Old Town Orcutt which are not currently zoned with the OT-Old Town designation (Art. III, Sec. 35-243). The boundaries of Old Town Orcutt shall be as shown on Figure 5.15-1 (main EIR). The purpose and intent of this overlay is to protect the visual resources and neighborhood characteristics of this unique area. The Design Overlay requires all development to be reviewed by the County Board of Architectural Review (BAR). In addition, the Old Town Orcutt BAR shall review and approve plans for all development within the Design Overlay area of Old Town. (*Address Impact VIS-11 and VIS-12*).
- **Mitigation KS18-VIS-1:** A setback for structures shall be established on parcel 105-020-41, which limits development on a 7,320 sq. ft. triangle at the northern corner of the parcel to maintain a view corridor from westbound travel lanes along Clark Avenue at the Highway 135 off-ramp (Figure KS18-l). Development within this area shall be limited to parking or landscaping. This area shall be depicted and labeled on the development plan. (*addresses Impacts KS18-VIS-1*)
- **Mitigation KS18-VIS-2:** The area on the slope immediately north of the park access road shall be landscaped with native shrubs of sufficient height to block views of the paved area from the north. (*addresses Impacts KS18-VIS-2*)

As identified in the findings for adoption of the OCP, the OCP EIR mitigation measures proposed to reduce OCP-wide aesthetics/visual resources impacts from buildout were incorporated into the OCP as a combination of policies, development standards and action items, as follows:

- Mitigation Measure VIS-1 addressed by Policy OS-O-1, Actions VIS-O-1.1, BIO-O-6.1, & OS-O-1.1, and Development Standard VIS-O-1.1;
- VIS-1b by Policies OS-O-1 & -5 and PRT-O-1, Action OS-O-1.1, and Development Standards OS-O-5.3 & VIS-O-1.1;
- VIS-1c by Actions OS-O-8.1, -8.2, & -8.3 and PRT-O-2.3;
- VIS-2 by Development Standards VIS-O-1.1 and LUC-O-5.3;
- VIS-2.1 by Policy VIS-O-6, Action VIS-O-6.1, and Dev. Standards VIS-O-6.2 & -6.3;
- VIS-3 by Policies VIS-O-4 & PRT-O-3, Action VIS-O-4.2, and Dev. Standard VIS-O-4.1;
- VIS-4 by Action VIS-O-1.2 and Development Standards KS1-11, KS2-10, KS4-3, KS14-4, KS15-8, KS16-8, KS25-5, KS26-4, KS30-6, and KS32-1;
- VIS-5 by Policy VIS-O-3 and Development Standards VIS-O-3.1 through -3.7;
- VIS-6 by Policies FIRE-O-2 & -3 and Development Standard BIO-O-1.7;
- VIS-7 by Development Standard VIS-O-1.1;
- VIS-8 by Policy VIS-O-5 and Action VIS-O-5.1; and,
- VIS-9 by Action PRT-O-1.5.

Development Standards GEO-O-2.5 and LUC-O-5.1 were also found to also reduce adverse visual impacts. Partial mitigation of general and cumulative visual/aesthetic impacts was further determined to be assisted broadly by the policies, actions, and development standards related to biological resources (BIO-O), fire hazards (FIRE-O), geology (GEO-O), commercial land use (LUC-O), open space (OS-O), and parks/recreation/trails (PRT-O).

OCP EIR IMPACTS AFTER MITIGATION

The adopted OCP CEQA findings conclude that impacts to KS18 associated with increased night lighting, unmaintained stormwater retention basins and roadway medians/planter strips, alteration of the visual character of Old Town, potentially incompatible development within Old Town, loss of Orcutt Creek (unobstructed) view corridor from westbound Clark Avenue, and change in visual character (pastoral appearance) of the site, would be partially mitigated by the adopted visual resources policies, development standards and actions identified in Section 4.1.2 above. However, the adopted CEQA findings conclude that residual impacts (after mitigation) from changes to the unique visual character of KS18 would be significant and unavoidable (Class I).

4.1.4 IMPACT ASSESSMENT

METHODOLOGY AND THRESHOLDS OF SIGNIFICANCE

COUNTY ENVIRONMENTAL THRESHOLDS

The County's *Visual Aesthetics Impact Guidelines* focus on public not private views. The guidelines identify significant visual resources *which have aesthetic value* as:

- Scenic highway corridors
- Parks and recreational areas
- Views of coastal bluffs, streams, lakes, estuaries, rivers, water sheds, mountains, and cultural resource sites

In addition, affirmative answers to the following questions indicate potentially significant impacts to visual resources:

- *Does the project site have significant visual resources by virtue of surface waters, vegetation, elevation, slope, or other natural or man-made features which are publicly visible?*
 - *If so, does the proposed project have the potential to degrade or significantly interfere with the public's enjoyment of the site's existing visual resources?*
- *Does the project have the potential to impact visual resources of the Coastal Zone or other visually important area (i.e., mountainous area, public park, urban fringe, or scenic travel corridor)?*
 - *If so, does the project have the potential to conflict with the policies set forth in the Coastal Land Use Plan, the Comprehensive Plan or any applicable community plan to protect the identified views?*
- *Does the project have the potential to create a significantly adverse aesthetic impact through obstruction of public views, incompatibility with surrounding uses, structures, or intensity of development, removal of significant amounts of vegetation, loss of important open space, substantial alteration of natural character, lack of adequate landscaping, or extensive grading visible from public areas?*

A project may have the potential to create a significantly adverse aesthetic impact if (among other potential effects) it would impact important visual resources, obstruct public views, remove significant amounts of vegetation, substantially alter the natural character of the landscape, or involve extensive grading visible from public areas. The County's thresholds focus on public not private views.

CEQA

According to the State *CEQA Guidelines (Appendix G)*, it is assumed that a project would result in a significant impact if it would:

- a) *Have a substantial adverse effect on a scenic vista?*
- b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- c) *Substantially degrade the existing visual character or quality of the site and its surroundings?*
- d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

IMPACT DISCUSSION:

According to the OCP EIR Volume II Mini-EIR for KS18, this key site serves as a visual "gateway" into Old Town Orcutt. The site is a significant open space, surrounded on all sides by urbanization. The wide Orcutt Creek stream valley is a unique visual feature, which adds significant aesthetic value to the surrounding area.

KS18 is visible from several public streets including Highway 135, Clark Avenue, Foxenwood Lane, California Boulevard, Park Avenue and Hartnell Road.

The OASIS portion of KS18 is less visible from some vantage points in the surrounding area, due to existing vegetation and off-site structures, and the OASIS site's lower elevation. The most prominent public views of the OASIS property are looking west into the site from Foxenwood Lane just north of Clark Avenue and looking west/northwest into the site from Clark Avenue. The OASIS property is also visible from surrounding private properties along North Gray Street, Clark Avenue and from some Southpoint Estates residences to north (although the approximately six-foot high, backyard fences reduce views of the OASIS property from Southpoint Estates residences). The Orcutt Creek riparian canopy partially obstructs views into the OASIS site from the north and west. The proposed OASIS building and site improvements would be visible from various points along eastbound and westbound Clark Avenue between Highway 135 and Dyer Street. The steep hillside along OASIS' southern property line blocks most views of the OASIS property from south of Clark Avenue (see photos below). Glare from night-lighting would potentially be visible from additional locations.

The proposed OASIS buildings and landscaping would partially block public views of the Orcutt Creek riparian corridor and other vegetation onsite from public view.

If commercial development is ultimately constructed along Clark Avenue (APNs 105-020-038) and Foxenwood Lane (APN 105-020-041) in the future, such development could substantially obstruct views into KS18 from portions of Clark Avenue between Dyer and Highway 135. .

The detailed project description and plans are included in Section 2.0 of this EIR (*Project Characteristics*). The project site plan and building elevations are also duplicated in this section for easy reference. The general project components include the following:

- **New utility connections** (trenching for undergrounding, as identified on Preliminary Utility Plan (Figure 2-33):
 - Sewer line connection just south of Orcutt Creek;
 - Water line and gas line connection up the slope to Clark Avenue;
 - Electrical, communications, and media utility connections either adjacent to water/gas lines (to Clark Avenue) or within access road;
- **New driveway with Class II bike lanes and separated pedestrian path:** generally following the existing dirt road alignment from Foxenwood Lane, involves widening, grading on the slopes north and south of proposed road and installation of retaining walls on south side of the road and potentially on the slope north of the road above the creek;
- **Drainage improvements**, including a retention basin
- **Two New Buildings** (Main Building and BBQ Building totaling 15,661 SF);
- **New parking areas** east and west of proposed buildings;
- **Landscaping;**
- **Outdoor Lighting;**
- **Orcutt Creek Trail Segment**, proposed as a 12-foot Class I Bikeway easement, with dual use by pedestrians. (The Orcutt Creek Trail and related impacts are described in detail the Orcutt Community Plan Final EIR, incorporated herein by reference).

Elevations of the proposed development are included below, followed by photos. The photos include existing views of the site as well as similar views with story poles. The story poles were installed per NBAR request and the poles represent the proposed structural development, not including landscaping and hardscape components. Photo simulations of the proposed development were not prepared. Therefore, the story poles have been accentuated (thicker lines incorporated for the story poles) so that it is easier to identify the story poles on the photos and to better envision the proposed development within the story pole area onsite.

Figure 4.1-3 Site Plan



Figure 4.1-5 BBQ Building Elevations

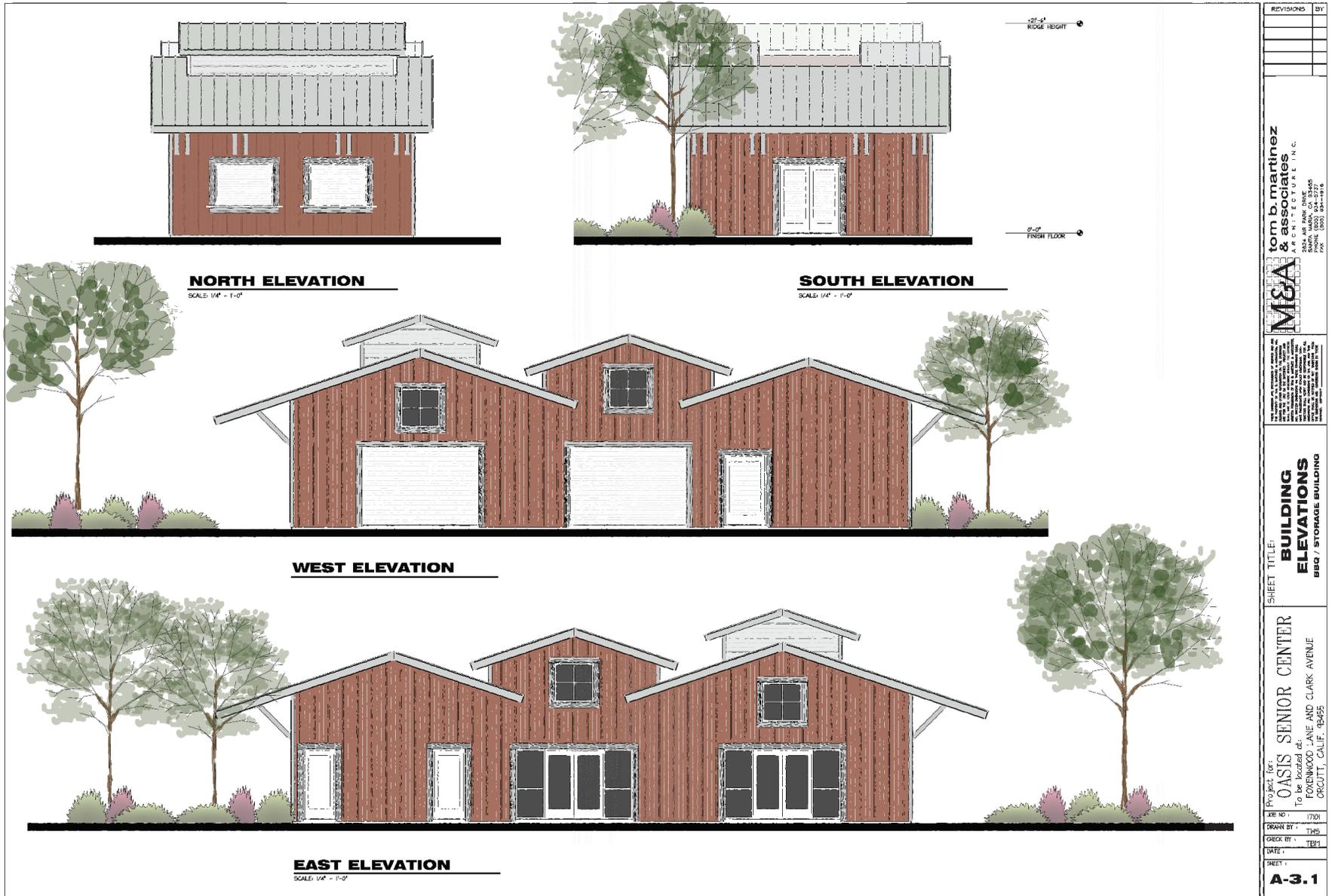


Figure 4.1-6 Roof Plan with Solar Panels



ROOF PLAN - SENIOR CENTER
SCALE 1/8" = 1'-0"



Figure 4.1-7 View from Foxenwood Lane driveway looking west into Key Site 18 and OASIS Project Site



Figure 4.1-8 View from Clark Ave- OASIS Property in foreground between Clark and Orcutt Creek, Background Southpoint Estates



Figure 4.1-9: View into Key Site 18 from Broadway/California Boulevard



Figure 4.1-10 View west from Highway 135

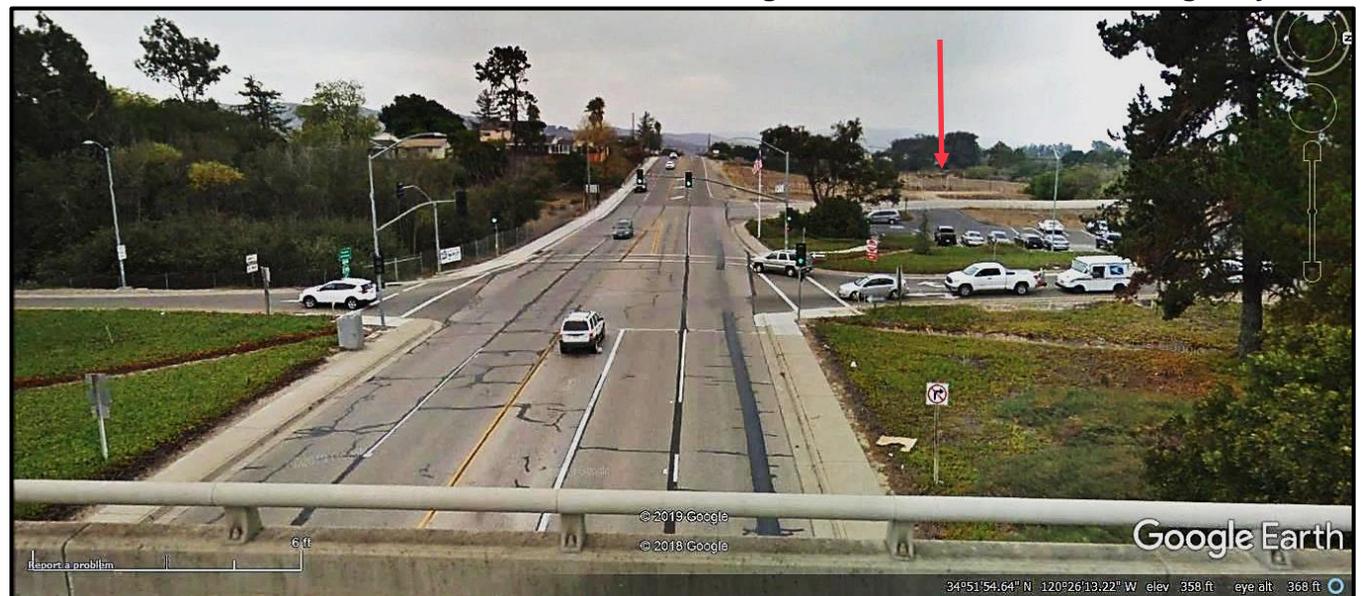


Figure 4.1-11 View of Story Poles (widened for visibility in photo) from Clark Avenue



Figure 4.1-12 View from Foxenwood Lane Driveway Location Looking West Into KS 18 and OASIS Project Site



Figure 4.1-13 View just west of Foxenwood, between Orcutt Creek & Southpoint Estates



Figure 4.1-_ View Looking East into OASIS Property from East End of Park Lane



OASIS Draft EIR

Impact VIS-1: The proposed project would increase development and result in significant aesthetic/visual resource impacts due to the loss of unobstructed scenic views of the Key Site 18 contiguous natural open space setting along Orcutt Creek and to the visual character of the eastern gateway to Old Town Orcutt (Class I).

The OCP EIR Volume II KS18 Mini-EIR (Mini-EIR) identifies Class I impacts to visual resources from KS18 buildout, and the proposed project (with more extensive changes to the existing setting) would exacerbate these impacts.

The Mini-EIR assumed land uses for the OASIS property would be limited to undeveloped open space and part of a future public park. The future park site on KS18 is identified for 8.5 acres on the south side of Orcutt Creek, including the 5.28-acre OASIS property (see Figure 2-8, Parks, Recreation and Trails Map). The Mini-EIR (page 18-5) describes a future park onsite as follows:

This park could include picnic areas, informal recreational facilities, tot-lots and potentially some active recreational facilities such as a volleyball court or outdoor basketball court. It is also possible that a small public rest-room facility may be provided within the park. Vehicle access to the park could be provided through the commercial development along Clark Avenue. Pedestrian and Bicycle access would be provided by a proposed 2,560 foot segment of Class I bikepath across the site. The bikepath would provide access between California Boulevard on the west and Foxenwood Lane on the east and would run along the southern boundary of the retention basin, and would parallel the southern bank of Orcutt Creek, at a distance of approximately 30 feet from the top of the bank (this would allow for avoidance of riparian vegetation). A hiking/equestrian path would parallel the bikepath across the site.”

The Mini-EIR identifies impacts from loss of open space views and specifically identifies “loss of unobstructed views of the Orcutt Creek stream valley from westbound Clark Avenue” and “Replacement of non-native grassland with manicured [park] lawn surfaces,” which would “significantly change the existing pastoral appearance of the site” as contributing to the residual Class I visual resources impact.

OASIS Development and Associated Improvements: Similar to the park assumptions, the OASIS project improvements would include an access road through the commercial development on Clark Avenue and a segment of the OCP envisioned trail/bikeway. However, compared to the open space/future park assumptions for the OASIS site in the OCP, the OASIS project would include substantially more structural development (15,661 SF in two new buildings, a 1-story and a 2-story structure), more parking (155 spaces), more grading (e.g., to extend the pedestrian path along the southern slope west to the development area), installation of a retention basin to offset increased runoff from new impervious surfaces, installation of landscaping throughout the development area to provide partial screening of structures and other improvements, installation of internal walkways throughout the site, night-lighting, etc.

These improvements would all be located in areas currently occupied by undeveloped open space (with the exception of the existing dirt road).

Compatibility with Old Town Orcutt: The OASIS property is subject to North County Board of Architectural Review (NBAR) and OCP policies and development standards affecting development design. However, the OASIS property is not located within the area covered by the Old Town Orcutt Design Guidelines. The project was reviewed at the “conceptual” level by the NBAR (see NBAR comments in Appendix D-1). The NBAR reviewed the proposed building and landscape plans as well as story poles representing the proposed development location and heights. The NBAR’s conceptual review did not include review of a lighting plan, landscaping along the proposed Class I Bikeway/Orcutt Creek Trail segment, or the revised grading plan (Figure 2-32 April 2019 and Figure 2-32a August 2019). The revised grading plan includes new grading on the slope north of the access road and includes more information regarding grading on the south side of the access road, including the locations and height of proposed retaining walls that would be installed on this slope. The NBAR conceptual level project design comments were generally supportive. Public comments at the NBAR meeting primarily focused on the change in visual setting from designated open space to development, loss of views of contiguous open space from Clark Avenue, and the site’s location as a gateway into Old Town Orcutt. If the project is approved by the Board of Supervisors, more detailed building, grading, landscape and lighting plans would be subject to NBAR “preliminary” and “final” review, which would focus not on overall design, building placement, size etc. but on refinements to decision-maker approved plans (e.g., colors, materials, light fixtures, size and species of landscape plantings, rooftop equipment details, etc. As part of their final review of the project, the NBAR would be required to make the required LUDC Section 35.82.070.F findings, which are identified in Section 4.1.2 (Regulatory Setting) above.

The OCP includes policies and development standards, which address the design of new development, including applicable criteria for “gateway” parcels to Old Town Orcutt. The applicable policies and development standards, most of which are included in Section 4.1.2 (Regulatory Setting), focus on the following issues for new development on the project site:

- KS18 serves as a gateway to Old Town Orcutt and is highly visible from adjacent roads and residential area;
- KS18 provides significant open space in an area of high urbanization;
- New development should enhance the gateway feature by preserving semi-rural character and providing an inviting, visually pleasing entrance to Old Town Orcutt;
- Protecting scenic and visual natural resources is necessary to preserve Orcutt’s semi-rural character, including preserving public views of open space along Clark Avenue and minimizing grading on slopes;
- New development shall be sited and designed to protect the visual character and to blend development with natural landforms, including use of earth tones, inclusion of landscaping, including major trees and shrubs, to screen parking areas and trash areas, to soften building masses and to provide a buffer between development and open space areas;
- Grading on slopes should be minimized;
- Gateway parcel developers shall construct median strips, including along Clark Avenue, that include landscaping with trees, shrubs and groundcover that minimize obstruction of views;

- Lighting height and intensity shall be minimized near residential and open space areas, shall be directed away from residential properties and open space areas and shall be hooded;

The proposed architectural style for the OASIS development is characterized as an “elegant barn” and includes both rural agricultural and urban design elements, as identified in the building elevations (Figures 4.1-4, 4.1-5, and 4.1-6). While the design is more modern than many structures in Old Town, the urban “barn” appearance and size of the structures would not be in conflict with the size, bulk, scale or architecture of other Old Town Orcutt buildings. In addition, the KS18 Mini-EIR notes that KS18 “*creates a separation between older development in the Old Town area, and modern subdivisions to the north.*”

The project’s primary compatibility issue stems not from the specific building design but from the project’s location, which results in disruption of contiguous open space views along the stream valley (the scenic backdrop to Old Town Orcutt) and the related effect at the eastern gateway to Old Town Orcutt. Compared to the OCP EIR assumptions for the OASIS property (open space, picnic tables, lawn areas, basketball/volley courts, small restroom building, small parking lot), the proposed project would include more: structural development, paving, formal landscaping, night-lighting, grading, retaining walls (particularly for the extended pedestrian path), and inclusion of a retention basin. In addition, the proposed median in Clark Avenue is limited to pavement (no landscaping is included in the median).

Median without Landscaping: OCP Development Standard KS18-6 requires the developer of commercial uses on KS18 to construct a raised center median and planter on Clark Avenue between Foxenwood Lane and Dyer Street states that the “entire length of the median to be landscaped with drought tolerant street trees, shrubs, groundcover, and decorative flatwork...with trees of sufficient height at maturity and spacing to provide a partial canopy over Clark Avenue.” In this instance, a median without landscaping was approved as part of frontage/roadway improvements for the LeBard commercial project (05DVP-00000-00003, 06LUP-00000-00982, 16LUP-00000-00141, 19LUP-00000-00099). The proposed road improvements for the OASIS project include a median, which is consistent with the median approved for the LeBard project (no landscaping). This median design was proposed due to limited Clark Avenue right-of-way remaining to accommodate both travel lanes and a median that can accommodate canopy trees, due to the approved LeBard project frontage improvements. The proposed traffic median, without landscaping, at a gateway to Old Town Orcutt, would contribute to the OCP-identified significant adverse unavoidable impacts from development of KS18, specifically contributing to significant adverse impacts to the visual character of the area and to loss of scenic and unobstructed views of the KS18 open space. Lack of landscaping in the new median reduces the opportunity to visually enhance the eastern gateway to Old Town Orcutt and to offset the loss of scenic open space from this vantage point approaching Old Town. However, the ability to accommodate a median with landscaping is potentially infeasible, given existing approved development and limited remaining right of way width.

Substantial increase in night-lighting compared to the existing open space, no night-lighting setting: Outdoor lighting is anticipated for building entrances, walking paths, parking areas, along the access road, to illuminate the directional sign along Foxenwood Lane, and as required (and limited) by OCP policies and development standards along the Orcutt Creek Trail/Class I Bikeway segment. Specific security lighting may also be required by insurance companies. The proposed OASIS facility is proposed to close at 9:30 PM. However, lighting may be used throughout the night in some areas yet to be determined (for security reasons). Although the project building elevations include the location of some outdoor light fixtures, a lighting plan has not been submitted, which identifies the location, type, direction, or intensity of proposed lighting throughout the site, or a photometric plan showing the areas that would be illuminated by proposed lighting. Project night-lighting would contribute to significant visual resource impacts, including to changes in the visual character of the area, particularly if outdoor lighting includes excessively tall, bright, or unshielded lighting fixtures. Such fixtures are sometimes associated with uses involving outdoor gatherings/rental activities/special events. Mitigation is included later in this section to restrict excessive lighting onsite. However, even if the final lighting plan is restricted to lighting fixtures that are low in height, shielded, dimmed after certain hours, and limited to around the buildings and parking lot areas (approximately 3 acres), this increase in night-lighting, along with potential night-lighting of the access road, would be a substantial change to the existing setting. Under the existing setting, the only night-lighting within the entire KS18 open space is limited to the Southpoint Estates tennis court area in the northwest portion of KS18 next to Hartnell Road. Otherwise, night-time views of KS18 are limited to views of the unlighted, undeveloped natural open space. Implementation of identified night-lighting mitigation measures would partially reduce lighting/glare impacts that would contribute to the overall change to existing views of the KS18 open space.

New Access Driveway: The OCP EIR and adopted findings for the OCP (see Section 4.1.3) identify significant visual impacts from a new park access road. The proposed OASIS access drive from Foxenwood Lane is located in the same general location as the assumed park access. The proposed access slopes from Foxenwood Lane to the lower elevation of the OASIS property. In addition, there are slopes exceeding 30 percent on the south side of the access road and slopes exceeding 50 percent on the north side of the access road. There are currently scenic views into the KS18 open space from Foxenwood Lane in the area of the proposed driveway entrance. The access road grading would be visible from Foxenwood Lane and, to a lesser extent, from Clark Avenue and from some of the surrounding properties. The OCP EIR identifies significant impacts to the visual character of KS18 from extensive grading and cut/fill slopes, in part from development of an access drive in the proposed driveway location. Proposed grading for the access road, as identified on the Preliminary Grading Plan and grading detail for the north slope (Figures 2-32 and 2-32a) include grading on steep slopes on both sides of the access road. Grading on the north side of the access road would involve grading from the road at the top of the slope to the bottom of the slope, including within the Orcutt Creek riparian canopy. No retaining walls are currently anticipated on the north side of the access road. However, a graded bench would be incorporated at the top of the slope adjacent to the access road and retaining walls would be incorporated, if needed, to ensure no grading would occur within the banks of the creek. Proposed Class II bike lanes are proposed

on either side of the paved width of the access road and a separated pedestrian path is proposed on the south side of the access road and following nearly the entire length of the access road across the OASIS parcel, to provide ADA pedestrian access to the proposed buildings. Given the steep slope located south of the proposed OASIS development area, retaining walls (one to five feet in height) are required to accommodate the proposed location of the pedestrian path, including one on each side of the pedestrian path in some locations to reduce the height of required retaining walls.

Grading on the slope north of the road would extend from APN 105-020-041 onto APN 105-020-053 (both owned by S. LeBard) and would abut the southern tip of an adjacent property northeast of the access road (APN 105-020-018, not a part of the project). Mitigation requires installation of restoration/native landscape plantings after completion of grading activities, in part to screen new cut slopes and other scarring from road improvement earthwork as viewed from the surrounding area.

For the reasons discussed above, project grading and development would exacerbate the Class I impact to visual resources identified in the OCP EIR, including loss of scenic open space views, which was based on buildout of the OASIS property limited to a future Orcutt Creek Park.

Impact VIS-2: The proposed off-site, directional sign on Foxenwood Lane would result in potentially significant visual/aesthetic impacts (Class II).

Figure 4.1-15 Proposed Off-Site Directional Sign Along Foxenwood Lane



The proposed OASIS sign (above) would be located near the proposed driveway along Foxenwood Lane to direct vehicles, bicyclists and pedestrians to the new OASIS facility from the public road. The conceptual sign design includes a maximum height of six feet. The specific sign location and lighting details have not yet been determined. OCP Development Standard VIS-O-3.5 states:

- *Rural-type design signs (e.g., wooden, natural colors) shall mark the entrance and exit to Orcutt, and where appropriate, shall identify the route to Old Town Orcutt.*

The NBAR requested that the sign materials and lettering be consistent with other recently approved signs in Old Town Orcutt. Without more detail regarding materials, colors, lettering, placement, and lighting, the proposed sign, which is proposed on a prominent gateway parcel, would result in potentially significant impacts to visual resources. Impacts would result if:

- Sign materials and colors do not blend in with the natural setting;
- Lighting for the sign is excessive (more than necessary to ensure visibility) or obtrusive (brightly colored lighting, blinking, etc.) given gateway location;
- Sign location would substantially obstruct public views into the KS18 open space and other feasible locations would better retain open space views, while still ensuring sign visibility for those going to the proposed OASIS facility; or
- Sign lettering is not consistent with the style of other recently approved signs in Old Town;

Feasible mitigation is identified at the end of this section, including direction regarding sign materials, lettering, lighting, and location, which would reduce impacts related to the proposed off-site sign to less than significant levels (Class II).

Impact VIS-3: The project includes a retention basin in the west end of the OASIS property, which if not maintained would result in significant visual impacts (Class II)

The OCP EIR identifies potentially significant impacts in the event stormwater retention basins for new development in Orcutt are not adequately landscaped and maintained. In addition, the OCP EIR identifies aesthetic impacts if basins require fencing. The proposed retention basin area would be planted consistent with the proposed landscape plan for the OASIS project (included in Section 2.0 of this EIR). In addition, the shallow basin design would not require fencing. Mitigation is identified to ensure long-term maintenance of the retention basin, including associated plantings, which would reduce this impact to a less than significant level (Class II).

Impact VIS-4: If activities onsite generate parking demand in excess of the onsite parking supply, this would result in vehicles being parked outside of the identified, landscaped, parking areas (Class III).

The project proposes 155 parking spaces. Landscaping is proposed (see Figures 2-2) to break up views of the parking areas, although views of the parking area would still contribute to Impact VIS-1. Parking is prohibited along the access drive by the Fire Department due to minimum width requirements. Minimum access road widths are required to ensure that during an emergency, visitors could exit the site at the same time that emergency vehicles would be entering the site. In addition, parking would be prohibited in the retention basin area, because it is designated as open space and because parking is not permitted in this area by County Flood Control District. If parking were proposed on other KS18 open space parcels, this would be a potentially significant impact and would be in conflict with the Southpoint Estates conditions of approval. However, the applicant proposes that all parking demand would be provided onsite,

located within designated parking spaces. No regular or overflow parking of vehicles is proposed outside of the designated parking areas. Therefore the project would not result in significant aesthetic impacts from regular or overflow parking outside of the designated parking areas. (Also see Impact VIS-1 with regard to parking areas contributing to broader loss of scenic views of KS18 open space).

Impact VIS-5: Temporary Structures Inconsistent with Visual Character of the Area: If outdoor gatherings/special events/rentals involve structures or features that are not promptly removed after events (e.g., party tents, etc.), this could result in incompatible semi-permanent structures onsite, which are inconsistent with the visual character of the surrounding area (Class II).

Special events/rental activities/outdoor gatherings at the OASIS facility would take place within the proposed structures and in the landscaped area west of the proposed structures¹. These activities may involve temporary use of party tents, bouncy houses, porta-potties, or other event amenities. If these types of structures/amenities are not consistently, promptly removed, and become a semi-permanent fixture onsite, they would be considered incompatible structures, inconsistent with the visual character of the area. This would be considered a potentially significant impact. Mitigation requiring prompt removal of temporary structures/features used at gatherings/special events/rental activities as part of related activity clean-up (e.g., remove same day or next morning for evening events), would reduce this impact to a less than significant level.

Impact VIS-6: Rooftop equipment (e.g., HVAC, solar panels) would result in potentially significant aesthetic/visual resources impacts (Class II)

Rooftop equipment would be visible from public roads and some private properties, contributing to the change to the visual character of the KS18 open space and potential glare from solar panels. This would be considered a potentially significant impact, Impacts could be reduced to less than significant levels by screening mechanical equipment where possible and by using solar panels with non-reflective materials/finishes and requiring long-term maintenance (replacement if needed) of the non-reflective materials/finishes. (Class II)

¹ No events/rentals would be allowed in the parking lot areas as the project description limits use of the parking lots to parking.

CUMULATIVE IMPACTS

Implementation of the project would introduce development near the center of an existing undeveloped open space, which is restricted to open space and low intensity park uses. While the proposed structures would not be incompatible with the architectural styles of the adjacent Old Town Orcutt neighborhood, the project would be located on a scenic open space parcel designated for open space and public park uses, with structural development limited to a small restroom. Loss of open space views is identified in the OCP as a significant unavoidable impact under OCP buildout. In response, the OCP identifies key undeveloped, scenic natural areas, including parcels along the Orcutt Creek corridor, to be limited to open space and recreational uses to partially mitigate loss of scenic open space views. The OASIS project would result in construction of two new buildings and two parking areas, extension of the new access road across the OASIS property to serve the new buildings and parking areas, and installation of a retention basin, formal landscaping, and trash enclosures. The OASIS project would also introduce night-lighting in and around the buildings, parking areas and road, within a current open space that has no existing night-lighting, etc. The totality of project improvements would substantively alter views of the OASIS portion of the OCP KS18 open space, as viewed from public roads and surrounding residential properties and also alter views from the eastern gateway to Old Town. In addition, the change in open space views would occur on a property that was set aside, in part, to offset cumulative loss of open space impacts and to preserve open space views along the Orcutt Creek corridor, in an area otherwise surrounded by urban development. Therefore, the project's contribution to cumulative loss of scenic open space views would be considerable and significant. (Class I)

Approval of the project requests involving amendments to the Orcutt Community Plan, modifications to the Southpoint Estates subdivision conditions of approval and recorded final maps, as well as OASIS proposed acquisition of the County-held development rights to the property 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 increase the development potential of additional open space areas, which 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 and would be dependent on the property location (e.g., how visible a site is from public viewing areas, whether scenic views would be obstructed, etc.), the type of development proposed (e.g., residential subdivision, shopping center, highway commercial, apartments, industrial, institutional, etc.), and design characteristics including project size, bulk, scale, architecture style, height, materials, colors, etc. However, increased conversion of open space to development would potentially result in the loss of scenic open space views and in new development that would be incompatible with the visual character of the surrounding area, depending on the project location and adjacent land uses/development (e.g., adjacent to remaining open space, historic structures, public parks, existing residences, etc.).

4.1.5 MITIGATION

The following mitigation measures are required to either partially or fully reduce potentially significant aesthetic impacts to less than significant levels. See discussion of “Impacts After Mitigation” at the end of this section for the applicable level of residual impact.

VIS-1 Aest-04 BAR Required. The Owner/Applicant shall obtain North County Board of Architectural Review (NBAR) approval for project grading, building, directional sign, lighting, roadway, public improvement and landscape plans. All project elements (e.g., design, scale, character, colors, materials, lighting, sign, access, other road improvements, and landscaping) shall be in substantial conformance with the approved project, as conditioned. Consistent with required NBAR findings, project design details, including the lighting plan, shall be compatible and avoid conflicts with the surrounding neighborhood. **PLAN REQUIREMENTS AND TIMING:** The applicant shall install stakes or otherwise delineate the location of the access road in the vicinity of native trees proposed for retention, in a manner acceptable to P&D, prior to NBAR preliminary review to ensure that native trees proposed for retention will not be impacted by project development and that existing trees and proposed landscaping will provide adequate screening and adequately blend the development into the surrounding natural environment. The Owner/Applicant shall submit grading and drainage, architectural, landscaping, lighting, off-site directional sign, access driveway and road improvements (for Foxenwood Lane and Clark Avenue) for NBAR and P&D approval prior to issuance of Zoning Clearance and shall install/construct improvements consistent with approved plans. The applicant shall submit grading, drainage, landscape and public improvement plans to Flood Control District, Public Works, and County Fire, as applicable, for review and approval prior to zoning clearance. **MONITORING:** Permit Compliance shall site inspect to monitor project compliance with approved plans prior to Final Building Inspection.

VIS-2 Directional Sign. The Owner/Applicant shall submit a Sign Plan to P&D with details including dimensions, colors, materials, lighting, and location. Photos from Foxenwood Lane and east and westbound Clark Avenue shall be included showing view of poles or other material representing the sign location and parameters and views into KS18. **Plan Requirements and Timing:** The Sign Plan shall be submitted to P&D for P&D and NBAR review and approval prior to zoning clearance.

VIS-3 Aest-10 Lighting. The Owner/Applicant shall ensure any night lighting installed on the project site is of minimum height, low glare design, dark sky compliant, including but not limited to hooded lights to direct light downward and away from open space areas and to prevent spill-over outside of the development area. Special consideration should be given to minimizing lighting north of the development area and access road, to avoid wildlife impacts along the environmentally sensitive Orcutt Creek corridor. Lighting shall be the minimum needed (both in lighting locations and lighting intensity) for security, parking, trail, and outdoor use areas, including for activities involving use of site facilities by parties other than OASIS Center. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 9:30 P.M. **PLAN REQUIREMENTS AND TIMING:** The Owner/Applicant shall develop a Lighting Plan incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture (photometrics). Any requirements for dimming or turning off lighting by specific hours shall be included in facility close up instructions, and shall be provided to OASIS employees/janitorial services/responsible party for rentals to facilitate compliance. Lighting shall be installed in compliance with this measure prior to Final Building Inspection. **MONITORING:** P&D shall review a Lighting Plan and ensure NBAR review of Lighting Plan for compliance with this measure prior to approval of Zoning Clearance for structures. P&D Permit Compliance staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan. The Lighting Plan shall be included on the Landscape and Building Plans.

VIS-4 Temporary Structures: Temporary structures/amenities (structures not included on the approved plans for zoning clearance), including party tents, bouncy houses, “porta-potties” etc., shall be promptly removed after completion of events. **PLAN REQUIREMENTS AND TIMING:** This requirement shall be identified on project plans and rental agreements. Temporary features shall be removed from the site as part of outdoor gathering/event/rental activity clean-up (same day or next morning for evening events). Applicant shall submit a sample rental agreement to Permit Compliance staff prior to zoning clearance, which shows this requirement, including charge of additional fees if structures are not promptly removed during clean-up activities. **MONITORING:** Permit Compliance staff shall confirm submittal of rental agreement before zoning clearance and respond to complaints.

VIS-5 KS18-VIS-2 Landscape Access Road Slope: The area on the slope immediately north of the new paved areas (access road, including bike path) shall be landscaped with compatible native shrubs of sufficient height to block views, of the new paved area. Landscaping shall not reduce visibility for drivers, bicyclists, or pedestrians entering and exiting the site on Foxenwood Lane. **PLAN REQUIREMENTS AND TIMING:** The applicant shall submit landscape plans consistent with this condition to P&D and NBAR prior to zoning clearance and shall submit same to Public Works, Flood Control District and County Fire for review and approval as part of submittal of access road plans to ensure landscaping does not conflict with line of sight/other roadway access requirements, Flood Control standards for planting along the slope and creek bank north of the access road, or County Fire road or vegetation management requirements. Also see condition VIS-7. **MONITORING:** Planning & Development shall ensure landscaping consistent with this measure is included on project plans for Preliminary and Final NBAR review and prior to zoning clearance. In addition Planning & Development shall confirm that landscaping along the driveway is acceptable to Public Works, Flood Control, and County fire prior to zoning clearance. Permit Compliance shall monitor to ensure landscaping is installed and maintained per approved plans prior to release of landscape securities for installation and maintenance.

VIS-6 Retention Basin: There shall be adequate landscaping and maintenance of the onsite retention basin. **Plan Requirements and Timing:** Prior to zoning clearance, the applicant shall receive final NBAR and P&D approval of the project landscape plan and sign-off from Flood Control District with regard to long-term maintenance agreement including the retention basin. **MONITORING:** P&D shall confirm approval of landscape plan and Flood Control approved long-term maintenance agreement for the retention basin prior to zoning clearance. Permit Compliance shall confirm landscape installation and establishment during the required maintenance period before release of respective landscape securities (e.g., bonds) for landscape installation and maintenance.

VIS-7 Landscp-01 Landscape and Irrigation Plan. The Owner/Applicant shall have a licensed landscape professional in coordination with qualified biologist prepare a final Landscape and Irrigation Plan, which also incorporates restoration plantings on the slope north of the access road and on either side of the trail/bikeway. The plan shall be designed to provide screening for the access road and retaining walls, to screen and break up the massing of the proposed structures and paved areas, and to provide a buffer (visual and to offset impacts to biological resources, the latter discussed in Section 4.3 Biological Resources) between the project improvements (development, access road, trail/bikeway areas) and the Orcutt Creek riparian corridor. Primarily native species compatible with the specific areas of the site shall be used (e.g., French drain areas, retention basin, tall tree and shrub species strategically placed to screen structures and parking areas, plantings compatible with adjacent Orcutt Creek between bikeway/trail and riparian corridor, etc.). **PLAN REQUIREMENTS:** The plan shall include the following:

- a. An agreement by the Owner to install required landscaping & water-conserving irrigation systems prior to final clearance.
- b. An agreement by the Owner to maintain all required/approved landscaping for the life of the project.
- c. Securities posted by the Owner for installation and five year maintenance securities per requirements in the Performance Securities condition. Specify the amount and duration of installation and maintenance securities to ensure successful implementation of this plan by P&D if the Owner fails to do so.
- d. The landscaping within 100 feet of structures shall take into account County Fire vegetation fuel management requirements and shall be reviewed and approved by County Fire prior to zoning clearance.
- e. Plants used for restoration along Orcutt Creek north of access road and between the bikeway/trail and Orcutt Creek shall be with native plants from seed stock from locally obtained sources.
- f. Landscaping shall be with native plants within the parking areas and between the creek and the development. Compatible, non-invasive species may be used around the building, such as grass in the identified lawn area west of the buildings and adjacent to the buildings.
- g. All project landscaping shall consist of drought-tolerant native and/or low-water use/Mediterranean type species, except in the proposed lawn area near the BBQ building. For non-native species, no invasive species shall be included.
- h. Project landscaping along the new paved access road shall adequately screen the paved road as viewed from the southbound Foxenwood Lane, but shall not reduce visibility for vehicles entering or exiting the OASIS property from/to Foxenwood Lane. (OCP Dev Std KS18-VIS-2).
- i. Project landscaping shall be chosen to best screen the access road, parking areas and buildings from public roads, including Clark Avenue and Foxenwood Lane, and surrounding land uses with existing views of the natural open space. Therefore, plantings shall be located to best provide screening and plant shapes and sizes (initial and at maturity) shall be considered with regard to ability to screen the improvements and blend the overall site with the surrounding KS 18 open space.
- j. Project landscaping shall be compatible with the surrounding natural vegetation, including grassland species, oak trees, and riparian habitat along Orcutt Creek. Project landscaping shall be compatible with the character of the surroundings and the architectural style of structural development.

- k. If a permanent noise shielding feature will be included in the lawn area, this feature shall be landscaped with vines (non-invasive) or shrubs to blend it in with the surrounding area.
- l. Plan shall include clinging vines and/or vertical planting on trash enclosure walls and any other masonry walls, as determined by P&D and NBAR, to soften the visual effects of the structures & to discourage graffiti.
- m. The northern side of the bikepath/trail shall be revegetated with appropriate riparian vegetation and the southern side shall be planted with oaks throughout the segment along the length of the OASIS property (OCP Dev Std KS 18-4).
- n. A restoration plan shall be included for the slope north of the access road to mitigate impacts from road improvements, including any vegetation removal along and within the riparian habitat of Orcutt Creek west of Foxenwood Lane and north of the proposed access road.

TIMING: The Owner/Applicant shall (1) submit 4 copies of the Plan to P&D processing planner for review & approval prior to zoning clearance, (2) enter into an agreement with the County to install required landscaping/restoration plantings & water-conserving irrigation systems and maintain required landscaping for the life of the project (maintain restoration plantings for five years), (3) Post a performance security prior to zoning clearance for structural development to ensure installation and maintenance for five years, (4) Install landscape and irrigation prior to Final Building Inspection Clearance.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved plan are in place as required prior to Final Building Clearance. Compliance staff will release installation security upon satisfactory installation of all items in approved plans. The applicant/owner shall demonstrate to compliance staff that the landscaping and irrigation have been established and maintained according to plans and agreements for a period of five years, and have achieved the original goals of this condition. Compliance staff signature is required to release the 1) installation security upon satisfactory installation of all items in the approved plans and 2) maintenance security upon satisfactory completion of maintenance, including satisfaction of success criteria.

If requirements have not been met, the plants or improvements shall be replaced and/or maintained (fed, repaired, trimmed) and the security held for another year. If the applicant/owner fails to either install or maintain according to the approved plan, P&D may collect security and complete work on property per approved plans.

VIS-8 Aest-07 Understories and Retaining Walls. Retaining walls along the pedestrian path and access road shall be in tones compatible with surrounding terrain using textured materials or construction methods which create a textured effect. Native vegetation to screen retaining walls shall be planted. **PLAN REQUIREMENTS:** The Owner/Applicant shall submit retaining wall plans and vegetation screening plans to P&D and NBAR for review and approval. **TIMING:** Plans shall be submitted prior to zoning clearance; vegetation shall be installed prior to Final Building Inspection Clearance. **MONITORING:** P&D compliance monitoring staff shall check plans and ensure installation prior to Final Building Inspection Clearance.

VIS-9 Rooftop Equipment. The Owner/Applicant shall submit final rooftop plans, which identify mechanical equipment and associated screening, if feasible and which identify solar panels with non-reflective materials/finishes. A long-term maintenance agreement shall also be submitted identifying required long-term maintenance of the non-reflective materials/finishes on the solar panels, including replacement as needed to retain the non-reflective characteristic of these materials/finishes. **PLAN REQUIREMENTS:** The Owner/Applicant shall submit to P&D (for P&D and NBAR review and approval) the rooftop plans showing equipment, any feasible screening methods, solar panel locations and materials/finishes proposed to reduce solar panel reflection/glare. **TIMING:** Plans shall be submitted prior to zoning clearance. **MONITORING:** P&D compliance monitoring staff shall check plans and ensure installation prior to Final Building Inspection Clearance. (Class II)

SIGNIFICANCE AFTER MITIGATION

Impact VIS-1 (Impacts to Scenic Views/Visual Character of Eastern Gateway to Old Town): The proposed project would increase development and result in significant aesthetic/visual resource impacts due to the loss of unobstructed scenic views of the Key Site 18 contiguous natural open space setting along Orcutt Creek and to the visual character of the eastern gateway to Old Town Orcutt (Class I).

Impact VIS-1 would be partially mitigated by Mitigation Measures VIS-1 through VIS-9. Residual impacts would remain significant.

Impact VIS-2 (Off-Site Sign): The proposed off-site, directional sign on Foxenwood Lane would result in potentially significant visual/aesthetic impacts (Class II).

Impact VIS-2 would be mitigated to less than significant levels by Mitigation Measures VIS-2.

Impact VIS-3 (Retention Basin): The project includes a retention basin in the west end of the OASIS property, which if not maintained would result in significant visual impacts. (Class II)

Impact VIS-3 would be mitigated to less than significant levels by Mitigation Measure VIS-6.

Impact VIS-4 (Parking Outside Landscaped Parking Areas) No: If activities onsite generate parking demand in excess of the onsite parking supply, this would result in vehicles being parked outside of the identified, landscaped, parking areas. (Class III)

Impact VIS-4 would not require mitigation, as parking is limited to proposed landscaped parking areas in the project description.

(Also refer to Impact VIS-1 as proposed parking areas would contribute to overall development impacts discussed under Impact VIS-1).

Impact VIS-5: Temporary Structures Inconsistent with Visual Character of the Area: If outdoor gatherings/special events/rentals involve structures or features that are not promptly removed after events (e.g., party tents, etc.), this could result in incompatible semi-permanent structures onsite, which are inconsistent with the visual character of the surrounding area (Class II).

Impact VIS-5 would be mitigated to less than significant levels by Mitigation Measure VIS-4.

Impact VIS-6: Rooftop equipment (e.g., HVAC, solar panels) would result in potentially significant aesthetic/visual resources impacts (Class II)

Impact VIS-6 would be mitigated to less than significant levels by Mitigation Measure VIS-9.

Cumulative Loss of Open Space Views would be partially mitigated by Mitigation Measures VIS-1 through VIS-9. Residual impacts would remain significant (Class I).