

County of Santa Barbara Planning and Development



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NOTICE OF AVAILABILITY AND PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE PROPOSED OASIS CENTER PROJECT

**Case Nos. 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006,
16DVP-00000-00002, 16LLA-00000-00004, 17CUP-00000-00013, 18GOV-00000-00005**

PROJECT DESCRIPTION: Laurie Tamura, agent, representing Orcutt Area Seniors in Service (OASIS), is requesting approval of the applications below for a new OASIS Senior Meeting Center on Orcutt Community Plan (OCP) Key Site 18 (KS18).

PROJECT LOCATION: The project development and driveway would be located south of Orcutt Creek on APNs 105-020-063, -064, -041, (driveway grading would extend onto 105-020-053 to the tip of 105-020-018), Fourth Supervisorial District. The project is located within OCP KS18, which is bounded by Clark Avenue on the south, Foxenwood Lane on the east, SPE on the north and Broadway/California Boulevard on the west, (Key Site 18: APNs 105-020-060, -061, -062, -063, -064, -065, -068, -069, -070, 105-020-41, -038, -018, -021, -022, -052, and -053). The Recorded Map Modification would modify the SPE subdivision conditions and recorded maps with regard to the OASIS property. The SPE (TM 12,679 & TM 13,345) residential lots are located immediately north of KS18 between California Boulevard and Foxenwood Lane and include APNs 105-180-001 to -055; 105-200-001 to -039; 105-250-001 to -043; and 105-280-004 to -029.

PUBLIC HEARING AND COMMENT: Santa Barbara County P&D is soliciting comments on the adequacy and completeness of the analysis and proposed mitigation measures described in 19EIR-00000-00003. You may comment by providing testimony at the public hearing on October 3, 2019 at 5:30 p.m. at the Betteravia Government Center, 511 East Lakeside Parkway in Santa Maria and/or submitting written or oral comments to the project planner identified below prior to the close of public comment on October 21, 2019 at 5 p.m.

PROJECT DETAILS: The project includes the following application requests:

Development Plan (16DVP-00000-00002): Proposal to construct the OASIS Center facility in the REC zone district. The new facility includes 15,661 square feet (sf) of structural development, with a main building of 14,069 sf and an ancillary BBQ/crafts building of 1,592 sf. The project would include a related access road, parking, landscaping, and private trails within the development area, and a section of the Orcutt Creek Trail/Bikeway proposed along the driveway and near OASIS' eastern and northern property lines. The driveway would cross APN 105-020-041 and its grading would extend onto APN 105-020-053.

Conditional Use Permit (16CUP-00000-00006): A Conditional Use Permit (CUP) is proposed to allow the proposed OASIS Senior Center (meeting center) development and use onsite. **Minor Conditional Use Permit (17CUP-00000-00013):** A Minor CUP is proposed for a directional sign near the Foxenwood Lane driveway entrance.

General Plan Amendment (14GPA-00000-00020): Amend OCP KS18 Development Standard KS18-1 to 1) Allow development of the OASIS project on land currently restricted to park, noncommercial recreation, and open space use; 2) Remove the "Open Space Area" designation for the OASIS property from the OCP Open Space Area Map; 3) Remove the "Proposed Public Park" designation for the OASIS property from the OCP Park, Recreation and Trails (PRT) Map; and 4) Modify the OCP Bikeways Map to allow the bikeway section along the project driveway to be a striped area along the paved driveway rather than a Class I Bikeway.

Government Code §65402 Consistency: A determination regarding consistency with the Comprehensive Plan with regard to OASIS proposed acquisition of the development rights to the property that are held by the Board of Supervisors pursuant to the Southpoint Estates project conditions of approval (TM 12,679 Condition No.18, TM 13,345 Condition No.21).

Recorded Map Modification (16RMM-00000-00001): The OASIS parcels (APNs 105-020-063 and -064, together one legal lot), are identified as part of the open space for Southpoint Estates. This request would modify project conditions of approval for the Southpoint Estates Tract Maps (TM 12,679 condition #18 and TM 13,345 condition #s 8 and 21) and modify affected recorded maps for the subdivision. The modification would remove the ownership and use restrictions for the TM 12,679/TM 13,345 open space acreage now owned by OASIS and would remove the "NOT A BUILDING SITE OPEN SPACE" label on two of the recorded maps for Southpoint Estates.

Lot Line Adjustment (16LLA-00000-00002): Adjust the common property line between the OASIS property (APNs 105-020-063 and -064) and the adjacent corner commercial parcel (APN 105-020-041), to add the small area of commercial zoning on the OASIS property to the corner commercial parcel.

ENVIRONMENTAL REVIEW FINDINGS: P&D has prepared a Draft Environmental Impact Report (10EIR-00000-00005) pursuant to requirements of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) and the County of Santa Barbara Guidelines for the Implementation of CEQA. P&D has prepared an EIR for the proposed project due to the potential for unavoidable, significant adverse effects to result from project implementation. The EIR prepared for the project identifies and discusses potential impacts, mitigation measures, residual impacts and monitoring requirements for identified subject areas. Significant effects on the environment are anticipated in the following areas: **Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Fire/Police Services, Geologic Processes, Greenhouse Gas Emissions/Climate Change, Land Use/Planning/Quality of Life, Noise, Public Services, Recreation and Open Space, Transportation and Circulation, and Water Resources: Supply/Quality/Flooding and Drainage.** If the project description changes, P&D will require a reevaluation to consider the changes. This reevaluation will be subject to all regular fees and conditions. If you challenge this environmental document in court, you may be limited to raising only those issues raised by you or others in written correspondence or in hearings on the proposed project.

DOCUMENT AVAILABILITY: If a copy of the EIR is not attached, the draft EIR may be obtained and all documents referenced in the EIR may be reviewed at Planning & Development offices located at 624 Foster Road, Suite C, Santa Maria AND on our website at: <http://www.countyofsb.org/plndev/projects/oasiscenter.sbc>. Draft documents are also available for review at the Santa Maria Library, 421 S McClelland Street in Santa Maria and at the Santa Barbara Library, 40 East Anapamu Street.

HOW TO COMMENT: Please provide comments to the project planner, Natasha Campbell at 624 W. Foster Road, Santa Maria, CA 93455, ncampbell@co.santa-barbara.ca.us, 805-570-4871, 805-934-6250 (reception), (805) 934- 6258(fax) prior to the close of public comment on October 21 at 5 p.m. or provide testimony at the public hearing on the date and time specified above. Please limit comments to environmental issues such as aesthetics, traffic, etc. You will receive notice of the dates of future public hearings to consider project approval or denial.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the hearing will enable Hearing Support Staff to make reasonable arrangements.

PROJECT DESCRIPTION: Laurie Tamura, agent, representing Orcutt Area Seniors in Service (OASIS), is requesting approval of the applications below for a new OASIS Center on Orcutt Community Plan (OCP) Key Site 18 (KS18). The project includes the following application requests:

Development Plan (16DVP-00000-00002): Proposal to construct the OASIS Center facility in the REC zone district. The new facility includes 15,661 square feet (sf) of structural development, with a main building of 14,069 sf and an ancillary BBQ/crafts building of 1,592 sf. The project would include a related access road, parking, landscaping, and private trails within the development area, and a section of the OCP Orcutt Creek Trail/Bikeway proposed along the driveway and near OASIS’ eastern and northern property lines. Access would be provided from Foxenwood Lane, via a private access easement over APN 105-020-041.

Conditional Use Permit (16CUP-00000-00006): A Conditional Use Permit (CUP) is proposed to allow the proposed OASIS Senior Center (meeting center) development and use onsite. **Minor Conditional Use Permit (17CUP-00000-00013):** A Minor CUP is proposed for a directional sign near the Foxenwood Lane driveway entrance.

General Plan Amendment (14GPA-00000-00020): Amend OCP KS18 Development Standard KS18-1 to 1) Allow development of the OASIS project on land currently restricted to park, noncommercial recreation, and open space use; 2) Remove the “Open Space Area” designation for the OASIS property from the OCP Open Space Area Map; 3) Remove the “Proposed Public Park” designation for the OASIS property from the OCP Park, Recreation and Trails (PRT) Map; and 4) Modify the OCP Bikeways Map to allow the bikeway section between Foxenwood Lane and OASIS’ eastern property line to be a striped “lane” within the paved driveway (Class II Bikeway) rather than a separated Class I Bikeway.

Government Code §65402 Consistency: A determination regarding consistency with the Comprehensive Plan with regard to OASIS proposed acquisition of the development rights to the OASIS property that were deeded to the County pursuant to the Southpoint Estates project conditions of approval (TM 12,679 Condition No.18, TM 13,345 Condition No.21).

Recorded Map Modification (16RMM-00000-00001): The OASIS parcels (APNs 105-020-063 and -064, together one legal lot), are identified as part of the open space for Southpoint Estates. This request would modify project conditions of approval for the Southpoint Estates Tract Maps (TM 12,679 condition #18 and TM 13,345 condition #s 8 and 21) and modify affected recorded maps for the subdivision. The modification would remove the ownership restrictions and land use limitation of open space/noncommercial recreation for the OASIS property and remove the “NOT A BUILDING SITE OPEN SPACE” label on the OASIS property on two of the recorded maps for Southpoint Estates. (Southpoint Estates EIRs: 79-EIR-1, 82-EIR-18)

Lot Line Adjustment (16LLA-00000-00002): Adjust the common property line between the OASIS property (APNs 105-020-063 and -064) and the adjacent corner commercial parcel (APN 105-020-041), to add the 0.12 acre area of commercial zoning on the OASIS property to the corner commercial parcel.

PROJECT LOCATION: The proposed development would be located south of Orcutt Creek on APNs 105-020-063 and -064 (OASIS property). The proposed driveway would cross APN 105-020-041 (LeBard) and grading would extend onto APN 105-020-053 (LeBard) and to the tip of APN 105-020-018 (Lee, not a part), Fourth Supervisorial District. The OASIS property is located within OCP KS18, which is bounded by Clark Avenue on the south, Foxenwood Lane on the east, Southpoint Estates on the north and Broadway/California Boulevard on the west, (Key Site 18: APNs 105-020-060, -061, -062, -063, -064, -065, -068, -069, -070, 105-020-41, -038, -018, -022, -052, and -053). The Recorded Map Modification would modify the Southpoint Estates subdivision conditions and recorded subdivision maps with regard to the OASIS property. The Southpoint Estates residential lots are located immediately north of KS18, between California Boulevard and Foxenwood Lane. The other Southpoint Estates open space lots are located within KS18. The project would be served by Golden State Water and Laguna County Sanitary District (sewer).

The project would receive water from Golden State Water and sewer service from Laguna County Sanitary District. The OASIS Center would relocate from their current location on Soares Avenue in Orcutt, on Orcutt Union School District property. Access would be provided off of Foxenwood Lane, via a private access easement across the adjacent, corner commercial property to Foxenwood Lane. The driveway would cross APN 105-020-041 and its grading would extend onto APN 105-020-053.

Project Vicinity



