

Attachment A

Environmental Project Description



Solomon Hills Specific Plan Project

Project Description

prepared by

County of Santa Barbara
Planning & Development Department
624 West Foster Road, Suite C
Santa Maria, California, 93455
Contact: Alia Vosburg, Senior Planner
Tina Mitchell, Senior Planner

prepared with the assistance of

Rincon Consultants, Inc.
899 Pacific Street, Suite 100
San Luis Obispo, California 93401

March 2026

Table of Contents

Project Description	1
1.1 Project Applicant.....	1
1.2 Lead Agency Contact Person.....	1
1.3 Project Location	1
1.4 Existing Site Characteristics	2
1.4.1 Existing Land Use Designation and Zoning	2
1.4.2 Surrounding Land Uses	7
1.5 Project Characteristics	7
1.5.1 General Plan Amendment	8
1.5.2 Vesting Tentative Tract Map, Financing Conveyance Map, and Development Plan	8
1.5.3 Land Use Categories and Zoning Districts	10
1.5.4 Conservation Easement.....	13
1.5.5 Oil and Gas Infrastructure Abandonment	13
1.5.6 Roadways and Circulation	15
1.5.7 Utilities.....	16
1.5.8 Public Services	23
1.5.9 Parks and Open Space	25
1.5.10 Landscaping, Lighting, and Signage	25
1.5.11 Objective Design Standards and Project Design Guidelines.....	25
1.5.12 Green Building Features	26
1.6 Project Phasing Plan.....	26
1.7 Project Objectives	30
1.8 Required Approvals.....	30
1.9 References	32

Tables

Table 1-1 Project Characteristics	2
Table 1-2 Project Land Use and Zoning District Summary.....	10
Table 1-3 Project Phasing Plan Summary	28

Figures

Figure 1-1 Regional Project Location	3
Figure 1-2 Project Site Location.....	4
Figure 1-3 Project Site Components.....	5
Figure 1-4 Project Site Components Detail.....	6
Figure 1-5 Specific Plan Planning Areas and Land Use	9

County of Santa Barbara
Solomon Hills Specific Plan Project

Figure 1-6	Specific Plan Area Zoning Districts	11
Figure 1-7	Specific Plan Area Internal Circulation Network	17
Figure 1-8	Specific Plan Area Multimodal Network and Trails	18
Figure 1-9	Water Supply Infrastructure.....	20
Figure 1-10	Wastewater and Recycled Water Infrastructure.....	22
Figure 1-11	Specific Plan Area Phasing Plan	27

Project Description

This section describes the Solomon Hills Specific Plan Project (the project), including the applicant, the project site and surrounding land uses, major project characteristics, objectives, and discretionary approvals that would be required from the County for the project to be implemented.

1.1 Project Applicant

Solstra Communities California, LLC
1555 Orcutt Hill Road
Orcutt, California 93455
805-937-2576

1.2 Lead Agency Contact Person

Alia Vosburg, Senior Planner
Tina Mitchell, Senior Planner
County of Santa Barbara
Planning & Development Department
624 West Foster Road, Suite C
Santa Maria, California, 93455
805-934-6259; 805-934-6289
padsolomonhills@countyofsb.org

1.3 Project Location

The 4,195-acre project site is located in unincorporated Santa Barbara County (County), directly west of U.S. Highway 101 (U.S. 101) and two miles east of California State Route (SR) 135. The project site lies between the communities of Orcutt to the north and Los Alamos in the south. The project site includes five Assessor's Parcel Numbers (APNs): 101-020-041, 101-020-043, 101-020-085, 101-020-086, and 101-020-087. The project site is regionally accessible from U.S. 101, and locally accessible from Orcutt Hill Road to the north, Solomon Summit Road to the south, and Graciosa Road to the west where it joins with SR 135.

Within the project site, the Specific Plan Area¹ encompasses 1,616 acres proposed for residential development, supporting non-residential community services, commercial retail and office space development, open space, and infrastructural development under the Solomon Hills Specific Plan. The project site would also include a 506-acre conservation easement, a 31-acre park, a 7.5-acre recycled water storage basin, and utility improvements such as water infrastructure, electrical lines, natural gas lines, and telecommunications upgrades. New roadways, a new interchange on U.S. 101

¹ Following are definitions for several key terms used in this document:

Project Site refers to the 4,195-acre area owned by the applicant, comprised of five APNs: 101-020-041, 101-020-043, 101-020-085, 101-020-086, and 101-020-087 (refer to Figure 0-2):

Specific Plan Area refers to the 1,616-acre area proposed for development. Refer to Figure 0-3.

Newlove Park refers to the 31-acre proposed park. Refer to Figure 0-3.

Offsite Improvements refer to the portions of the Anticipated Utility Areas, Anticipated Roadways, and Anticipated Highway Improvements that are outside of the project site boundary. Refer to **Error! Reference source not found.**

approximately 2.3 miles south of the Clark Avenue interchange, and improvement to the existing U.S. 101/Solomon Summit Road interchange to the south would provide primary access to the Specific Plan Area from U.S. 101 to the east. Bicknell Road, Graciosa Road, and San Antonio Road would be improved to provide secondary access to the Specific Plan Area from SR 135 to the west.

Figure 0-1 shows the regional location of the project site. Figure 0-2 shows the location of the project site in its local context, and Figure 0-3 and Figure 0-4 show the location of the project site inclusive of the Specific Plan Area, Newlove Park, Wet Weather Storage Basin, Anticipated Utility Areas, Anticipated Roadways, Anticipated Highway Improvements, and Proposed Conservation Areas.

1.4 Existing Site Characteristics

1.4.1 Existing Land Use Designation and Zoning

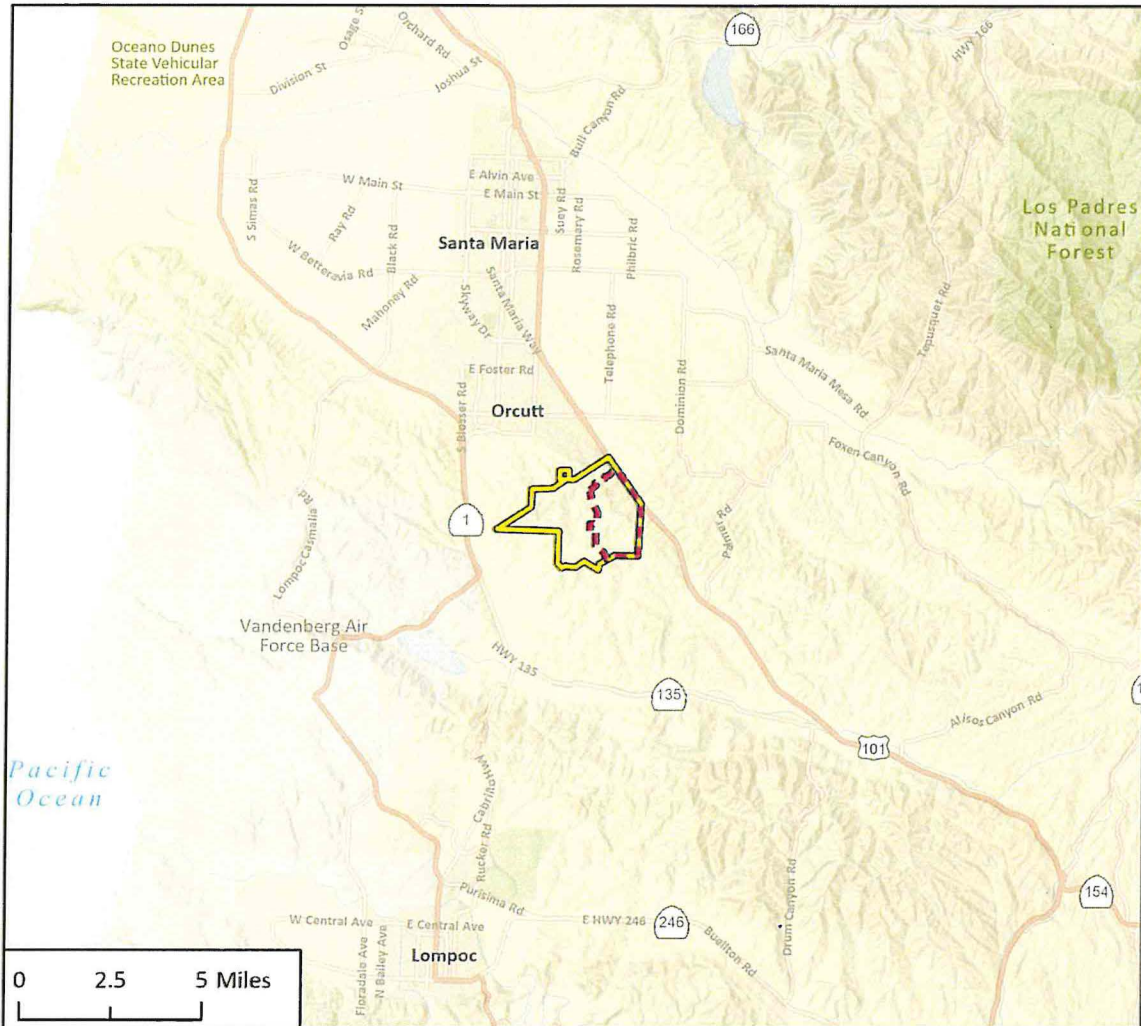
Since the early 1900s, portions of the project site have been used for cattle grazing and oil and gas production. The southwestern and western portions of the project site are currently under lease with Pacific Coast Energy Company and contain both active and abandoned oil and gas wells with supporting pipelines and infrastructure. The eastern and northeastern portions of the project site are largely undeveloped with the exception of a few scattered oil and gas wells and related infrastructure. The northern portion of the project site contains the existing Newlove Picnic Grounds. Newlove Picnic Grounds currently serves as a private park within the Orcutt Community Plan Area and is developed with various recreational amenities including a baseball/softball field, horseshoe pits, and picnic tables with barbeque stands and restroom facilities.

The project site has a General Plan land use designation of Agricultural Commercial (AC). The site is zoned as Agricultural-II (AG-II), with a corresponding zoning map symbol of AG-II-100, as defined by the County's Zoning Ordinance and the Land Use Element of the General Plan. As described in the Santa Barbara County Land Use & Development Code (LUDC), the AG-II zone is applied to areas appropriate for agricultural land uses on prime and non-prime agricultural lands located within the Rural Area, as shown on the County's Comprehensive Plan maps, with the intention of preserving these lands for long-term agricultural use. The AG-II-100 zone expands upon the underlying AG-II zoning to specify that the minimum gross lot area/building site area for development of the property is 100 acres (LUDC Section 35.21.040, County of Santa Barbara 2020). The project site and surrounding area characteristics are summarized in Table 0-1.

Table 0-1 Project Characteristics

Project Element	Characteristic
Project Site	4,195 acres
Specific Plan Project Area	1,616 acres
General Plan Land Use Designation	Agricultural Commercial
Zoning Designations	Agricultural II (AG-II-100)
Current Use and Development	Oil and gas production, cattle grazing, recreation
Regional Access	U.S. 101 and SR 135

Figure 0-1 Regional Project Location



Imagery provided by Esri and its licensors © 2026.
Additional data provided by Solstra Communities California, LLC.

- Project Site
- Specific Plan Area



Figure 0-2 Project Site Location

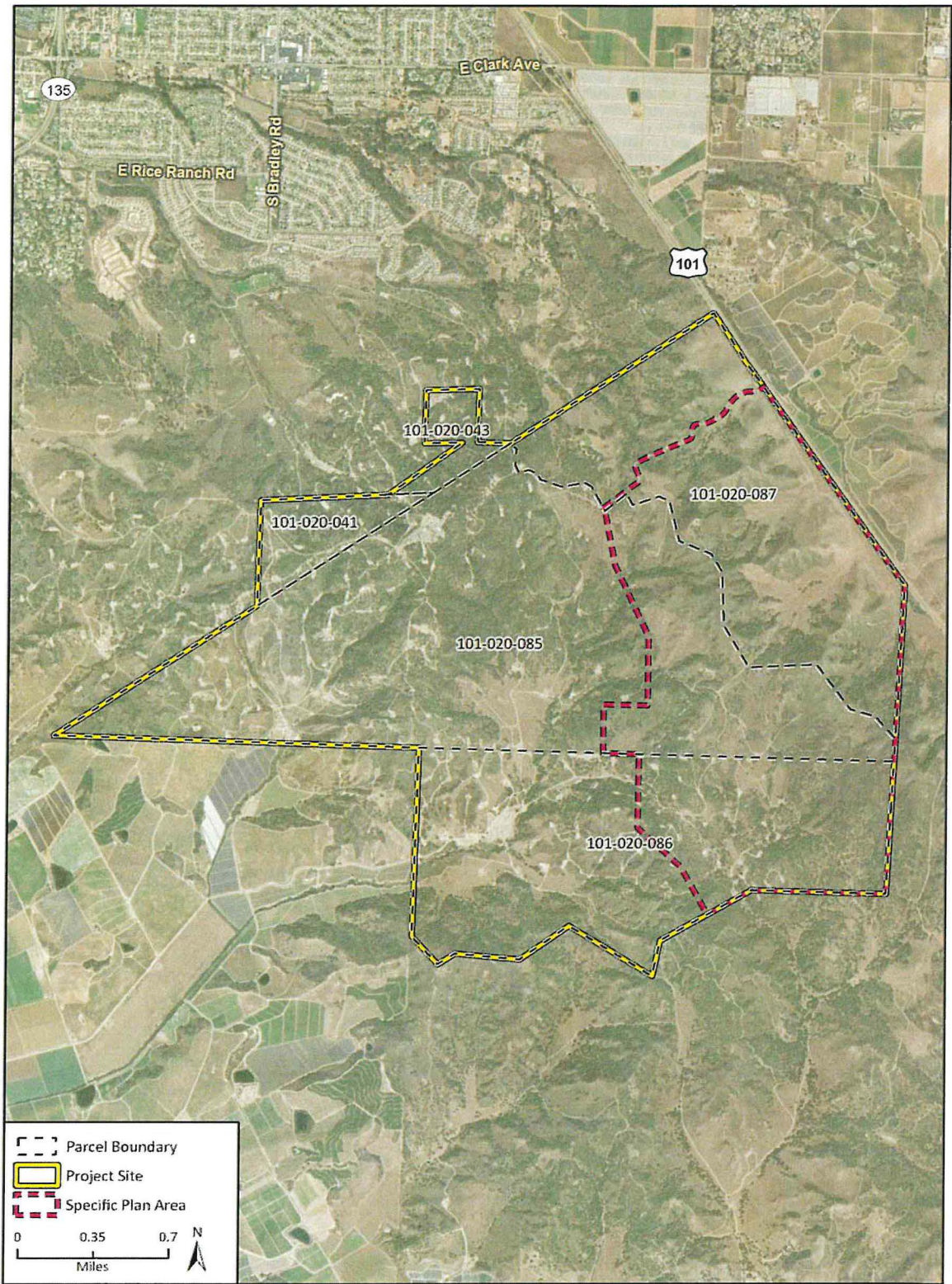


Figure 0-3 Project Site Components

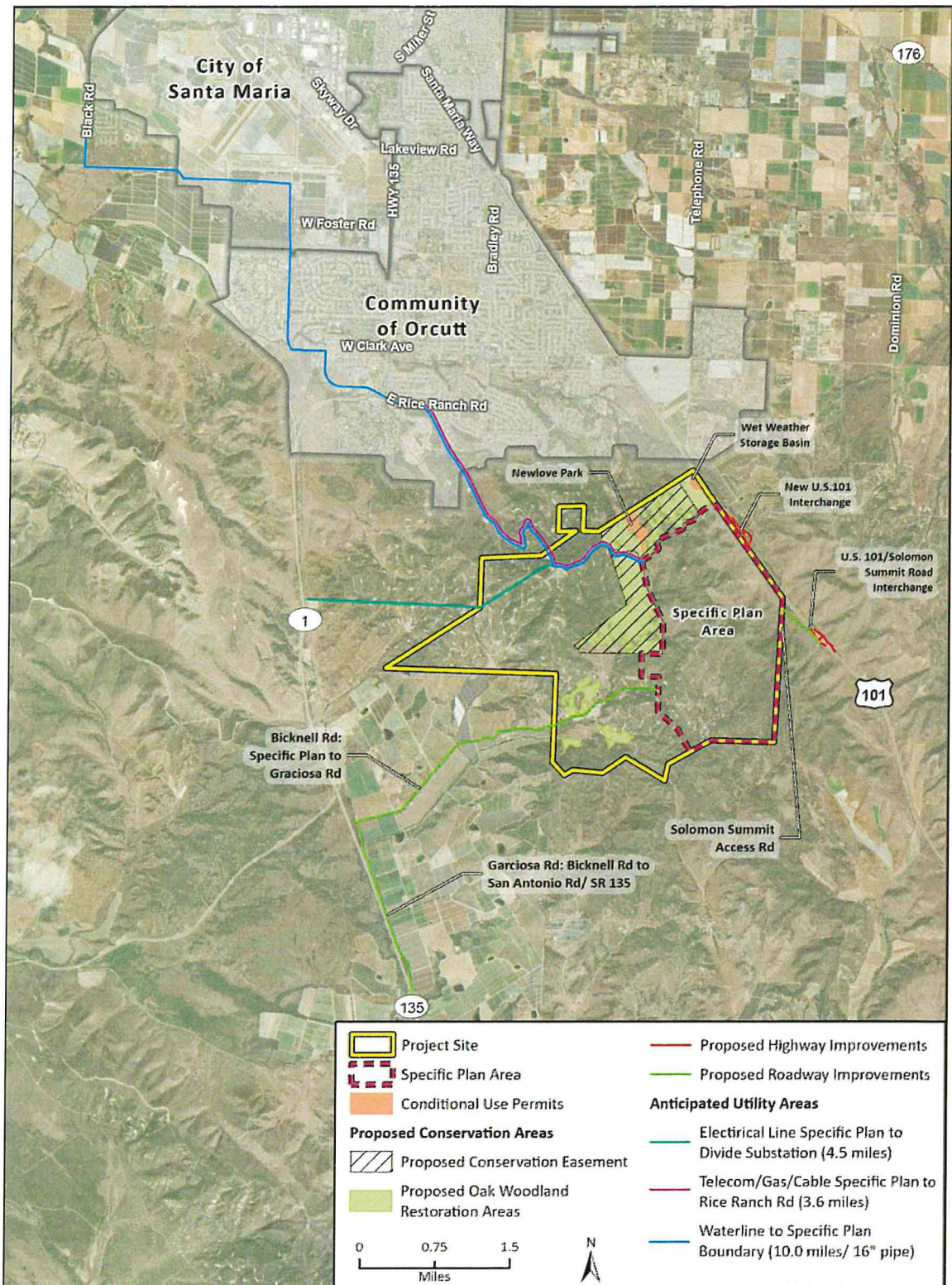
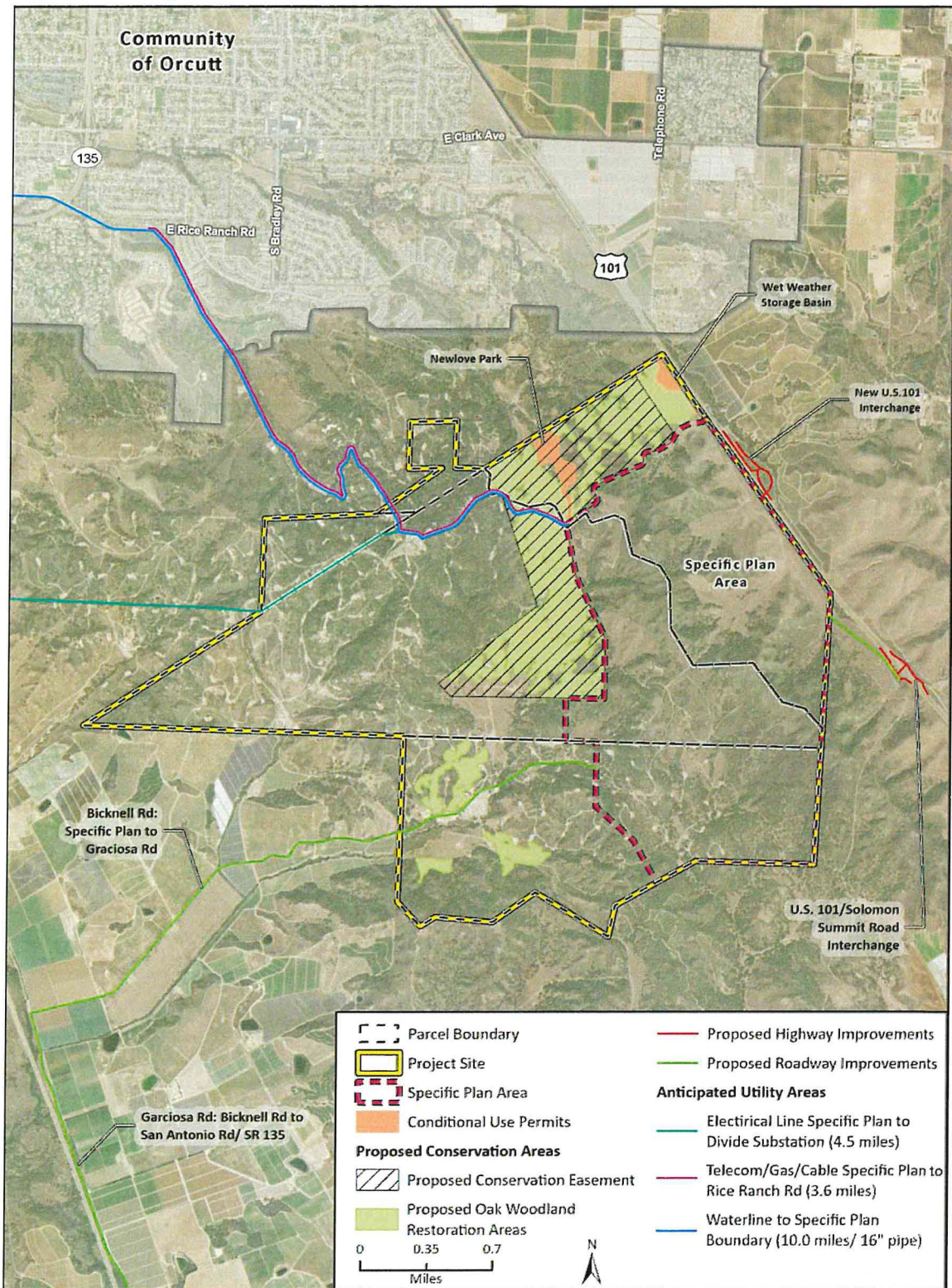


Figure 0-4 Project Site Components Detail



Imagery provided by Microsoft Bing and its licensors © 2026.
Additional data provided by Solstra Communities California, LLC

24-31001-SP-01
Fig 2-3 Project Components

1.4.2 Surrounding Land Uses

The project site is located approximately 0.6 mile south of the Orcutt Census urban boundary at its nearest point from the project site, adjacent to U.S. 101, and approximately six miles north of the Los Alamos census urban boundary at its nearest point from the project site. The project site is surrounded by largely undeveloped agricultural land on all sides. Existing uses surrounding the project site include the following:

- North: Agricultural land used for oil and gas operations, zoned AG-II-100.
- South: Agricultural land used for ranching, zoned AG-II-100.
- East: U.S. 101 and agricultural land, zoned AG-II-100.
- West: Agricultural land used for oil and gas operations², zoned AG-II-100.

1.5 Project Characteristics

The project would involve adoption of the Specific Plan and related entitlements and approvals, which would serve to prepare for and guide future development within the approximately 1,616-acre Specific Plan Area. The County's Comprehensive Plan would direct future landowners and developers to the Specific Plan for zone districts, development standards, allowed uses, and permitting requirements within the Specific Plan Area. The Specific Plan Area would be developed into a new community with up to 4,000 single and multi-family residential units; community services including a school, fire and sheriff; commercial retail and office uses; and open space for parks, recreation, and conservation. Based on the proposed unit count of 4,000 units, 400 units would be designated as inclusionary housing.³

The project includes a phasing plan, a Finance Conveyance Map (FCM), a Vesting Tentative Tract Map (VTTM), Development Plan (DVP), and funding mechanisms for the proposed circulation, utilities, infrastructure, and public services. The project is proposed for construction in four buildout phases over a 14-year period with phased grading, access, and utilities scheduled in advance to align with each buildout phase, further described in Section 1.6, Project Phasing Plan. Regional and local access to the project site would include the construction of new private roadways, multi-use pathways, improvement of the existing connection to SR 135, improvement of the existing U.S. 101/Solomon Summit Road interchange to the south,⁴ and a new interchange on U.S. 101. Project site access is described in Section 1.5.6, Roadways and Circulation.

With one exception, existing zoning and land use designations would remain for the remaining 2,579 acres of the project site, which would be developed with infrastructure to support the Specific Plan Area such as new roads, utilities, and open space for parks and conservation. The project includes two Conditional Use Permit (CUP) applications within the project area and north of the Specific Plan Area, within the Orcutt Community Plan area. The Newlove Recreation CUP (Newlove Park) would expand the existing 31-acre park to include additional sports and recreational facilities, further described in Section 1.5.9, Parks and Open Space. The Newlove Wet Weather Basin CUP (Wet Weather Storage Basin) would involve the construction of a 7.5-acre recycled water storage

² Oil and gas operations include Pacific Coast Energy Company operated waste pile management facility for beneficial reuse of petroleum-impacted soils under General Waste Discharge Requirements Order No. R3-2020-0006.

³ County of Santa Barbara criteria and definitions for inclusionary housing are provided in County Code of Ordinances Chapter 46A.

⁴ The applicant does not currently include the improvement of the existing U.S. 101/Solomon Summit Road interchange in their application materials, but based on coordination with Caltrans, County staff identify this improvement as a likely requirement to support the proposed Specific Plan development.

facility to serve the Specific Plan Area, further described in 1.5.7, Utilities. The Wet Weather Storage Basin area may be assigned a new land use designation of “Public Utility” depending upon applicability.

The project also includes the abandonment or re-abandonment of 66 oil wells and the remediation of oilfield infrastructure (including historic sumps, pipelines, and storage tanks) within the project site. Of the 66 wells, 60 are within the Specific Plan Area and five are located near Bicknell Road and one is located within the Newlove Park Area, further described in Section 1.5.5, Oil and Gas Infrastructure Abandonment.

1.5.1 General Plan Amendment

The project would require a comprehensive General Plan Amendment that would address the following project components:

- Redesignation of the Specific Plan Area from its current AC designation under the County’s Comprehensive Plan to the Solomon Hills Specific Plan land use designation;
- Establishment of a new Urban Area totaling 1,616-acres, aligned with the Specific Plan Area; and
- Rezoning of the Specific Plan Area from AG-II-100 to the zone districts described in Section 1.5.3, Land Use Categories and Zoning Districts.
- Redesignation of the Wet Weather Storage Basin area from its current A-II-100 designation under the County’s Comprehensive Plan to the Public Utility land use designation pursuant to the Land Use Element of the General Plan (Public Facilities Policy 2).

1.5.2 Vesting Tentative Tract Map, Financing Conveyance Map, and Development Plan

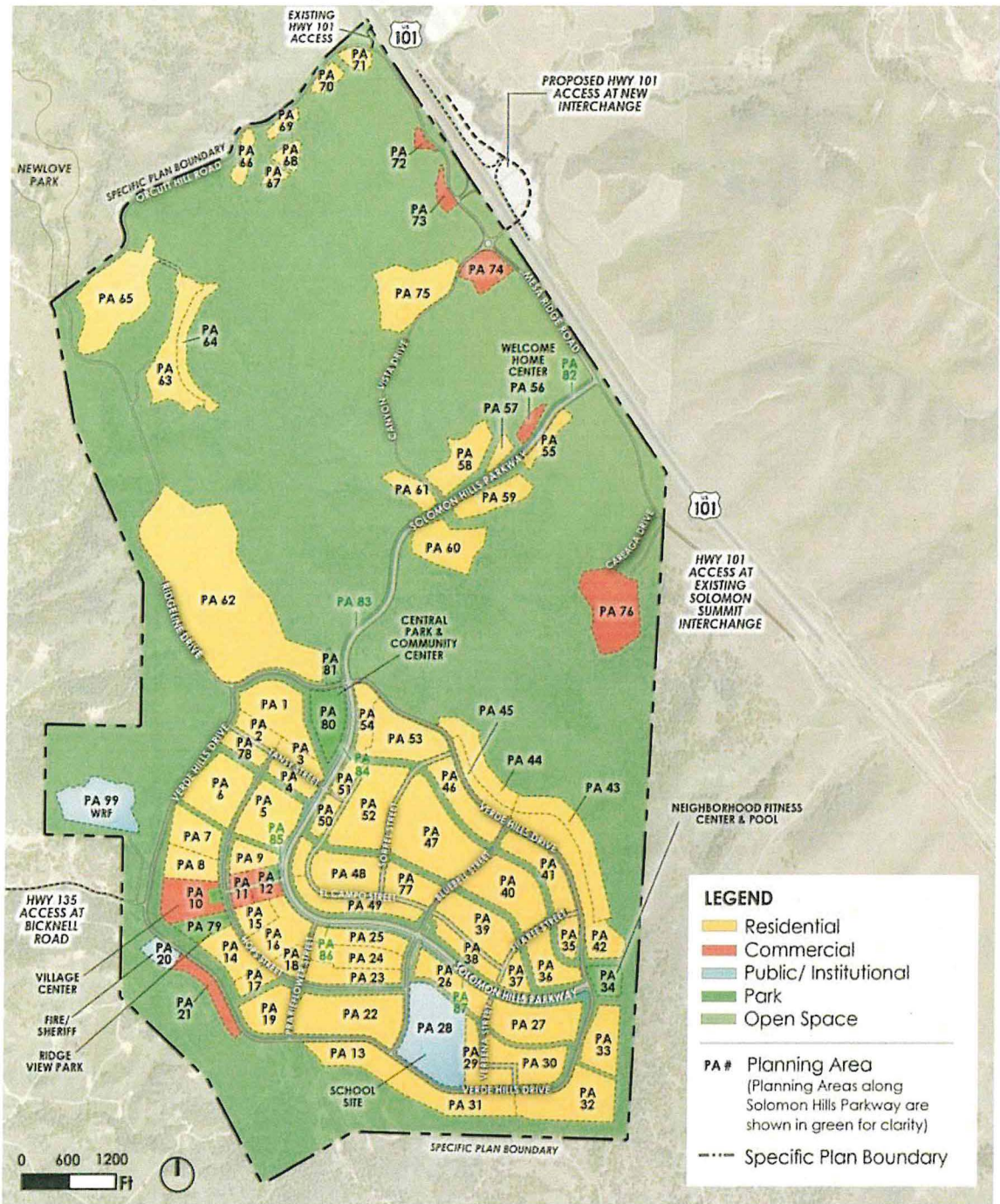
The project includes two different types of subdivisions. The Financing Conveyance Map (FCM) would subdivide the project site into large Planning Area lots for the purposes of financing and does not allow any development. The purpose of the FCM is to separate the 1,616 acre Specific Plan Area from the remaining 2,579 acres of the Project Site for financing and conveyance purposes only. The FCM would be used to facilitate land financing or transfer without creating buildable lots.

The VTTM would identify access and utility routes, various easements necessary for construction, no-build zones around oil wells, trail and multi-use path easements, and subdivide the project site into large Planning Area lots with unique identifiers (refer to Figure 0-5), which would be incorporated into the Specific Plan land use categories, further described in Section 1.5.3, Land Use Categories and Zoning Districts.

The VTTM identifies the four phases of subdivision (refer to 1.6, Project Phasing Plan), which would be separately and sequentially submitted in a Final Map form.

The project would include a DVP entitlement that would identify the four phases of the project buildout to allow future development within the Specific Plan Area. The DVP would permit the applicant to conduct the following activities in phases: oil and gas well abandonment and remediation, tree and vegetation removal, tract grading, infrastructure improvements, restoration and tree planting, access improvements, and engineered fill placement outside of a Final Tract Map phase in preparation of future grading activities. No development would be permitted until individual zoning clearances and grading permits have been approved by County staff.

Figure 0-5 Specific Plan Planning Areas and Land Use



Data Source: Solstra Communities California, LLC

1.5.3 Land Use Categories and Zoning Districts

The Specific Plan organizes land uses into five categories: residential (single-family and multi-family), commercial, public/institutional, parks, and open space. Within each land use category, the Specific Plan introduces new zone districts separate from the County's standard LUDC zone districts. These zone districts define the land use and application of each parcel within the Specific Plan Area and include development standards and allowable uses for future development, further described below.

Table 0-2 summarizes the proposed land uses, zoning districts, area in acres, and total development potential. The County anticipates that existing and future State Law may allow for the 4,000 planned residential units to be exceeded through the use of State Density Bonus Law and other similar programs. For the purposes of this Environmental Impact Report, the planned 4,000 units are analyzed; however, if future development proposals in the Specific Plan area would allow additional units beyond the currently-planned 4,000 units, such development proposals would require a subsequent environmental review process. Figure 0-5 shows the land uses for each Planning Area within the Specific Plan Area. Figure 0-6 shows the zone districts within the Specific Plan Area.

Table 0-2 Project Land Use and Zoning District Summary

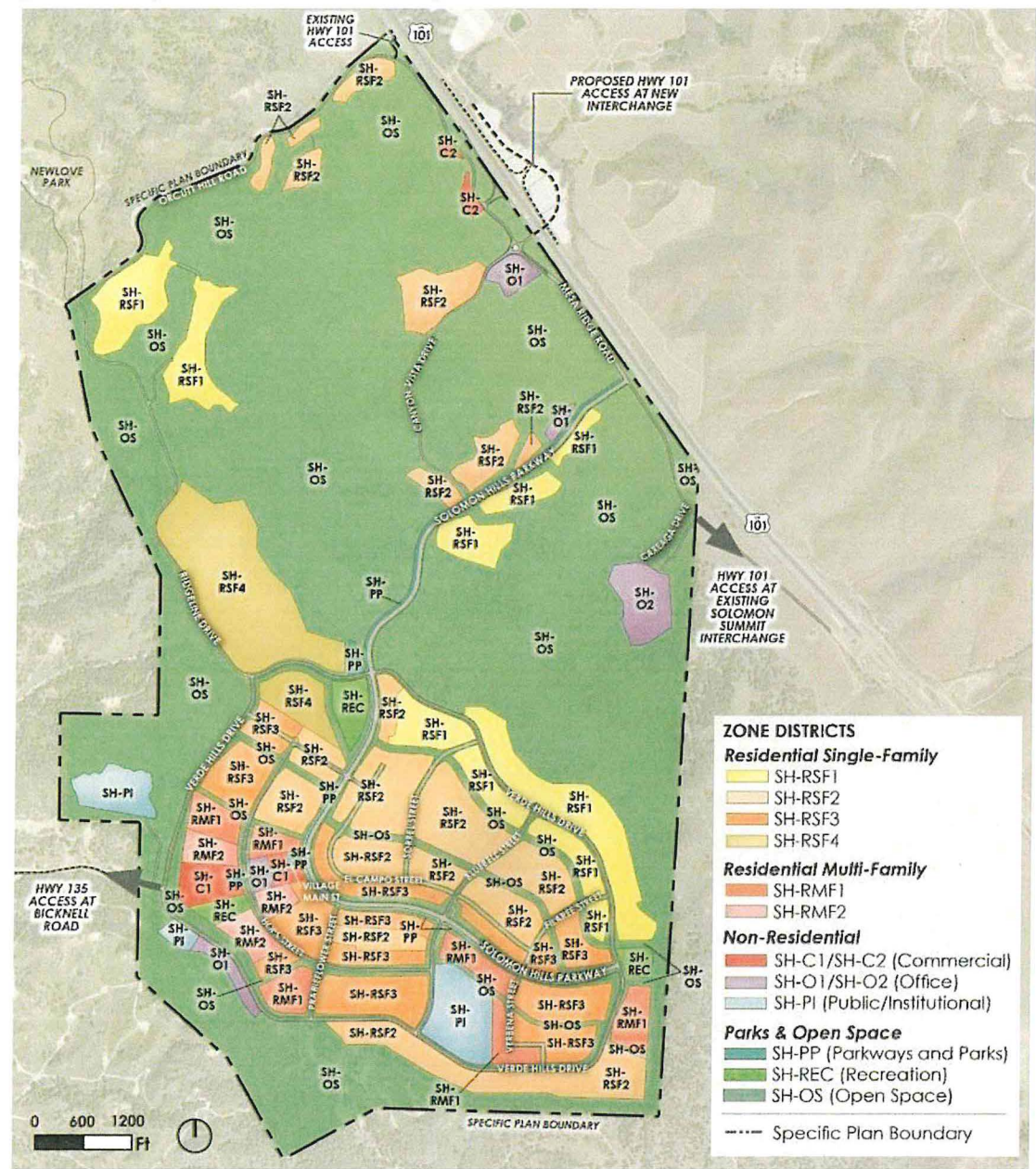
Land Use Category	Zoning District	Total Net Area (acres)	Total Development Potential
Residential (Single-Family)		413.4	2,984 units
	Residential Single-Family 1 (SH-RSF1)	104.4	418 units
	Residential Single-Family 2 (SH-RSF2)	154.5	988 units
	Residential Single-Family 3 (SH-RSF3)	92.2	853 units
	Residential Single-Family 4 (SH-RSF4)	62.3	725 units
Residential (Multi-Family)		47.6	1,016 units
	Residential Multi-Family 1 (SH-RMF1)	34.1	616 units
	Residential Multi-Family 2 (SH-RMF2)	13.5	400 units
Commercial		36.3	650,000 sq ft
	Village Commercial (SH-C1)	10.1	95,000 sq ft
	Community Commercial (SH-C2)	2.7	30,000 sq ft
	Office and Innovation (SH-O1)	11.6	294,000 sq ft
	Office Campus (SH-O2)	12.0	231,000 sq ft
Public/Institutional		29.8	104,800 sq ft
	Public/Institutional (SH-PI)	29.8	104,800 sq ft
Parks		71.5²	20,000 sq ft
	Recreation (SH-REC)	–	18,000 sq ft
	Parkways and Parks (SH-PP)	–	2,000 sq ft
Open Space		948.8	–
	Open Space (SH-OS)	948.8	–
Total		1,615.6	4,000 units/1,300,000 sq ft

sq ft = square feet

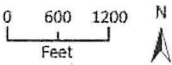
¹ The project application assumes any potential residential units located in this zoning district under mixed-use or live-work allowances would be transferred from the estimated units assumed for residential zones, maintaining the planned balance for 4,000 units for the Specific Plan Area; however, existing and future State Law may allow for the 4,000 planned residential units to be exceeded through the use of State Density Bonus Law and other similar programs.

² Acreage includes both Recreation (SH-REC) and Parkways and Parks (SH-PP)

Figure 0-6 Specific Plan Area Zoning Districts



Source: Solomon Hills, 07/2025.



Residential Single-Family

The Specific Plan includes four residential single-family zone districts, which each would allow for one single-family home up to 35 feet in height per lot. The four residential single-family zone districts vary in the type of dwelling, lot size, development standards, and allowable uses, further described below.

- Residential Single-Family 1 (SH-RSF1) would allow single-family homes on lots ranging from 6,000 to 14,250 square feet.
- Residential Single-Family 2 (SH-RSF2) would allow for single-family homes on lots up to 6,000 square feet.
- Residential Single-Family 3 (SH-RSF3) would allow for detached or attached single-family homes, duplexes, or triplexes on lots ranging from 2,600 to 3,600 square feet.
- Residential Single-Family 4 (SH-RSF4) would allow for age-restricted detached or attached single-family homes or duplexes on lots ranging from 3,000 to 6,000 square feet.

Residential Multi-Family

The Specific Plan includes two residential multi-family zone districts, which would allow for townhomes or attached housing. The multi-family zone districts would be located in close proximity to commercial uses, schools, and/or the fitness center, and are further described below.

- Residential Multi-Family 1 (SH-RMF1) would allow for townhome development that could be attached or detached, and up to 40-feet in height.
- Residential Multi-Family 2 (SH-RMF2) would allow for multi-family development that is attached, and up to 45 feet in height. All 400 dwelling units in this zone district would be available to income qualifying households at a variety of deed-restricted levels of affordability.

Based on the proposed unit count of 4,000 units, 400 units would be designated as inclusionary housing, consistent with the County Code of Ordinances Chapter 46A, which provides the County criteria and definitions for inclusionary housing. Of the 400 deed restricted units, 2.5 percent would be designated for very-low-income levels, 2.5 percent for low-income levels, and 5 percent for moderate income levels.

Commercial Zone Districts

The Specific Plan includes four commercial zone districts which would allow for a variety of commercial and office development. The purpose, application, and design standards of the four commercial zone districts are described below.

- Village Commercial (SH-C1) would allow commercial services to meet typical daily needs of residents, such as a grocery store, drug store, medical-urgent care, mail center, and day care. This zone district would be centrally located, and in proximity to residential neighborhoods to facilitate non-motorized access. Limited residential uses would be allowed in mixed-use and live/work configurations provided that units are transferred from qualifying residential zones in accordance with the Specific Plan.
- Community Commercial (SH-C2) would allow for commercial services and retail uses such as grocery and convenience stores, hotels, and restaurants. This zone district would include commercial areas adjacent to and accessed from the frontage road along U.S. 101.

- Office and Innovation (SH-O1) would allow professional office use and research and development centers near the Village Commercial zone district.
- Office Campus (SH-O2) would include a campus-style office area in the southeast portion of the Specific Plan Area near U.S. 101.

Public/Institutional Zone District

The Specific Plan includes one public/institutional zone district, Public/Institutional (SH-PI), which would allow for uses and services that address the needs of the community as a whole. This zone district would apply to areas planned for public uses and services, including the fire station and sheriff office, water reclamation facility, and public TK-8 school.

Parks Zone Districts

The Specific Plan includes two parks zone districts which would allow gathering and recreation spaces, further described below.

- Recreation (SH-REC) would apply to larger parks and community gathering areas, such as the fitness center and pool.
- Parkways and Parks (SH-PP) include smaller parks and areas along Solomon Hills Parkway that would provide recreational opportunities beyond the right-of-way, such as sidewalks, landscape areas, multi-use paths, activity nodes, and associated structures/facilities.

Open Space Zone District

The Specific Plan would include one open space zone district, Open Space (SH-OS), to support recreation and limited infrastructure. This zone district would allow uses such as hiking and mountain biking trails, grazing for fire suppression, and limited infrastructure such as underground utilities and associated above-ground infrastructure, signage, stormwater basins, trails, and/or roads.

1.5.4 Conservation Easement

Approximately 506 acres within the northern portion of the project site, extending along and north of the northwestern boundary outside of the Specific Plan Area, would be designated for habitat protection for California tiger salamander, Western spadefoot toad, and 164 acres of oak woodland habitat enhancement or creation under a conservation easement. Figure 0-3 shows the location of the proposed conservation areas.

1.5.5 Oil and Gas Infrastructure Abandonment

Prior to the commencement of grading in the Specific Plan Area, all oil and gas extraction operations within the Specific Plan Area would cease and be permanently closed. Prior to the commencement of grading in each phase area, all oil and gas wells/infrastructure within that respective phase area would be abandoned. Remediation of all oilfield features of environmental concern, as outlined in the Phase 1 Environmental Assessment Report, would occur within the respective grading phase area, with remediation grading and haul-off conducted first as part of the initial grading activities. Upon completion and approval of abandonment and remediation by the County of Santa Barbara Environmental Health Services, non-remediation grading activities would proceed.

A total of 66 oil and gas wells have been identified near the proposed development for abandonment or re-abandonment in accordance with current standards established by the California Department of Conservation Geologic Energy Management Division (CalGEM). Of these wells, 60 are within the 1,615 acre Specific Plan Area (33 active, 23 plugged/abandoned, two idle, and two canceled); five wells (one active, two plugged/abandoned, and two idle) are located outside of the Specific Plan Area, of which four wells are located near Bicknell Road and one well is located within the Newlove Park Area.

The applicant is preparing a project-specific Construction Health Risk Assessment and Air Quality Impact Assessment, both of which will be peer reviewed by the Santa Barbara County Air Pollution Control District. These analyses will inform the evaluation of the project's construction-related health risks, assess the proximity of sensitive land uses to existing oil and gas operations, and inform the total number of wells requiring abandonment prior to site development.

All associated oil and gas infrastructure, including pipelines, equipment, tanks, and ancillary equipment would be abandoned and/or re-abandoned in accordance with CalGEM standards. Surface infrastructure removal would occur under the oversight of the County of Santa Barbara Environmental Health Services. Abandonment activities would permanently decommission wells and associated infrastructure through removal or installation of cement plugs or similar materials to prevent potential leaks. Where re-abandonment is required, previously plugged wells would be reopened and abandoned with new, compliant plugs. Pipeline abandonment may involve either full removal or abandonment in place, also under oversight by the County of Santa Barbara Environmental Health Services.

In January 2025, the applicant entered into a Remedial Action Agreement under the County of Santa Barbara Environmental Health Services Voluntary Remediation Oversight Program to ensure regulatory oversight of site investigation and remediation activities. Under the Remedial Action Agreement, the County of Santa Barbara Environmental Health Services will review and approve the remediation plan and establish Remedial Action Objectives, including remediation to residential or commercial standards consistent with the future land uses proposed in the Specific Plan.

In August 2025 the applicant prepared a Phase I Environmental Assessment Report and collected 135 soil samples from a selection of the active wells on-site. The collected soil samples were analyzed for contaminants of potential concern associated with oil and gas operations. Based on the results of the soil analysis, the applicant prepared a Feasibility Study for Soil Remediation (August 2025) to estimate the volume of potentially contaminated soil and evaluate protocols for soil remediation. The final volume of contaminated soils will be required by the County to be confirmed through additional testing prior to the issuance of grading permits, with oversight by the County's Environmental Health Department to ensure compliance with the Remedial Action Objectives and soil management procedures outlined in the Feasibility Study for Soil Remediation. Impacted soil for remediation would be treated by Pacific Coast Energy Company (Primary Responsible Party) on their property through a beneficial reuse facility permitted for such activities, or otherwise transported to a permitted landfill or hazardous waste treatment center.

The VTTM would incorporate 20-foot buffers around abandoned well sites, measured from the well head, where no structural development would be permitted, and associated access easement for equipment to service the well head area, consistent with California Department of Conservation Geologic Energy Management Division standards. No former well sites will be allowed on any residential lot, but would be located within roadways, open space, or parks, and remain accessible following abandonment. Additional approvals required to support the permanent abandonment of oil and gas infrastructure and remediation are described in Section 1.8, Required Approvals.

1.5.6 Roadways and Circulation

Project Site Access

Primary access to and from the project site and Specific Plan Area would be provided from a new U.S. 101 interchange 2.3 miles south of Clark Avenue (refer to Figure 0-4). This interchange is anticipated to include an overpass for north and southbound ingress/egress, acceleration and deceleration improvements within the existing California Department of Transportation right-of-way, and a 10-acre easement area to the east of the right-of-way. The new U.S. 101 interchange is anticipated to include two 12-foot wide travel lanes, a 5-foot wide shoulder, a 6-foot wide sidewalk, and 2-foot wide barrier system area. The final design is anticipated to result in a 26-acre footprint (16 acres within the existing right-of-way and 10 acres that would be acquired via easement), and would require approval from the California Department of Transportation.

Secondary access to and from the project site and Specific Plan Area would be provided from U.S. 101 via the existing U.S. 101/Solomon Summit Road interchange (refer to Figure 0-4). The existing U.S. 101/Solomon Summit Road interchange to the south of the project site is deficient and would require improvements. Anticipated improvements could include two 12-foot wide travel lanes, a 4-foot wide shoulder and 10-foot wide multi-use path for pedestrians and cyclists, though California Department of Transportation approval will be required for improvements to this existing interchange.

The timing and construction of the new U.S. 101 interchange and improvements to the existing U.S. 101/Solomon Summit Road interchange are conditional and subject to California Department of Transportation approval and coordination with phased development. The construction phase to build the new U.S. 101 interchange would depend on the availability of the existing Solomon Summit/U.S. 101 interchange. If the U.S. 101/Solomon Summit Road interchange would be unavailable during the first phase of Specific Plan Area development (due to the identified deficiencies in the existing interchange), the new U.S. 101 interchange would be constructed early in the first phase. If the improved U.S. 101/Solomon Summit Road interchange would be available during the first phase, the new U.S. 101 interchange would be constructed during the second phase of development (refer to Section 1.6, Project Phasing Plan). Additional approvals required to support the proposed new interchange are described in Section 1.8, Required Approvals.

Additional secondary project site access would be provided from SR 135, connecting the western and southwestern portion of the Specific Plan Area via the existing private Bicknell Road to Graciosa Road, which connects to SR 135 at San Antonio Road (refer to Figure 0-4). The connecting roadways, including Bicknell Road, Graciosa Road, and San Antonio Road would be graded, widened, and paved to accommodate two 12-foot-wide travel lanes and a 3-foot shoulder, though the final design will require approval from the California Department of Transportation. The Bicknell Road to Graciosa Road and SR 135 improvements would be constructed early in the first phase of development of the Specific Plan Area (refer to Section 1.6, Project Phasing Plan).

Internal Circulation Network

Circulation within the Specific Plan Area would be provided by an internal circulation network consisting of new roadways, sidewalks, and multimodal paths to accommodate vehicles, bicycles, and pedestrians. The internal circulation network is shown in Figure 0-7 and discussed in greater detail below.

Vehicle Circulation

The proposed street network would consist of private collector and local streets. The primary access corridor, Solomon Hills Parkway, would include a 70-foot wide private right-of-way with two 11-foot wide travel lanes in each direction separated by a 12-foot wide landscaped median. The frontage road (proposed to be named Mesa Ridge Road), located adjacent to U.S. 101, would connect the proposed new U.S. 101 interchange to the north with Solomon Hills Parkway to the south. The frontage road would include a 66-foot wide private right-of-way with two 12-foot travel lanes in each direction. Access within residential and retail areas within the Specific Plan Area would be provided by new local and collector roadways.

Traffic calming measures including raised cross walks, speed tables and/or speed humps, lane narrowing, and mid-block crossings would be incorporated along Solomon Hills Parkway, the Village Collector, the Village Loop Road, and the Northern Loop Road, shown in Figure 0-7, to reduce vehicle speeds and improve crossing safety.

Multimodal Network

The Specific Plan Area includes a pedestrian and bicycle network, including sidewalks along residential and local roads, and multimodal paths along main roadways that would provide connection to residential and commercial use areas (refer to Figure 0-8). A 15-foot wide, accessibility-compliant multi-use bridge would be constructed over Solomon Hills Parkway and would provide a direct connection to the proposed TK-8 school, further discussed in Section 1.5.8, Public Services.

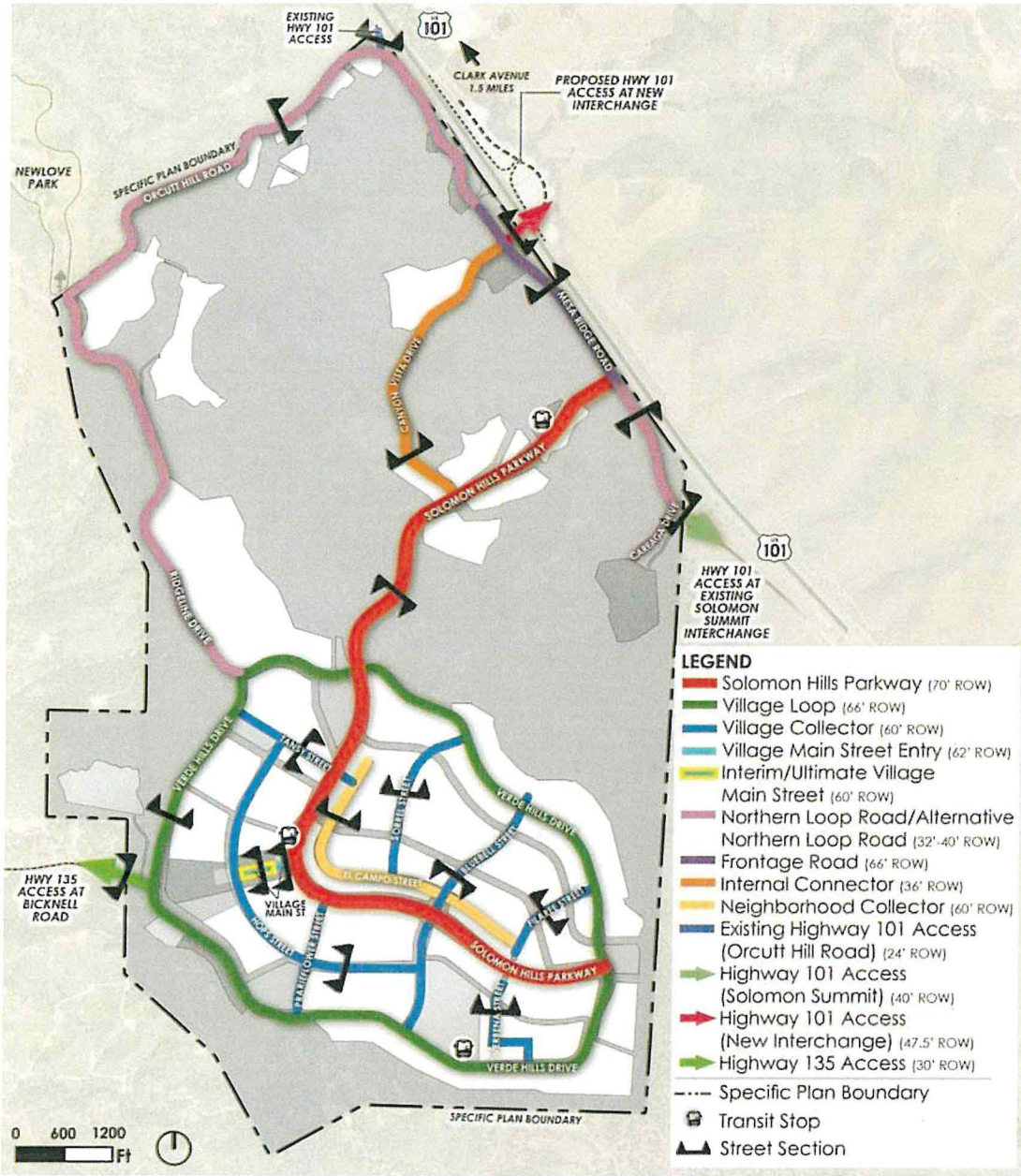
1.5.7 Utilities

This section describes the domestic water, wastewater and recycled water, stormwater, electricity, natural gas, and telecommunications utility infrastructure required to support development of the Specific Plan Area. The size, location, and alignment of all domestic water, wastewater and recycled water, stormwater, and energy infrastructure would be subject to review and approval by the utility agencies that would be providing service to the Specific Plan Area.

Water Supply

The primary domestic water supply for the project would be imported water from the Cadiz Water Project and the State Water Project. In addition, the applicant is pursuing a purchase agreement with Montecito Water District, and others, for a portion of their State Water Project allocation and conveyance rights within the Central Coast Water Authority pipeline and treatment facilities. The applicant is evaluating groundwater banking opportunities for Cadiz and State Water Project supplies. The proposal is reliant on imported supplies that may not be available at the time of development, which is a potential barrier to adequacy of water supply that must be addressed in the Water Supply Assessment, discussed below.

Figure 0-7 Specific Plan Area Internal Circulation Network



Source: Solomon Hills, 07/2025.

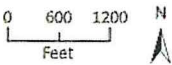
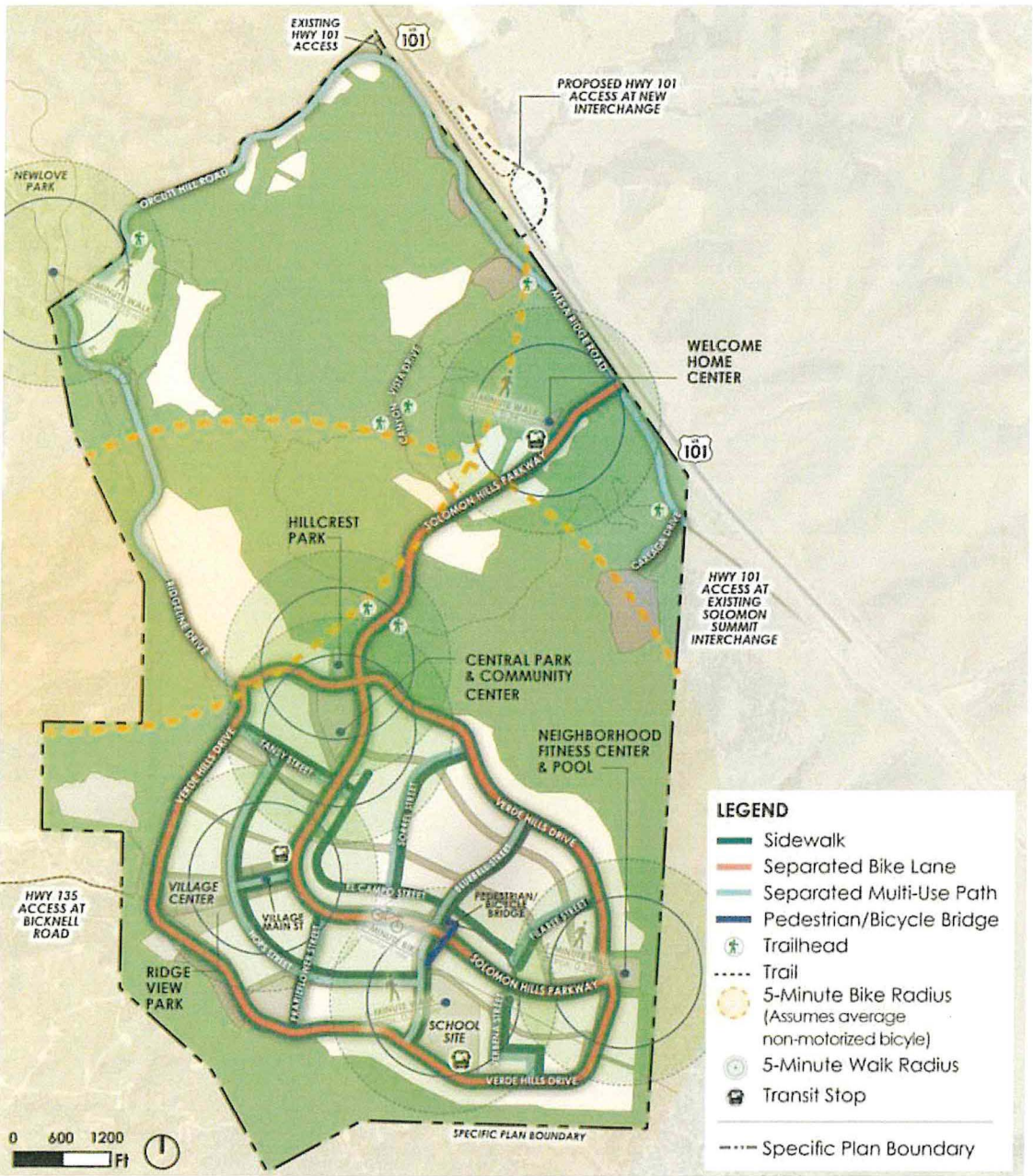


Figure 0-8 Specific Plan Area Multimodal Network and Trails



Data Source: Solstra Communities California, LLC

The applicant is proposing that water would be delivered to the project site through the Coastal Branch Aqueduct Pipeline to the Tanglewood Water System, pending agreements with the Central Coast Water Authority. The Central Coast Water Authority obtains its water primarily from the State Water Project, which delivers water through a series of canals and pipelines from Northern California. The Central Coast Water Authority then treats the water to drinking water standards and delivers it to the water agencies. Proposed new infrastructure would include a water supply pipeline from the Tanglewood Water System through Rice Ranch Road and Orcutt Hill Road to the Specific Plan area (refer to Figure 0-3 and Figure 0-4) that would supply a domestic water storage located at the top of Solomon Hill within the Specific Plan Area (refer to Figure 0-3, Figure 0-4, and Figure 0-9) for conveyance throughout the Specific Plan Area through new 10-inch water lines within the street rights-of-way (refer to Figure 0-9), and booster pump stations located on APNs 105-330-001 (zoned C-2) and 101-020-077 (zoned AG-II-100). Water tanks would be required to be painted to blend with the surrounding landscape and screened with plant materials to decrease views from public areas, while maintaining necessary service access.

Delivery of third-party water would require exchange agreements with State Water Project contractors to convey water, which will ultimately be documented in a Water Supply Assessment, as required by Senate Bill (SB) 610. Under SB 610, a Water Supply Assessment is required to demonstrate water supply sufficiency for a 20-year projection for any project subject to the California Environmental Quality Act and proposing residential development of more than 500 dwelling units.

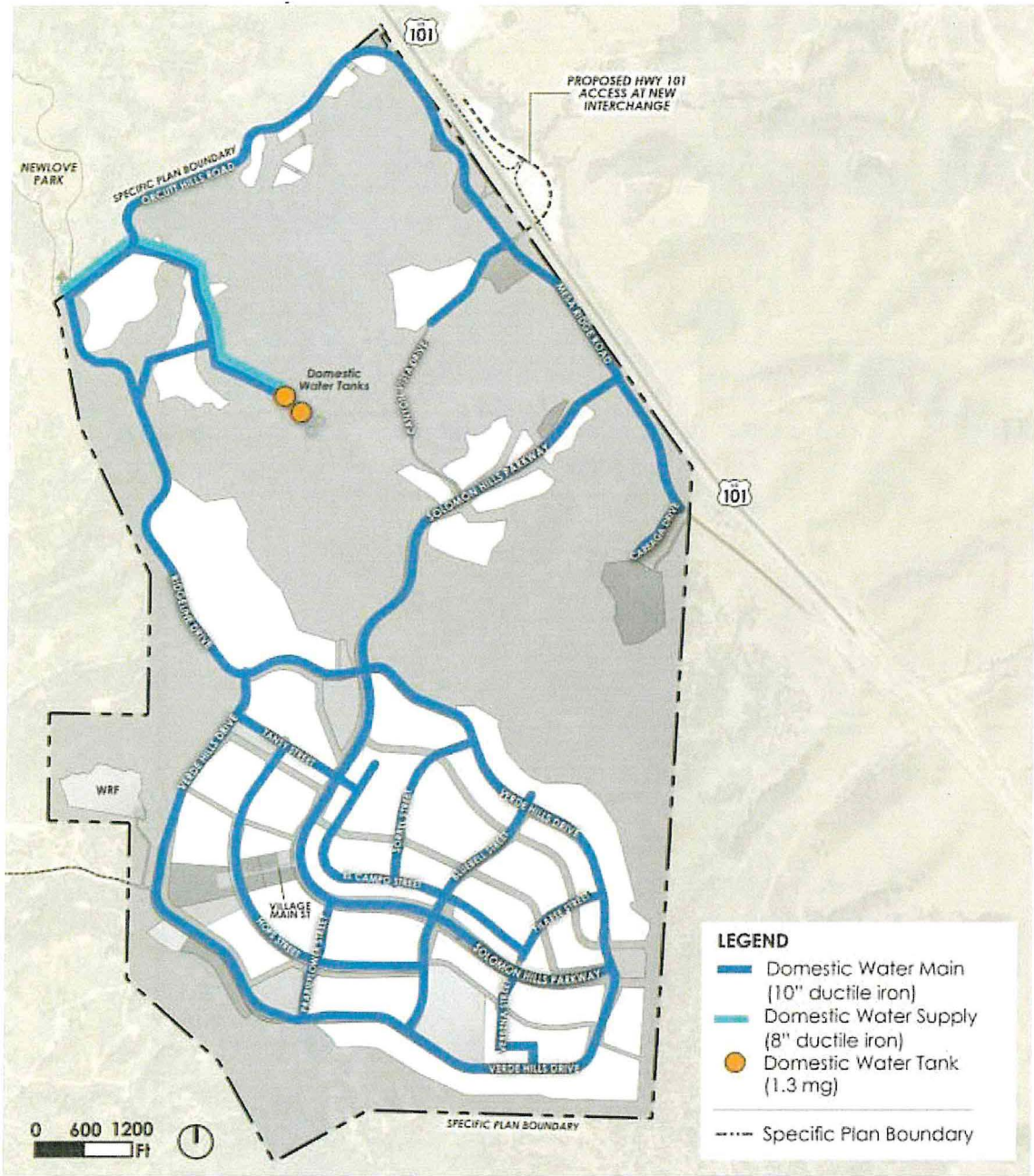
During maintenance outages of the Coastal Branch Aqueduct Pipeline estimated at two weeks a year, the Specific Plan Area would rely on local groundwater from the Santa Maria Basin, which would be able to be delivered to the Specific Plan Area using the same transmission mains, booster pump stations, and storage facilities planned for Cadiz and State Water Project supplies and part of the water supplier to the Community. An equal amount of water used during these temporary periods will be resupplied to the Santa Maria Basin during the course of the same year having a net zero effect on the overall water demand from the Santa Maria Basin. According to the applicant's Water Supply and Infrastructure Overview, the project would require new groundwater well(s) in the Santa Maria Basin. Treated effluent would be percolated to the groundwater basin and imported water deliveries may create additional return flows to the Santa Maria Basin and potentially to Golden State Water Company's Orcutt Water System. The applicant is also pursuing a potential supply agreement with the City of Santa Maria to diversify the project's water portfolio.

Wastewater and Recycled Water

Wastewater

Wastewater generated within the Specific Plan Area would be conveyed through a gravity sewer collection system to a new water reclamation facility, which would be located in the southwestern corner of the Specific Plan Area (refer to Figure 0-4). The initial water reclamation facility would be constructed early in the first phase of development of the Specific Plan Area (refer to Section 1.6, Project Phasing Plan), and would be expanded during subsequent phases as project development demands require additional treatment from the facility. The water reclamation facility would be dedicated to the Laguna County Sanitation District in fee. A lift station would be required to serve the northern area of the Specific Plan Area that lies at a lower elevation than the water reclamation facility. The wastewater and sewer system would be maintained and operated by Laguna County Sanitation District.

Figure 0-9 Water Supply Infrastructure



Data Source: Solstra Communities California, LLC

Recycled Water

Wastewater treated at the water reclamation facility would be disinfected to Title 22 disinfected tertiary standards, making it suitable for reuse to irrigate parks, commercial areas, and landscaping. Recycled water storage and associated infrastructure would include two 300,000-gallon water tanks at the water reclamation facility and two 300,000-gallon water tanks located near the top of Solomon Hill. Approximately 1.3 million gallons of total storage capacity would be provided for recycled water. Recycled water would be distributed throughout the Specific Plan through 8-inch ductile iron water lines within the street right-of-way. Figure 0-10 shows the location of the water reclamation facility and associated infrastructure.

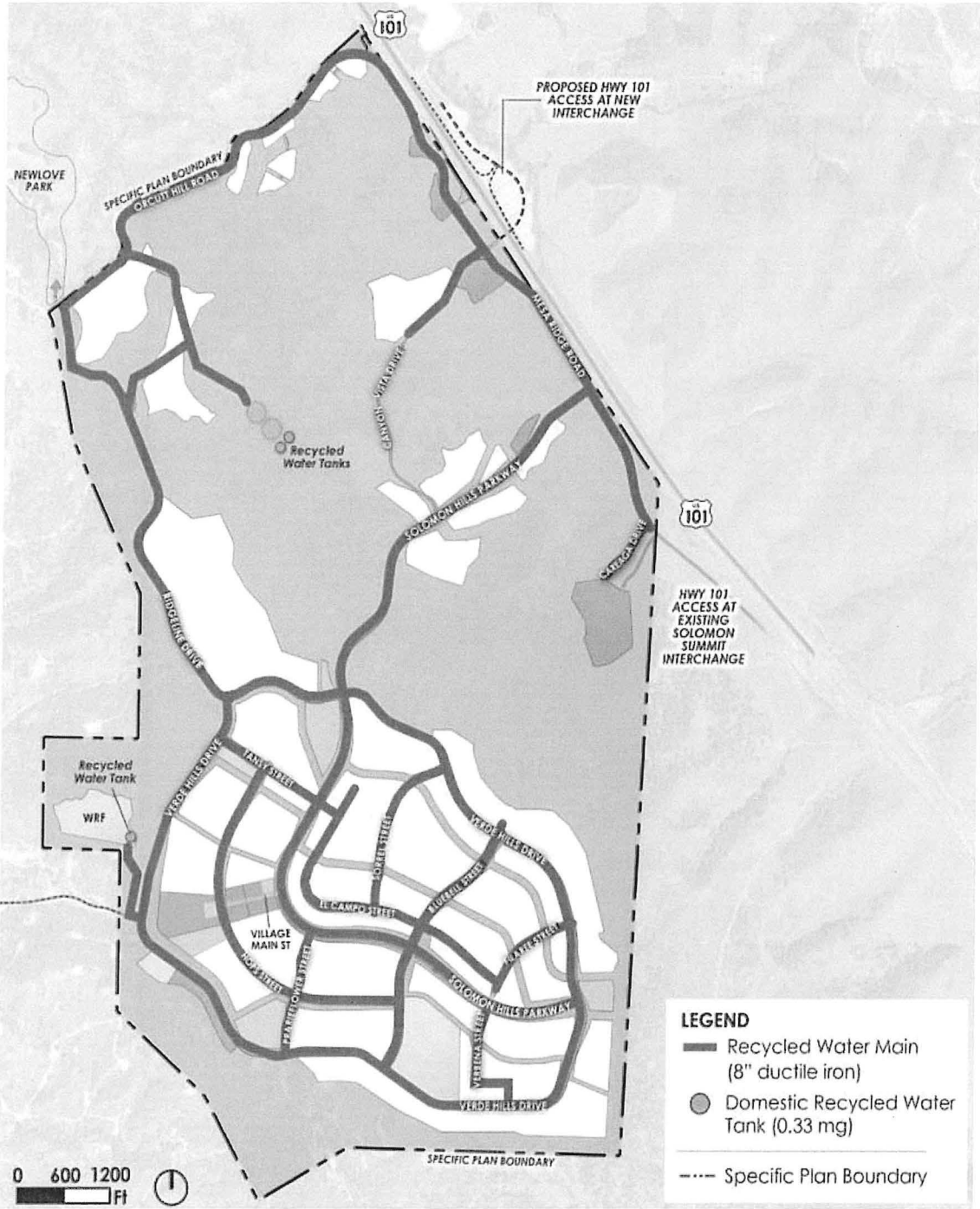
Wet Weather Storage Basins

Excess recycled water that cannot be used for irrigation during periods of wet weather will be directed to wet weather storage basins. Two wet weather storage basins would be installed during the first phase of the development. One of these basins (Effluent Storage Basin No. 1) is proposed at the water reclamation facility site and would provide 12.3 acre-feet of recycled water storage. A second basin (Effluent Storage Basin No. 2) is proposed at the eastern boundary of the development and would provide 1.1 acre-feet of recycled water storage. This second basin would be unlined to allow for incidental percolation.

The project also includes construction of a third “wet weather only” recycled water storage basin (Effluent Storage Basin No. 3), on a 9.5-acre portion of the northeast corner of the project site, outside of the Specific Plan Area and within the Orcutt Community Plan Area (refer to Figure 0-3 and Figure 0-4). The basin would be installed during the third phase of development and would provide 39.5 acre-feet of recycled water storage during periods of wet weather when recycled water demand is low, though Laguna County Sanitation District has provided feedback to date to the applicant regarding the necessary discharge capacity and it may need to be increased. Recycled water would be temporarily held in the basin until irrigation demand increased. Infrastructure associated with this facility would include a 1,000 square foot pump station with a triplex pumping station, pipelines, and an intake system. A 24-acre spray field would be designated adjacent to the basin to the west with an associated 600 gallons per minute irrigation pump station. The recycled water storage facility would be capable of delivering 800 gallons per minute back to the recycled water distribution system serving the Solomon Hills development and Newlove Park. Following construction of the Effluent Storage Basin No. 3 during the third phase of Specific Plan Area development, the facility or an easement over it would be dedicated to the Laguna County Sanitation District, or at another time based on preliminary approvals by Laguna County Sanitation District. The irrigation blocks around Effluent Storage Basin No. 3 would likely not be dedicated in fee, but may be subject to easement dedication to Laguna County Sanitation District. Please refer to the Phasing Table for all basin deliveries.

The Effluent Storage Basin No. 3 would also include a 0.6-mile publicly accessible multi-use trail easement that would run north-south to the west of the facility to connect trails outside of the Specific Plan Area (discussed further in Section 1.5.9, Parks and Open Space).

Figure 0-10 Wastewater and Recycled Water Infrastructure



Data Source: Solstra Communities California, LLC

Stormwater

Stormwater runoff from the Specific Plan Area would be intercepted by on-site storm drain systems and discharged into two retention/detention basins located throughout the Specific Plan Area. Stormwater drainage facilities would be designed to meet County of Santa Barbara Flood Control Project's Clean Water Requirements and Central Coast Regional Water Quality Control Board's post-construction standards. Additionally, the Specific Plan Area internal circulation network (refer to Section 1.5.6, Roadways and Circulation) would incorporate Low Impact Development measures, such as vegetated bioswales, to contain and treat stormwater runoff prior to entering conveyance systems.

Stormwater quality control would be managed during construction and operation phases of the Specific Plan in accordance with State Regional Water Resources Control Board requirements, including preparation of a Stormwater Pollution Prevention Plan for each grading project over one acre of ground disturbance, implementation of best management practices, and low impact development measures designed to reduce runoff volume.

Electricity

Electricity for the project site would be supplied by Central Coast Community Energy using Pacific Gas & Electric (PG&E) infrastructure, including the existing Divide Substation located east of SR 135 and west of the Specific Plan Area, along with any future improvements to the Divide Substation, southeast of the Specific Plan Area, and using the existing 12kV distribution lines near the Specific Plan Area. The existing 12kV distribution lines would be upgraded as required by PG&E standards.

New electrical lines in the Planning Areas would be installed underground within the street right-of-way or directly adjacent to the street within a public utility easement, or as dictated by PG&E.

Natural Gas

Natural gas service to the project site would be provided by SoCalGas via a new service line extending from Rice Ranch Road along Orcutt Hill Road. The new service line would be installed underground within the street right-of-way or directly adjacent to the street within a public utility easement. Natural gas would not be provided to residential units within the Specific Plan Area. Natural gas infrastructure within the Specific Plan Area would serve non-residential development or critical infrastructure, such as commercial kitchens, public safety facilities, and medical uses.

Telecommunications

Telecommunications, cable television, and data services would be provided by Frontier Communications or a similar private telecommunications provider. The service would be provided by extending telecommunications along existing street right-of-way. New service lines in the Planning Areas would be installed underground within the street right-of-way or directly adjacent within a public utility easement.

1.5.8 Public Services

This section describes the public and private services, including the proposed public school, sheriff, fire and emergency services, and solid waste, recycling, and green waste services required to support development of the Specific Plan Area.

Schools

The Specific Plan includes the construction of a new public TK-8 school with play areas on a 16.4-acre location in the southern portion of the Specific Plan Area (refer to Figure 0-4). The school site would be dedicated to Orcutt Union School District (OUSD) prior to the construction of the school. The school is anticipated to be dedicated to OUSD as part of Phase 3 and is targeted by the 3,000th certificate of occupancy, though it is unknown at this stage if and when precisely OUSD would move forward with construction. For the purposes of analysis herein, it is assumed that the school site will be dedicated but may not be constructed within the timeframe anticipated for Specific Plan buildout. OUSD would design the school for review and approval by the California Department of Education. Once constructed, the school would be owned and operated by OUSD. The Specific Plan Area is within the current OUSD attendance zones for Pine Grove Elementary School, Orcutt Junior High School, and Orcutt Academy High School, and within the Santa Maria Joint Union High School District attendance area for Ernest Righetti High School.

Law Enforcement, Fire, and Emergency Services

The Specific Plan includes construction of a new fire station on a 2.2-acre site located in the southwest corner of the Specific Plan Area (refer to Figure 0-4). In accordance with Santa Barbara County Fire Department requirements, a temporary fire facility consisting of a trailer and necessary furnishings would be established prior to the commencement of any vertical construction within the Specific Plan Area. If the County Sheriff determines it is necessary to ensure adequate police protection services, a Sheriff's office space would be included in the Specific Plan Area – either within the retail area or adjoining the fire facility. The permanent fire station, and the joint Sheriff's substation if required, would be constructed during the third development phase of the Specific Plan. Refer to Section 1.6, Project Phasing Plan for a more detailed discussion of the project phasing plan.

The 2.2-acre location for the fire station would be dedicated to the Santa Barbara County Fire District in fee. The Santa Barbara County Fire Department would provide fire protection and emergency response for medical, rescue, and hazardous materials incidents to the Specific Plan Area. The nearest existing Santa Barbara County Fire Department Stations are County Station No. 21, located at 335 Union Avenue in Orcutt, and County Station No. 26, located at 1596 Tiffany Park Court in Orcutt. In addition, American Medical Response (AMR) also provides emergency medical transport service for Santa Barbara County. The nearest AMR location to the project site is AMR station is also located on Skyway Drive across the street from the Airport, and AMR stages at Clark and Bradley.

Law enforcement for the project site would be provided by the Santa Barbara County Sheriff's Department. The nearest existing Santa Barbara County Sheriff's Department Station is the Santa Maria Station located at 812-A Foster Road in Santa Maria.

Solid Waste, Recycling, and Green Waste

Solid waste, recycling, and green waste generated by new development in the Specific Plan Area would be serviced by MarBorg or a similar private refuse service. Solid waste would be transported to the City of Santa Maria Regional Landfill, located northeast of the City, or to the future Los Flores Landfill, planned south of the City of Santa Maria.

1.5.9 Parks and Open Space

Open space would account for 1,020 acres within the Specific Plan Area, including 71 acres designated for active and passive recreational uses, 22 acres of parks with active recreational components, and 949 acres designated for non-recreational uses to preserve oak woodlands and sensitive habitat areas which includes designated trails for hiking and mountain biking. The passive recreational trail network would connect parks and neighborhoods to open space areas and provide connections to trails outside the Specific Plan Area. Parks in the Specific Plan Area would include community green space such as small common area passive parks within neighborhoods; community parks with sports fields, courts, and restrooms; a fitness center and pool; an active adult facility for those aged 55 years and older; and a 10-acre linear park with multimodal lanes along Solomon Hills Parkway. The open space areas, trails and parks are shown in Figure 0-8.

The project site outside of the Specific Plan Area would remain undeveloped aside from the utility and roadway infrastructure proposed to support the Specific Plan Area and remaining oil and gas operations, the 506 acres proposed for a conservation easement (refer to Section 1.5.4, Conservation Easement), oak tree management areas, and the expansion of Newlove Picnic Grounds as Newlove Park. Newlove Picnic Grounds would be improved under a CUP, which would include trails that would connect to the Solomon Hills Specific Plan Area trail system and north into Orcutt, a multi-use sports field, pickleball courts, playground, and picnic areas on a 31-acre portion of land north of the Specific Plan Area, shown in Figure 0-3 and Figure 0-4.

1.5.10 Landscaping, Lighting, and Signage

Specific Plan landscaping would be required to incorporate drought-tolerant landscaping materials and plants. Plant palettes for landscaping are established in the Objective Design Standards and Project Design Guidelines, such that the landscaping plants would be appropriate for the area and would not affect native plants in adjacent undisturbed areas. Irrigation for landscaping would use reclaimed water and incorporate low-flow emitters, rain shut-off devices, and drip systems, consistent with the State Model Water Efficient Landscape Ordinance requirements.

Specific Plan Area lighting would be fully shielded, low-intensity, and low-glare, and equipped with motion, light, and time sensors. These parameters would minimize light pollution from exterior light fixtures and ensure compliance with the Dark Sky standards of the International Dark Sky Association and the Illuminating Engineering Society of North America. Lighting within the community common areas would include street and pedestrian lighting along roadways and walkways.

Permanent signs would include welcome, guidance (directional and informational), street, and trail signs throughout the Specific Plan Area. Temporary signs would include those displayed during home sales or those present until the completion of project construction to guide visitors throughout the Specific Plan Area. Permanent and temporary signs would be required to abide by the County Sign Standards (County Code of Ordinances Chapter 35.38).

1.5.11 Objective Design Standards and Project Design Guidelines

The project's Objective Design Standards, detailed in Appendix A of the Specific Plan, would establish the design standards for zone district development. Prior to issuance of zoning clearances for each phase of construction in the Specific Plan Area, the developer would be required to demonstrate compliance with the relevant Objective Design Standards. The project's Design

Guidelines, also detailed in the Specific Plan, Appendix A, supplement the Objective Design Standards by providing design direction.

The Objective Design Standards and Design Guidelines are intended to provide a consistent design for the Specific Plan Area from the initial grading phase through Planning Area establishment and full project buildout.

The project Objective Design Standards and Design Guidelines include requirements for the following elements to guide project development:

- Site design; including defining the Planning Areas (refer to Figure 0-5), grading, and erosion control requirements that would apply to each phase of Specific Plan Area development.
- Landscape design, plant palettes, lighting, and permanent and temporary signage (refer to Section 1.5.10, Landscaping).
- Fuel Modification Zones for all buildings that border undeveloped areas (consistent with the Defensible Space Standards established by Santa Barbara County Fire Department).
- Vegetation screening for infrastructure (refer to Section 1.5.7, Utilities).
- Access to abandoned oil and gas wells (refer to Section 1.5.5, Oil and Gas Infrastructure Abandonment).

1.5.12 Green Building Features

The project's overall design for commercial buildings would be required to meet all applicable California Green Building Standards Code (CALGreen) requirements for planning and design in place at time of construction, including water efficiency and conservation, material conservation and resource efficiency, and environmental quality, as well as the California Energy Code for energy efficiency. To date, these requirements include implementation of the County's "Water Wise" program to reduce indoor water use, reuse of reclaimed water for irrigation, and high efficiency fixtures. In compliance with the California Energy Code for energy efficiency, all new residences would have rooftop solar panels installed, and battery storage would be provided on-site.

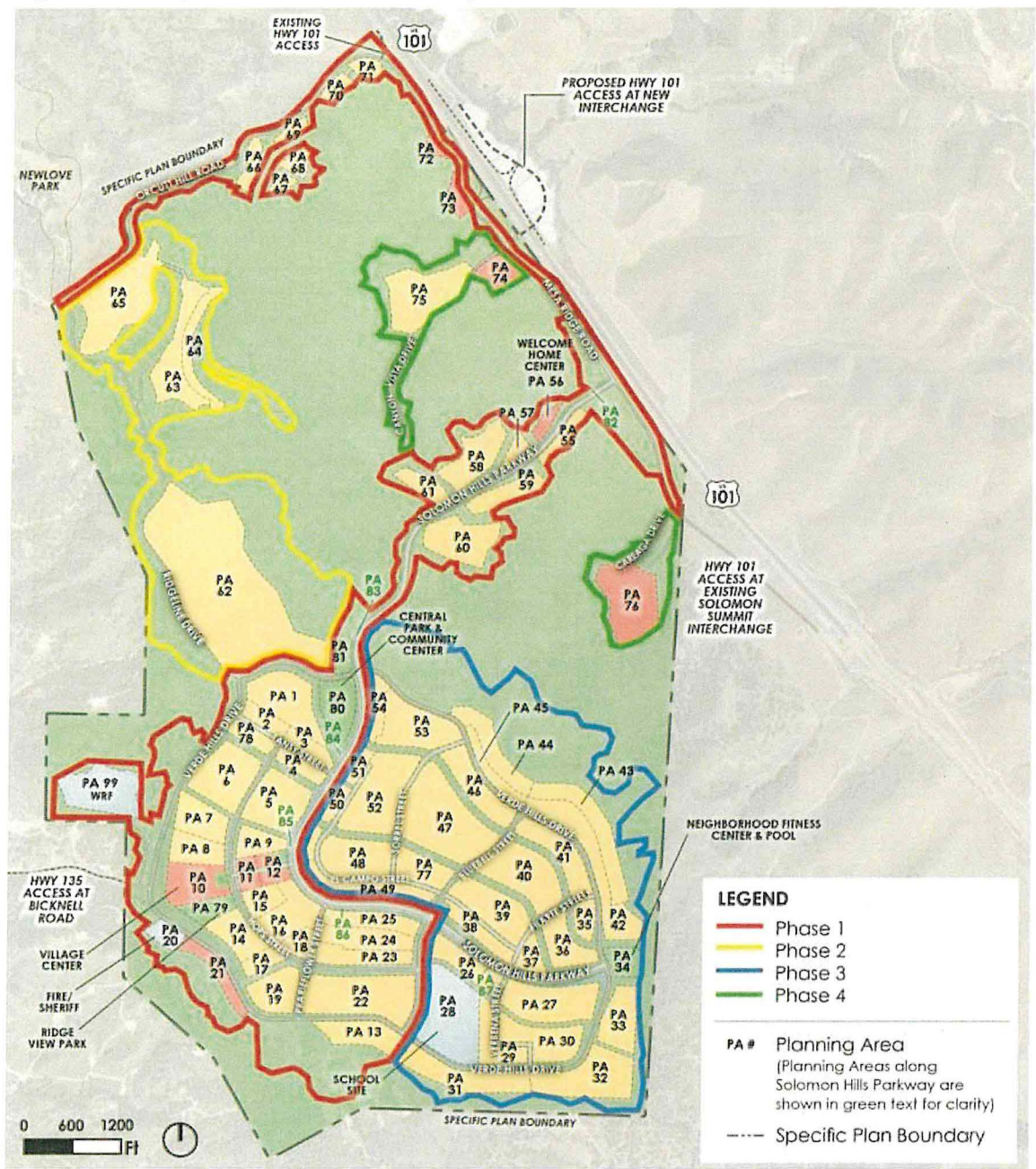
In addition to the requirements under CALGreen and the California Energy Code, commercial buildings would meet Leadership in Energy and Environmental Design (LEED) bronze standards, and office buildings over 50,000 square feet would meet LEED Silver standards in place at time of construction. LEED certification is based on performance in five key areas: sustainable sites, water savings, energy and atmosphere, materials and resources, and indoor environmental quality. To support the LEED certification of commercial buildings within the Specific Plan Area, solar panels would be installed on all commercial buildings, the public TK-8 school, and the public services buildings such as a community center and the fitness center.

1.6 Project Phasing Plan

Development of the project is proposed to follow four phases, with anticipated build-out occurring over a period of 14 years. Phased grading, access, utility, horizontal and public improvements would be required to align with the same buildout phases. All new utility connections to the Specific Plan Area boundary would be required prior to occupancy of the first phase of development, except for services required to begin prior to vertical construction.

The proposed phasing plan for the Specific Plan is shown on Figure 0-11. Table 0-3 summarizes grading and development phasing within the project site.

Figure 0-11 Specific Plan Area Phasing Plan



Data Source: Solstra Communities California, LLC

Table 0-3 Project Phasing Plan Summary

	Phase 1	Phase 2	Phase 3	Phase 4
Residential				
Residential Market Rate Units	1,202	134	1,463	76
Residential Active Adult Units	130	595		
Residential Inclusionary Units	135	70	145	50
Residential Unit Total	1,467	799	1,608	126
Residential Market Rate Planning Areas	2, 3, 4, 5, 6, 7, 9, 13, 16, 17, 18, 19, 22, 23, 24, 25, 55, 57, 58, 59, 60, 61, 66, 67, 68, 69, 70, 71, 78	63, 64, 65	26, 27, 29, 30, 31, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 77	75
Residential Active Adult Planning Areas	1	62		
Residential Inclusionary Planning Areas	8, 14, 15	8, 14, 15	8, 14, 15	8, 14, 15
Commercial				
Commercial Retail Sq Ft	10,000	15,000	30,000	70,000
Commercial Retail Planning Area	12	12	10	10, 72, 73
Commercial Office Sq Ft	5,000	25,000	130,000	365,000
Commercial Office Planning Area	11, 56	11, 21	11, 21, 74	74, 76
Unit Equivalency	1,000 Unit CoFo	2,000 Unit CoFo	3,000 CoFo	4, 000 CoFo
Parks (HOA Maintained)				
Park Name	Hillcrest and Central Park	Ridgeview	Park at School	Fitness Center/Pool
Park Planning Areas	80, 81	79	28	34
Unit Equivalency	250 Unit CoFo	2,000 Unit CoFo	3,000 Unit CoFo	3,000 Unit CoFo
Fire Station/Sheriff Office				
Facility	Temporary Fire Facility		Final Fire Facility and Sheriff Office in Main Village	
Planning Area	20		20	
Unit Equivalency	1 st Unit CoFo		3,000 Unit CoFo	
Water Reclamation Facility				
Facility	Site and Main Facility Effluent Storage Basin Nos 1 and 2	Phase 2 Expansion Facility	Phase 3 Expansion Facility Effluent Storage Basin No. 3 and Spray Field	Phase 4 Expansion Facility
Planning Area	99, 102	99	99, Effluent Storage Facility Easement Area	99
Unit Equivalency	1 st Unit CoFo	2,000 Unit CoFo	3,000 Unit CoFo	4,000 Unit CoFo
TK-8 School				
Estimated Student Generation	429	66	516	40
Facility			Dedication Land – Facility OUSD to Complete	
Planning Area			28	
Unit Equivalency			3,000 Unit CoFo	
Public Trails				
Facility	Access to Newlove Park from Orcutt Trail System	Trails from Newlove Park Entrance/ Orcutt Hill Road to Welcome Home Center		Trails with Public Access from Solomon Hills Parkway to Southern Specific Plan Boundary
Planning Area	CUP Newlove Park	Solomon Hills Specific Plan Open Space Area		Solomon Hills Specific Plan Open Space Area
Unit Equivalency	1 st Unit CoFo	2,000 Unit CoFo		4,000 Unit CoFo

	Phase 1	Phase 2	Phase 3	Phase 4
Grading (VTM No. 14,909)				
Grading Volume (cubic yards)	11.4 million	3.9 million	7.8 million	0.8 million
Grading Impacts (acres)	418.5 (plus 9.8 engineering fill)	158.3 (less 5.8 engineering fill)	312.7 (plus 7.1 engineering fill)	52.3 (less 1.1 engineering fill)
Planning Areas	1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 55, 56, 57, 58, 59, 60, 61, 66, 67, 68, 69, 70, 71, 78, 80, 81, 90, 99, 102, Open Space	21, 62, 63, 64, 65, 79	10, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 74, 77,	34, 72, 73, 75, 76
Well Abandonment/Remediation				
Oil Wells	50	3	12	0
Unit Equivalency	Prior to Grading Permit Phase 1	Prior to Grading Permit Phase 2	Prior to Grading Permit Phase 3	
Oak Tree/Habitat Restoration				
Planting/Preservation/Enhancement (acres)	7,826	1,076	5,228	76
Restoration Areas (acres)	371	54	243	7
Estimated Phase Duration (Years)	5.2	2.9	5.7	0.3
Project Site Access Roads to Specific Plan Area				
U.S. 101 (New Interchange)	Completed (if existing U.S. 101/ Solomon Summit Road Interchange not available for Phase 1)	Completed (if existing U.S. 101/ Solomon Summit Road Interchange available for Phase 1)		
U.S. 101 (Solomon Summit Road)	Mesa Ridge Road Completed to Existing U.S. 101/ Solomon Summit Road Interchange (if available)			
State Route 135	Bicknell Road to Graciosa Road to Existing SR 135/ San Antonio Interchange			
Sq Ft = Square Feet; OUSD = Orcutt Union School District; HOA = Homeowners Association; SR = State Route; VTM = Venting Tentative Tract Map; No = Number; PA = Planning Area				

Over the course of the four phases of development, infrastructural components of the Specific Plan, including proposed public park sites, commercial use areas, public services and amenities, and oil and gas infrastructure abandonment would be provided commensurate with the proposed residential and commercial development, and would be pursuant to the terms of a Development Agreement and the other entitlements, which would be established between the County and the project applicant.

Phase 1 would include the construction of a temporary fire station, with the permanent facility constructed during Phase 3. Phase 1 would also include construction of the new U.S. 101 interchange and Specific Plan Area access roads, critical infrastructure to provide utilities including water, gas, and electric lines, the water reclamation facility (with future expansions in future phases), and abandonment of 50 oil and gas wells.

Figure 0-11 shows the proposed phasing plan areas within the Specific Plan Area.

1.7 Project Objectives

The applicant's primary purpose for the Solomon Hills project is to create a new community development centered around a mixed-use village and TK-8 school with a range of housing types supported by a mix of commercial, office, public, quasi-public, recreational, and open space uses while phasing out historic oil and gas operations. The project's general objectives are as follows:

- Provide a mixture of residential unit types appropriate to the housing needs identified in the Santa Barbara County Housing Element, expanding housing for working class families.
- Establish a community that provides space for retail, commercial, and office uses designed to provide job/housing balance and implement smart growth principles that reduce vehicle miles traveled by integrating these land use functions into one community.
- Implement a walkable-bikeable neighborhood design that is integrated with the new TK-8 school, parks, open space, and other civic spaces to allow pedestrians, bicycles, and vehicles to travel safely and efficiently.
- Facilitate the reduction in oil and gas extraction activities in Santa Barbara County consistent with County and State goals to reduce fossil fuel extraction.
- Integrate the community and amenities into the natural features of the Solomon Hills that are substantially out of the public viewshed, providing open space for habitat conservation, and incorporating recreational amenities such as a park and trail system to encourage active and passive recreation.

1.8 Required Approvals

Implementation of the Specific Plan would require the following discretionary approvals from the County of Santa Barbara:

- Certification of Final EIR
- Adoption of a General Plan Amendment
- Adoption of the Specific Plan
- Adoption of County Zoning and Zoning Map Amendments
- Approval of a Development Agreement

- Approval of the VTTM
- Approval of the FCM
- Approval of a DVP for phased grading and improvements
- Approval of Conditional Use Permits
- Approval of Road Naming Permits
- Approval of California Government Code §65402(a) Conformity Determinations
- Design Review by the North Board of Architectural Review
- LAFCO for the expanded LCSD service area boundary.
- Approval of the Communities Facilities District to fund public infrastructure required by the community.

Implementation of individual phases of development under the Specific Plan would require the following approvals from the County of Santa Barbara:

- Map Clearances and Recordation of the FCM and phased VTTM(s) in Final Map Form, including Departmental clearances
- Approval of Zoning Clearance to effectuate phased Development Plan for the four subsequent phases of tract grading and infrastructure improvement, including Departmental Clearances
- Approval of Grading Permit(s) for the four subsequent phases of tract grading, including Departmental Clearances
- Dedication of water reclamation facility, TK-8 School, Fire Station, and Sheriff Station (if required) across respective phases
- Approval of Subsequent Development Plans (including Departmental Clearances) for each Planning Area where required in the Specific Plan, as well as accompanying Zoning Clearances (including Departmental Clearances) to effectuate each Subsequent Development Plan
- Approval of Subsequent Tentative Maps and associated Final Map (including Departmental Clearances) for each Planning Area that is further subdivided, as well as accompanying Map Clearances to record each map in its Final Map Form.
- CFD formation.

The project would also be subject to permitting and review by other regulatory agencies, as follows:

- Santa Barbara County Public Health Department Environmental Health Services Division: review and approval of the oil and gas well abandonment and remediation plans.
- State Water Quality Control Board: Construction General Permit for disturbances over 1 acre requiring preparation of a Stormwater Pollution Prevention Plan, and if beneficial reuse of remediated soil is proposed, approval is required.
- California Department of Transportation: review and approval of proposed new U.S. 101 interchange, existing U.S. 101 interchange improvements, and SR 135 improvement.
- U.S. Fish and Wildlife Service: Federal Endangered Species Act Incidental Take Permit(s).
- California Department of Fish and Wildlife: Streambed Alteration Agreement and California Endangered Species Act Incidental Take Permits.
- Central Coast Regional Water Quality Control Board: Clean Water Act Section 401 Water Quality Certification.

- California Geologic Energy Management Division (CalGEM): Construction Site Well Review of individual wells in the project area and approval of re-abandonment of any wells.

1.9 References

Waterstone Environmental, Inc. 2025. *Phase I Environmental Assessment Report*. Subject Property Located at Solomon Hills (Portions of Careaga and Newlove Leases) APNs: 101-020-086, 101-020-086, 101-020-087. Santa Barbara County, CA 93455. August 15, 2025.