

OASIS MEETING CENTER EIR SCOPING DOCUMENT

Attachment B - Comments Received on Superseded Draft Negative Declaration

Orcutt community center..

Hi Natasha,

Thank you for answering my phone call promptly, and answering my questions...

I am opposed to the location of the proposed community center. I am sorry they have spent money with plans to proceed, With-out doing their due diligence. There are many factors that suggest a better location would be beneficial for all.

First.. the county is again setting precedence that zoning laws dont need to be followed, or obeyed. Southpoint residents paid extra for the location facing the greenbelt, and open space.. now , that may change. damages.

Second. We bought our house on the greenbelt, expecting it to remain as an open area. Now that may change, with an event center with seating for 300 people, and 4 large doors facing the open bbq area. We expect receptions and functions with loud noise. The metal building most likely wont have adequate insulation...real world noise levels will be excessive, and 65 decibels wont be monitored adequately.. any noise is excessive.. the police have better things to do than chase parties away after 10 , 11 or , 12 at night..and , these groups should be able to enjoy their wedding reception with out the police showing up, Not to mention, it would be a shame if the center is built, and then enough local noise complaints effectivly , shut down the center to large events...The current oasis management has good intentions to monitor the noise, however real world realities know otherwise..

Third...there is only one entrance...the traffic flow will be excessive and disruptive, during large events. Also, seniors proceed more cautious, and slower, than the locals on foxenwoods lane...the entrance in and out of the center is not safe... and there will need to be sidewalks poured. And bicycle lanes allowed for. And how will the center patrol the caltrans park and ride.. Caltrans has asked that their lot is Not to be used for the oasis center. Its not fair to ask southpoint to patrol their street parking , for oasis visitors.

Fourth... the entrance lane and alley down to the new center may be very constrictive, especially if it is full of evacuees from a possible kitchen fire and the fire bells.. Will the fire trucks be able to access the center with cars and people flowing out?

Fifth. I am all in favor of a senior center. ...Please..., not at this location. I feel like the current seniors at the center may have been mislead iniatially.. and they may have signed the letters earlier, in favor of the new center, Thou now! they may want the center to be a Senior Center again, and not a large event center. They may be losing control of their facility.. I know the seniors are courteous, and they would not want noise from Bands disturbing the neighbors for 3 to 4 blocks away , or more!

Sixth.. i think it all boils done to helping assist the oasis center find a suitable location. They have a great function. Why not the airport location?, near the food bank. Fish and wildlife endangered species funds can hopefully be reduced for a non profit group. Or, why cant it be co-located with the new proposed senior housing at the orcutt school district? Could the Present location be sold to a land conservancy, or other group , who is interested in maintaining the valley as originally intentioned by the santa barbara planning department and orcutt community

plan. Those funds could be used to purchase , if able, the home near dyer and rice ranch road...adjoining the new proposed senior housing..

Seventh.. what can we propose , to help mr lebard , build his restaurant, so that (t)his oasis center isnt built in the valley...

Grant Christensen...

June 4, 2017

Natasha Campbell, Project Planner
Santa Barbara County Planning & Development
123 Anapamu Street,
Santa Barbara, California 93101

Re: **PUBLIC COMMENT – OASIS CENTER PROJECT**

**Case Nos: 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006,
16DVP-0000-00000-00002, 16LLA-00000-00004, 17CUP-00000-00013, 17 NGD-00000-00003**

Dear Ms. Campbell,

I live at the corner of Foxenwood Ln. and Wilson Dr. of the Southpoint Estates tract. My property is 300 steps from the entry to proposed Oasis development. I am a retired appraiser and trained as an expert witness, for property tax hearings. I also retired as a community bank lending officer, experienced in real estate lending, business plan review and risk analysis. I served on a Municipal Advisory Council (MAC) for seven years, or so and have had some CEQA training. I do have day to day personal expertise as to impacts and influences of the vicinity of said project site. Our public hearings involved issues related to development matters and health/public safety issues. I ask that you allow me to comment on the above Draft Negative Declaration (DNMD), environmental review document.

My review finds the DNMD contains **inadequate discussion and conclusions**. I further request a **full Environmental Impact Report** to adequately inform interested parties of full scope and impact analysis of the proposed project. Please allow me to present a “fair Argument” of my findings and request, as follows:

DNMD 7.0 – 5 MANDATORY FINDINGS OF SIGNIFICANCE

FACT 1. Existing property entitlements of “NOT A BUILDING SITE’ OPEN SPACE designation (conditions for South Point Estates Subdivision map approval), General Plan codification via Orcutt Community Plan (OCP) and REC zoning, are in place and both public and surrounding residential users, enjoy all rights and responsibilities of said entitlements - as is.

- **Comment 1:** *Without the proposed (6) actions of the development application and DNMD review, public continues to enjoy existing conditions of this open space, restricted property.*
- **Comment 2:** *No development path evident, without entitlement modifications.*

FACT 2. DNMD Cover page describes Oasis project proposal as “**Oasis Meeting Center.**” DNMD 1.0 describes the project as a **permanent facility** and most importantly defines the proposed project use by stating; “A Conditional Use Permit (CUP) is proposed, pursuant to LUDC Table 2-24, which identifies the requirement for approval of a CUP to allow the proposed OASIS Center “meeting center” use onsite.

- **Comment 3:** *The correct Santa Barbara County Land Use & Development Code (LUDC) property use code is 2-25. Not only is the cited 2-24 Table incorrect, it could be misleading for reviewers of the DMND environmental review.*
- **Comment 4:** *LUDC Table 2-25 matrix indicates a “Meeting Center” requires a CUP and most importantly, a “Community Center” use...”IS NOT ALLOWED”.*
- **Comment 5:** *There is sound reasoning for DMND to formally describe the proposed project as a Community Center and **NOT as a meeting center**. Proposed project has no entitlement path, without modifications. Now, if project’s land use is properly described, Proposed Oasis Project is not allowed, under REC Zone guidelines.*

Fair Argument for “Community Center” LUDC Classification/Description

DMND indicates project building area of 15,333 sq. ft. with 154 parking spaces and scope of community events, to include Weddings, Car Shows, Industry Exhibitions, Farmers Markets, Grapes & Grain Festivals (I read Beer and Wine Festivals), Summer “Concerts/Movies in the Park” , to name a few. Importantly, events of over 300 are restricted to 12 events in Spring, Summer and early Fall. An overflow parking plan is required with bussing or valet from offsite parking facilities. DMND indicates, at times Oasis will **not be in control of the facility** - rented to others. Proposed uses include meetings – but the big impact events involve large community gatherings. Oasis proposes blood pressure screenings, but few would suggest the LUDC use, as a medical facility. Proposed Oasis development is far more than a meeting facility. Scale and intensity of community use, commands a use description of Community Center.

- Planning Dept. public file for Oasis development contains a document titled; **OASIS CENTER, ORCUTT PLANNING DOCUMENTS**. Cover further states; **“This Document Represents the Planning Information and Code Analysis as well as justifications for the project proposal-3-15-15.”** Page 1, PROJECT NARRATIVE states; “They are an existing non-profit **community center** located in Old Orcutt for the past 30 years.” Page 2 of the document under ZONING REQUESTS, says, “On behalf of the Oasis Center, we are requesting initiation for the zoning amendment to specifically allow a ‘**community center**’ to be located within the open space of Key Site 18.” Further on page 3 of the document, under COMMUNITY BENEFIT, it goes on to say, “As the entire project is a ‘**Community Center**’ the entire site is being developed for the community.” On three other occasions, the Oasis Center self describes the project to be a **“COMMUNITY CENTER”**
- Review of the Planning Department’s Oasis Center, public record file, At the 6-11-15 Planning Commission meeting, over 80 public comment letters are in file. 33 of those letters referred to the Oasis Center as a **Community Center**.

“FAIR ARGUMENT” CONCLUSION

Oasis self-described Community Center intentions, public perception of Oasis proposal and sheer scale of intended uses– all support a conclusion the proper DMND land use description for the Oasis development project is in fact a **COMMUNITY CENTER, and Not a mischaracterized , “Meeting Center.”**

FACT 3. Orcutt Community Plan (OCP) {pg.2} discussed the groundwork for the adopted plan, including a community survey which identified “the five most important issues as described by respondents were (in order of important): loss of open space, traffic, loss of agriculture, the need for more parks and recreation and the loss of scenic views. Other relative OCP Goals were:

- Enhance the quality of life for residents of the Orcutt Planning Area.
- Balance needed residential, commercial and industrial growth with the need for environmental protection.
- Maintain the community’s semi—rural character and quality of life, and the need to preserve agricultural land where feasible.
- Future growth and development shall be contained within the urban boundary line.
- The Orcutt Community Plan shall identify and establish open space and recreational areas.

And

Key Site 18 “mini-EIR {pg. 18-5} states; “The proposed park would be located on portions of parcels 105-020-60, -61, -63 and -64. This park could include picnic areas, informal recreational facilities, tot-lots and potentially some active recreation facilities such as 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.”

- **Comment 6:** *Review of Key Site 18 EIR and OPC documents reflect a very-very well crafted vision and blueprint for the future of Orcutt and Site 18. The scope and intensity of proposed project, violates several of the defined goals of OCP and bears almost no resemblance to the Planning Department’s “Mini – EIR” blueprint. Municipalities are well aware of mandates for consistency within planning policies and practices. CEQA requires it for “tiered” EIR application. DMND has identified issues, yet overlook the obvious inconsistencies and veer towards justification of this overreaching plan, including adoption of many of developer’s superficial mitigations measures. Proposed improvements are “permanent” and therefore open space will be lost as an entitlement and to development activities. Neighbors and community will be encumbered with increased noise and traffic nuisance, currently protected by OCP, building restriction, zoning, S.B. County Land Use Element {pgs 38-64} and wisdom of those who appreciate the benefits and value of open space in our community. There are those who may gain from this project, but others stand to lose enjoyment of this open space buffer and experience an unwanted degradation in quality of life. Project proposal is contrary to original OCP survey findings.*
- **Comment 7:** *S.B. County Planning & Development memo dated 5-21-15, addressed to County Planning Commission is posted on the Planning Dept. website. Memo is regarding Oasis application and recommended to decline acceptance of the Oasis General Plan Amendment application for processing; AND Refer the application to the Board of Supervisors for a final decision and recommend that the Board of Supervisors decline to accept the application for processing. Planning Dept. professionals identified the inconsistency with the Comprehensive Plan and suggested it would not be resolved by approval of the amendment. Planning Department’s memo conclusion opened by saying, “**The Director has determined that***

removing the open space designation from the subject parcels is not consistent with good planning practices, or with the intent of the OCP". Conclusion also says, "Key Site 18 in particular is recognized for providing significant open space in an area of Orcutt that contains a high level of urbanization."

- **Comment 8:** CEQA Statute 21093(a)(3), discusses use of "tiering" of environmental impact reports for later projects and the need to be consistent with "a previously approved policy, plan, program or ordinance...". Project proposal is inconsistent with Comprehensive Plan and supporting EIR findings and 2016 S.B. county Land Use Element {pgs 38-64}. Entire proposed site is exposed to environmental impacts, not envisioned in original EIR and Comprehensive Plan, such as noise, vehicle exhaust and people intensity. Use of "tiering" and "mini-EIR" appears inappropriate, for this project.
- **Comment 9:** Now, no entitlement exists to proceed with Oasis development plan. Intended Community Center site use is not allowed in REC Zone. Scope of development plan, is severely inconsistent with findings of Key Site 18 "mini-EIR", proposal is contrary to several stated OCP Goals and Planning Dept. professionals advise –elements of project proposal are not consistent with good planning practice.

FACT 4. DMND 4.15 Transportation/Circulation study grid, concludes, impacts (a) through (h.): Range from **No Impact** or **Less Than Significant Impact** or **Less than Significant Impact, with Mitigation**, DMND and County Planning, express reliance on expertise of County Public Works professionals and Revised Traffic Study (dated 8-25-2016).

- **Comment 10:** Transportation/circulation issues of the Foxenwood Ln./Clark Ave. intersection, have been extensively studied by S.B. County Planning Department, since at least the 1997 adoption of the OCP.
- **Comment 11:** OCP EIR 5.9 Traffic/Circulation {page 5.9-25} Clark Ave./Foxenwood Lane: discusses the close proximity of Foxenwood and the southbound ramps of the Hwy 135 interchange and potentially significant turning movement conflicts and vehicle left turn movements at Foxenwood and Clark. Identified potential turning conflicts prompted the statement; "As a result, the intersection of Clark Ave./Foxenwood Lane may require traffic signal control similar to the Clark Ave. /Orcutt Road intersection to the east." It goes on to say; "An alternative issue for this intersection is the realignment of Foxenwood Lane to the west opposite Norris Street," "The primary benefit to relocating Foxenwood Lane is to improve the operation of the Clark Avenue interchange, given Foxenwood Lane's close proximity to the southbound ramps." Offramp is known to be only 100 ft. from this intersection (roughly 5-6 vehicle lengths).
- **Comment 12:** Final Supplemental EIR for the OCP 2012 Amendments was certified on 12-11-2012. The Foxenwood/Clark intersection was included in the study area as a component of the Old Town, OCP Amendment 3. Penfield & Smith were engaged to conduct the OLD TOWN ORCUTT, Traffic, circulation and Parking Study, dated February 11, 2008. Oasis Project **DMND makes no mention of this Comprehensive Plan Amendment, nor reconciles findings and data, with the subject DMND Traffic study and conclusions.** Penfield & Smith

*Traffic Study, provided a parking study, vehicle speed survey, corridor travel time survey, origin-destination study, intersection analysis, roadway analysis and collision data. Traffic Study was downloaded from S.B. County Web Site, along with all related 2012 OCP Amendment documents. Penfield Smith study identifies **Foxenwood /Clark intersection** expectation of **LOS D** “at Buildout.” Additionally, **Norris St.** is a contributor of Foxenwood circulation problems and study cited expectation of **LOS E**, as seen on Table 10. Study cited potential remedies to improve circulation, included possible Foxenwood/Clark signal and realignment of Foxenwood terminus to Norris. Importantly, Penfield /Smith Traffic Study entertained widening the mouth of **Foxenwood at Clark to add dedicated right and left hand turn lanes**. The study concluded that “this improvement **would not significantly reduce the overall average delays or level of service.**”*

- **Comment 13:** *Interestingly, DMND proposes the traffic mitigation measure to **reduce Clark Ave. traffic, from two lanes to one lane** to allow for the proposed creation of new left turn pocket on E.B. Clark onto Foxenwood Ln. **The Stantec , Traffic Analysis, specifically considered this proposal as unacceptable.** Analysis says on page 9 or 10; “The reduction of eastbound Clark Avenue from two through lanes to one through lane and converting the existing No. 1 through lane to a left-turn lane would result in reduced capacity on Clark Avenue and reduce the number of gaps for left-turn traffic from Foxenwood Lane to enter Clark Avenue. Because the eastbound approach at the SR 135 Southbound Ramps will need to remain two through lanes to maintain sufficient capacity, no dedicated receiving lane can be provided on Clark Avenue for left-turn traffic from Foxenwood Lane. The south bound approach of the Clark Avenue/Foxenwood intersection would operate in the **LOS F range**, which is considered unacceptable.”*

“Fair Argument” For Inadaquacy of Stantec Revised Traffic Analysis dated August 25, 2016

1. Stantec Traffic Analysis Project Description on page one, radically understates the scope of the proposed development plan, referencing Exhibit 1 and continues; “...shows the location of the proposed location in Orcutt. The proposed Oasis Center is a senior based community center of approximately 15,000 square feet. The Center will be open seven days per week with hours from approximately 8 AM to 9 PM. The center will serve as a meeting and recreational facility to the entire community with programs such as yoga. Meditation, boys and girls club meetings, arts and crafts, photography club, etc. Access is proposed via a driveway on Foxenwood Lane. Frontage improvements include a northbound left-turn lane on Foxenwood Lane at the project driveway.” **Traffic study reflects an inaccurate understanding of full scope of proposed events, including large events – Weddings, beer & wine festivals, car shows, Farmers Markets and Barbeque fundraisers (to name a few).**
2. Because, **Stantec traffic study has underestimated the true scope of Oasis Project, it has chosen the wrong Institute of Transportation Engineers (ITE) model, to calculate the “Trips” contribution for the “Existing +Project calculations, via Stantec Traffic Analysis (table 4 on page 6 of 10).** I know this, because **author of DMND page 91 [c] ran into the same problem in their parking calculations.** Parking is reported to be 154 spaces and calculations on page 91 [c]

were based on the same ITE model – 15,000 sq. ft. Community Recreation Center. **Calculations came in at demand for 59 spaces.** The **ITE model underestimates additional load for both parking and added trips! Same relationship, vehicles to the site parking and same vehicles exiting large events.** Applicant and DMND author both acknowledge the need for overflow parking offsite for large events. Both parties have every intention of utilizing full capacity of parking facility...and thus, will be contributing equal amounts of trips exiting via Foxenwood/Clark traffic bottleneck. **My estimates are that parking demand and traffic trips load are each 2.6 times understated.** Author of DMND (pg. 91[c], says this; “Parking: The project includes 154 onsite parking spaces. Based on the ITE parking rate for Recreational community Centers (3.38 spaces/1,000 gross sf), the project would generate demand for approximately 59 spaces. This rate may underestimate parking demand for some special events or rental activities onsite.”

3. Stantec Traffic Analysis reports findings of current Foxenwood/Clark, Existing Cumulative **-LOS C** conditions and **“Plus Project”** contribution - **degraded to LOS D**. Proposed mitigation measures, include the **“Stay Clear Zone”**, dedicated Right and Left, Foxenwood turn lanes, E.B. Clark left turn pocket onto Foxenwood and lane reduction of Clark Rd. E.B. lanes – Norris St. to Foxenwood Lane. The **Stantec** Traffic Analysis findings of benchmark **LOS C**, are in conflict with **Penfield & Smith LOS D** conclusion.
4. Stantec Traffic Analysis makes **no reference to traffic influences and existing traffic patterns of Norris St.**, just to the North of Foxenwood/Clark intersection. The Penfield & Smith study identified the **Norris St./Clark Ave. intersection as LOS E**. One build-out analysis found this intersection to be LOS F.
5. The Stantec study apparently excluded the true traffic peak time for the Foxenwood/Clark intersection, being in the 2 to 3:30 period, when the two schools dismiss, creating a traffic jam from the Hwy 135 traffic light all the up the hill to Norris St. and further wrapping around the 2 or so blocks to the schools at end of Norris. I have seen vehicles give up on their desire to turn left and cut in front of the right pocket queue, proceeding towards Old Town, on Clark Ave.
6. Stantec Traffic Analysis makes no mention of potential **visibility obstructions** of both Right and Left turn lanes at Foxenwood and onto Clark Ave. Ten foot lanes do not allow either queued vehicle to view oncoming E.B. and W.B. Clark - through traffic. Additionally, left turn lane vehicles have another **visibility challenge** from **unexpected Hwy 135 S.B. offramp** vehicles merging onto W.B. Clark Ave. and past Foxenwood.
7. Another Visibility issue is the upslope on W.B. Clark Ave. between Foxenwood and Norris St. Foxenwood left turns have **no visibility to the West, beyond Norris**, at the top of the hill. You might have 4 or 5 vehicles spaced and proceeding down the hill and it is a difficult judgment, along with watching the freeway off ramp popping out cars only 100 ft. to the East, plus judging through W.B. Clark through traffic.
8. Stantec Traffic Analysis makes **no mention of the restricted visibility conditions on N.B. Foxenwood, past the Oasis Center proposed entry lane.** Foxenwood is 2 lanes of 10 ft. each, with significant segment lengths of only 24 inch shoulder and then steep downslope. N.B. Foxenwood Ln. has a bike lane and then steep downslope, across from opposite Foxenwood

segment. N.B. Foxenwood quickly moves into a sweeping curve, after passing the Oasis entry lane and S.B Foxenwood vehicles must stop and form a queue, backing up towards Southpoint Estates. At times vehicles drive excessive speeds into that blind curve (heading South) and into the rear of Queued vehicles stopped at the Stay Clear Zone.

9. Plans at the North County Planning Department reveal 25 additional parking spaces, not shown in lots 1,2 & 3. It is highly likely, Oasis Center considers the three lots to serve the center and the Oasis Center, Orcutt Planning Documents (pg.1) describes what appears to be the additional 25, by saying; "The Project site will include public access during controlled hours to trail heads and picnic areas realizing an initial Orcutt Creek Park. Dedicated public shared parking will be provided on site for public's use of the trail heads." If so DMND and Stantec Traffic Analysis have not described the full parking and traffic load accurately.

"FAIR ARGUMENT CONCLUSION

Oasis project traffic analysis has described the full project scope and conclusions are absent anticipated traffic contributions of "large events" and may not have identified and analyzed traffic based on an additional 25 parking spaces, as shown on plans at the Planning Dept. public counter. My estimate is, this study has understated project trip analysis by at least 2.6 times and if project plans are accurate, I expect more than 2.6 times understated impact. Project rated an LOS D before mitigation. Over double the traffic load, this project is not going to be able to mitigate congestion with a bucket of paint, 60 ft. (3 or so car lengths) dedicated Right/Left turn lane at the Foxenwood/Clark intersection. The Penfield & Smith study, suggested that won't work anyway. Left turns can queue as much as they want before the project. The problem has always been ...how to safely access Clark Ave. traffic flows. Oasis Project admonishes against reducing the Norris St. to Foxenwood Ln segment of E.B. Clark Ave. The study advises, by following through with this mitigation measure, this segment will be reduced to LOS F, which is considered unacceptable. Especially if my trip analysis findings are correct, I find this traffic study inadequate.

FACT 5: DMND engaged in a sound study, which concluded dB levels would be mitigated to a level of less than 65 db. Oasis Center would be required to maintain monitor amplified noise with record keeping and rental contract agreements. Outdoor lighting would be mitigated to minimize glare and require dimming of outdoor lights after 10 P.M.

- **Comment 14:** *The open space lots of Key Site 18 are currently restricted from building and neighbors surrounding this tranquil location choose to live here for a reason. Development generated changes would represent a degradation and loss of enjoyment of this natural buffer. The sound study utilizes averages for the 61 dB study results and record keeping does not prevent encroachment of noise, it just records that it occurred and neighbors should not have to complain about noise intrusions. NMND has found Oasis development proposed noise and light intrusions, to be at acceptable. Negative impacts generated by this project are unwanted and unappreciated.*

FACT 6: CEQA Statute 21082.1[c](3) states As part of the adoption of a negative declaration or a mitigated negative declaration, or certification of an environmental impact report, find that the report or declaration reflects the independent judgment of the lead agency.

- **Comment 15:** *Review of the Draft Mitigated Negative Declaration, It is my opinion the author of the Oasis project environmental document was influenced by the polish and optimism of applicant's proposal. It was my impression, the applicant or agent was successful in advocating assumptions and conclusions that surprise me. Independent judgment to me, means you are the author of the document. Of course, rely on experts and applicant or those who comment, but not blindly.*

CONCLUSION

I have given a great deal of thought and study of this proposed Oasis development. DMND is inadequate in its project characterization, analysis and conclusions. Again, I respectfully request a full EIR. Needless to say, I am not supportive of this development project at this location.

Best Regards

Todd Wilson

114 Wilson Dr.

Orcutt, California 93455

From: Rebecca [mailto:becca_at@hotmail.com]
Sent: Monday, May 29, 2017 6:33 PM
To: Campbell, Natasha
Cc: Rebecca
Subject: Oasis Community Center Project

Natasha Campbell
Santa Barbara County Planning and Development
123 East Anapamu St.
Santa Barbara, CA 93101

May 29, 2017

Dear Ms. Campbell:

We are writing this letter to express our view concerning the proposed Oasis Community Center project that has not been adequately studied or planned. At this time, we oppose to it moving forward for a variety of reasons which will be stated below. We are not opposed to the concept of a **senior meeting place**. However, we are opposed to the placement of the center.

We are homeowners in South Pointe Estates, having lived in this community for the past 13 years. We have enjoyed the peace and quiet and safety of a gated community.

This open space adjacent to South Pointe Estates is not a project to develop a meeting place for senior citizens of the area; this is a **senior center/event center** intended to serve large crowds of people on weekends and other various designated times. A lot of these events won't be just for senior citizens. There will be a variety of ages attending these events.

Our areas of concerns are: increased traffic on Foxenwood Lane, 1 entrance/exit to the property, fire hazard, environmental ecological habitat, **noise**, crime, decreased property values and peace and quiet.

Noise: the noise level can't be baffled or removed from entering the South Pointe Estate Community.

Traffic: The traffic level is bad enough at various time of the day and evening. The developers did not take into consideration the traffic in the morning when the kids go to school and people are trying to get to work. In the afternoons when the kids are coming out of school and the evenings when people are trying to return home after a hard day's work. The one entrance and exit into the property will make the backup onto Foxenwood Lane even worse and trying to get onto Clark Avenue will be almost impossible. **Fire Hazard:** There will be an increased fire hazard due to open BBQ pits, people smoking. Not to mention the smell of the smoke will travel into our neighborhood which is a health hazard. Some people can't tolerate the smoke due to health reasons.

Environmental: There are numerous animals that habitat that area and they will be displaced.

Crime: There is potential of increased crime rate with all the various people and events that will be going on at various times. With this center there will be alcohol consumed which can and will lead to crime spreading to the adjacent property which is South Pointe Estates. We were told that the Santa Barbara Sheriff's Department didn't have enough law enforcement.

Decreased Property Values: With the Oasis Meeting Center being proposed we will lose potential buyers due to the noise, traffic, etc. People have recognized Orcutt as being a quiet, peaceful environment for raising families or retirees to enjoy the quiet and peace that Orcutt provides.

This proposed Oasis Meeting Center is not designed or structured to benefit the seniors and families in Old Towne Orcutt. It sounds more like a money maker for the developer / planner.

We are adamantly opposed to the plans to develop the Oasis Meeting Center as it stands. The developers don't fully understand the impact it will have on South Pointe Estates residents and the surrounding Orcutt community.

Thank you for giving us the opportunity to share our views and thoughts.

Al and Rebecca Garcia
299 Wilson Drive
Orcutt, CA 93455

From: Grannyannie1936@aol.com [mailto:Grannyannie1936@aol.com]

Sent: Friday, May 26, 2017 2:35 PM

To: Campbell, Natasha

Subject: Orcutt Community Center

I am writing this e-mail in regard to the proposed Orcutt Community Center. As a long time resident of Southpoint Estates, I object to this proposal due to a horrendous traffic problem which already exists. At peak hours, a left turn coming off of Foxenwood Lane onto Clark Avenue is impossible, due to south bound traffic exiting State Rt. 135 and traffic west and east bound on Clark. It has been proposed a road would be erected from Foxenwood Lane to the community center which will only add to the existing problem. Plus the fact there is a probability of an eatery being built on the corner. The residents of Southpoint and Foxenwood are virtually trapped trying to make a left turn onto Clark Avenue. Surely there is better solution.

This center would create a hardship to residents which face south since this center will not be just for seniors but it has already been suggested weddings, BBQ's, car shows among a few of the items mentioned.

It would be greatly appreciated if you would look into this matter.

Annegret K. Smith

grannyannie1936@aol.com

You can submit your comments and concerns to:

Natasha Campbell
Santa Barbara County Planning & Development
123 East Anapamu St
Santa Barbara, CA 93101

805-570-4871, or 805-934-6250

FAX: 805-568-2030

e-mail at: ncampbell@co.santa-barbara.ca.us

Comments must be received no later than May 31, 2017, at 5:00 p.m.

Re: **PUBLIC COMMENT – OASIS CENTER PROJECT**

Case Nos: 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006, 16DVP-0000-00000-00002, 16LLA-00000-00004, 17CUP-00000-00013, 17 NGD-00000-00003

COMMENTS

DESCRIPTION

The Draft Negative Declaration document identifies this development project as “Oasis Meeting Center” and indicates the proposed project is to be 15,333 square feet in “total building area” with parking lot capacity at 154 spaces.

Remark: The large scale of **this project far exceeds the designation as a “meeting center.”** The public comment file for this file is full of references to the proposed project as a “Community Center”. Even the developer characterizes the Oasis Center as a “Community Center”. Large scale community events are proposed and even overflow parking commitments to service excess site capacity. This is important, because **the proposed project scale will generate significant negative impacts to neighboring property and infrastructure.** You must be aware that the County of Santa Barbara Land Use & Development Code Table 2-25 on page 2-126 for Special Use Zones indicates **COMMUNITY CENTERS is a “USE NOT ALLOWED”** under the Recreation Zone. **IT IS THE RIGHT PROJECT BUT IN THE WRONG PLACE!!**

TRAFFIC CIRCULATION

Those who utilize the stop sign controlled Foxenwood Lane/Clark Avenue intersection, know it is at times dangerous and complex. Left hand turns from Foxenwood to Clark are at times – impossible. When school lets out there is a period of time that traffic is “blocked-up” at Hwy 135 Southbound on ramp – as far as the eye can see by the Nursery at Norris and Clark. The close proximity of the Highway 135 interchange, at times contribute to traffic visibility issues from the East and the upslope on Clark has visibility issues. **A 15,000 sq. ft. community center and 154 space parking capacity to the existing dangerous and complex intersection – MAKES NO SENSE.**

NOISE - The Oasis development project is proposed on an open space buffer with a codified, no building restriction. Southpoint Estates residences live here for a reason and one of those reasons is the open space and all the benefits yielded from that, including acceptable current levels of ambient noise. The Oasis development project proposes a huge change to the open space use intensity. Parties and music into the night. Offsite parking commitments to manage overflow parking to increase the number of folks at the private/community event. Does this plan have a cap on the number of participants? Is there anything in this plan to prevent a Woodstock event, with only limitations of 12 times per year and

(Continued on back)

subject to available offsite parking and ability to beef up capacity to bus folks onto the site? No increase in noise is acceptable. This is tranquil property and there is **NO EXCUSE FOR THE PROPOSED DEGRADATION OF OUR ENJOYMENT OF THAT TRANQUILITY.**

AESTHETIC/VISUAL

The Orcutt Community Plan identifies the Oasis development project as KEY SITE 18. The Oasis development plan is located within Key Site 18 and must amend this comprehensive plan to proceed. The comprehensive plan further identifies Key Site 18 as the "Visual 'Gateway' into Oldtown Orcutt from the East". To bring a large scale community center, with all of the congestion and frustration to the "gateway' to our Oldtown community does not seem appealing. **THE INTENSITY OF THE PROPOSED PROJECT IS TOO MUCH FOR THIS GATEWAY PROPERTY.**

FIRE AND PUBLIC SAFETY

The existing "Key Site 18" has a low level of public utility. The proposed Oasis development plan calls for large scale events of over 300 people and limited to 12 times a year in the Spring, Summer and early Fall time period. This is the driest time of year and remaining open space buffer between neighborhood communities to the North and West will be exposed to increased fire danger. Large events include community barbeques, some people smoke, 154 vehicle parking lot. Combustible sources will be introduced like never before. Additionally, some residents see the ravine configuration, between Clark and the Southpoint Tract as a "Wind Tunnel". Additionally, how will Fire Department, Police Department and even Ambulance services get through the choke point at Foxenwood Lane entrance. There is no secondary emergency access planned for this project. Yes, usually there is no problem...**BUT WHEN THERE IS AN EMERGENCY, RESPONDERS NEED TO BE THERE, QUICKLY. FURTHER, WHY WOULD WE WANT TO INJECT COMBUSTION ELEMENTS TO THE INHERENTLY NATURAL COMBUSTIBLE ELEMENTS OF OPEN SPACE PROPERTY.**

LAND USE

Proposed Oasis development cannot move forward without changing the land use designation from Open Space. Further development cannot happen unless the "NOT A BUILDING SITE", is removed. This creekside land has been open space for a long time and county zoning, South Point Estates tract approval and Orcutt Community Plan have acknowledged the value and cemented this area as open space. We don't want to lose this tranquil, open space buffer at the gateway to our Oldtown. It is fair that some see the value of the Oasis Project. There are others who feel the current open space and gateway to Oldtown is the best use as described in Key Site 18. The proposed Oasis project plan, with all the significant negative impacts, would represent a degradation of this valuable buffer. **RETENTION AS OPEN SPACE, GOES TO THE VERY CHARACTER OF OUR COMMUNITY.**

Name: Ann WARREN

Signature: Ann Warren

Address (optional): 452 HARTNELL Rd. S.M. 93455

When we are at a signal light waiting for it to turn green, and a car blasting its stereo music resonates and pounds out, we are forced to endure the noise till the green light allows us to move away and get the peace and quiet of normal life ears should have. The noise from live music eq. weekend and weekly parties proposed will be impossible for us to turn off or drive away from. We will have ~~no~~ **NO** chance to rest before work the next days. **PLEASE DON'T ALLOW THIS TO HAPPEN TO US. THE NOISE & TRAFFIC ALONE DOES NOT BELONG IN A RESIDENTIAL AREA, HONOR OUR OPEN LAND.**



**Santa Barbara County
Air Pollution Control District**

May 24, 2017

Natasha Campbell
Santa Barbara County
Planning and Development
123 E. Anapamu Street
Santa Barbara, CA 93101

Re: APCD Comments on the Draft Mitigated Negative Declaration for the Oasis Center Project, 17NGD-00000-00003, 17CUP-00000-00013, 16DVP-00000-00002, 16LLA-00000-00004, 16CUP-00000-00006, 16RMM-00000-00001, 14GPA-00000-00020

Dear Ms. Campbell:

The Air Pollution Control District (APCD) has reviewed the Draft Mitigated Negative Declaration (MND) for the referenced project, which consists of the construction of the Oasis Center Facility. The facility includes 15,333 square feet (SF) of structural development, with a main building of 13,810 SF and an ancillary BBQ/crafts building of 1,523 SF. Several sizes of meeting and activity rooms are proposed, including the ability to host a sit down event for up to 300 guests in the Main Hall. Smaller group rooms and classrooms are also proposed. The facility is predominately in use during the day, but special events could occur during non-business or regular hours. The project would also include related access road, parking, landscape, and trails within the development area. The subject property, a 5.28-acre parcel zoned REC (Recreation) and identified in the Assessor Parcel Map Book as APN 105-020-063, -064, is located at the intersection of Foxenwood Lane/Hwy 135 and Clark Avenue in the community of Orcutt.

Air Pollution Control District staff offers the following comments on the Draft MND:

1. Section 4.3 Air Quality (page 26-28):

- a. **Please ensure that the trip rate used to evaluate the significance of mobile emissions in the air quality analysis is representative of the trip generation that will occur as a result of the proposed project, and that it captures the worst-case day.** The trip generation rate (33.82 trips per 1,000 SF) and estimated average daily trips (507 trips), in the current analysis are based on the standard trip generate rate for a recreational community center in ITE's *Trip Generation Manual* (Land Use #495), and may not capture the various supplemental events and programs that could occur at the Oasis Center on a given day, in addition to regular activity.

The reasonable "worst-case day" scenario should include all trips that could reasonably occur from all allowable uses of the project on a peak day, including regular day use trips, special event & program trips, employee trips, delivery trips, etc.,

- b. The EIR states on page 27 that, *"the project's contribution to global warming from the generation of greenhouse gases (GHGs) would be negligible."* Please provide evidence to support this statement, and place it in the impact discussion for GHG emissions.

2. Section 4.3 Air Quality – Greenhouse Gas Emissions (page 28-31):

- a. Please note that this impact discussion appears to focus on the impact of vehicle trips and vehicle emissions; however, greenhouse gas (GHG) emissions generated by vehicle trips are only part of the total GHG emissions generated by the proposed project. The project will also generate GHG emissions from area sources, energy use, water use, and solid waste disposal.
- b. Although the GHG emissions of the proposed project are not being compared to a bright line significance threshold and rather consistency with the Energy and Climate Action Plan (ECAP), GHG emissions should be quantified and disclosed in the CEQA document.

Note that when calculating annual GHG emissions, an “annual average” trip rate should be used, instead of the worst-case day trip rate used for criteria pollutant emissions. This is because the worst-case day trip generation cannot occur 365 days of the year, so using such a rate to calculate annual emissions would result in an overestimation of GHG emissions.

- c. **The EIR should consider whether the proposed project was in fact included in the ECAP’s forecasted 2020 emissions, and therefore, whether the project can tier from the ECAP’s EIR for its CEQA analysis.** The project consists of a general plan amendment to allow development of the Oasis Project on land currently restricted to park, recreation, and open space use. As stated on page 30, “*most residential and commercial projects that are consistent with the County’s zoning (in 2007) were included in the forecast, However, certain projects were not included in the emissions forecast, such as stationary source projects..., and Comprehensive Plan amendments...*” Therefore, it appears that this project may not have been anticipated in the ECAP’s forecasted emissions.
- d. Page 30 states the although the Center is proposed on land currently designed for recreational use, the use already exists nearby, and “*there are existing vehicle trips associated with the existing OASIS Center on the local roadway network.*” There are several issues with this statement.
 - i. First, the air quality and greenhouse gas analyses are concerned with daily and annual emissions of pollutants into the ambient air. The effect of traffic circulation on local roadway networks is a concern best addressed in the Transportation section of the EIR.
 - ii. Second, while the displacement argument may be reasonable when discussing criteria pollutant emissions, it is not appropriate when applied to GHG emissions. As acknowledged on page 6 of the EIR, “*the new Oasis Center is expected to result in an approximately 30% increase in attendance at OASIS programs*”. In addition, the Center may be used for a variety of special events. Therefore, the new Center is expected to generate more mobile emissions annually, and will likely generate more GHGs from other sources (area sources, energy use, water use, and solid waste disposal) due to the

May 24, 2017

Page 3

intensification/expansion of use. **An analysis of the impact of the proposed project against the environment baseline should be conducted.**

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8890 or via email at BarhamC@sbcapcd.org.

Sincerely,



Carly Barham,
Air Quality Specialist
Technology and Environmental Assessment Division

cc: Tom B. Martinez
TEA Chron File

May 31, 2017

Natasha Campbell, Santa Barbara County Planner

Planning Department Board of Commissioners

County of Santa Barbara Board of Supervisors

Re: **Public Comment –Oasis Center Project**

Case Nos: 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006, 16DVP-0000-00000-00002, 16 LLA-00000-00004, 17CUP-00000-00013, 17NGD-00000-00003

DESCRIPTION - The Draft negative Declaration document identifies this development project as “Oasis Meeting Center” and indicates the proposed project is to be 15,333 square feet in “total building area” with parking lot capacity of 154 spaces.

REMARKS – The large scale of this project definitely exceeds the designation as a “meeting center.” The public comment file for this project is full of references to the proposed project as a “community center.” Even the developer characterizes the Oasis Center as a “Community Center.” Large scale community events are proposed with overflow parking commitments to accommodate crowds in excess of the proposed parking accommodations. The proposed project scale will generate **significant negative impacts** to neighboring property and infrastructure. The overflow will end up in residential neighborhoods and along streets not built for this use. You must be aware that the County of Santa Barbara Land Use & Development Code Table 2-25 on page 2-126 for Special Use Zones indicates **COMMUNITY CENTERS is a “USE NOT ALLOWED”** under the Recreation Zone. **THIS IS THE WRONG LOCATION FOR THIS PROJECT!!**

TRAFFIC CIRCULATION – Those who utilize the stop sign controlled Foxenwood Lane/Clark Avenue intersection, know it is at times dangerous and complex. Left hand turns from Foxenwood to Clark are at times impossible. When school lets out there is a period of time that traffic is backed-up at Hwy 135 Southbound on-ramp as far as the eye can see past the Nursery at Norris and Clark. The close proximity of the Highway 135 interchange at times contributes to traffic visibility issues from the east and the upslope on Clark has visibility issues. A 15,000 sq. ft. community center and 154 space parking capacity to the existing dangerous and complex intersection not only doesn’t make sense, but completely adds to the dangerousness of the situation. Coming from the Oasis Center parking lot onto Foxenwood Lane would also have visibility issues from the curvature of Foxenwood Lane to its left. Making a left turn at that location would be extremely hazardous as the driveway is so close to the intersection and vehicles coming from either direction are not visible in time to react.

NOISE – The Oasis development project is proposed on an open space buffer with a codified no building restriction. Southpoint Estates residences purchased their homes for many reasons, one of which is the open space and all the benefits of it. The Oasis development project proposes a huge change to the open space use intensity. Parties and music into the night. Offsite parking commitments to manage overflow parking to increase the number of folks at the private/community event. Is there a cap on the number of participants? These are large scale events of over 300 people proposed at 12 per year for concerts in the park, PLUS grapes and grains, PLUS wine tasting events, PLUS wedding events! The residents in Southpoint Estates will no longer be able to entertain in their own backyards due to the noise of the events. After working all day, it

will be very disruptive to come home to have to hear music from a wedding or other private party all night and then to have every weekend also be disruptive to the peacefulness of the community. That's after you fight the event traffic to get into the community!

FIRE AND PUBLIC SAFETY – The existing “Key Site 18” has a low level of public utility. The proposed Oasis development plan calls for large scale events of over 300 people only limited to 12 times a year in the Spring, Summer and early Fall time period. This is the driest time of year and the remaining open space buffer between neighborhood communities to the North and West will be exposed to increased fire danger. With large events including community barbeques, people smoking, 154 vehicle parking in the area, combustible sources will be introduced like never before. Additionally, the ravine configuration between Clark and the Southpoint Tract can be a “Wind Tunnel.” How will the Fire Department, Police Department and even ambulance services get through the choke point at Foxenwood Lane entrance? Not only is there no secondary emergency access planned for emergency vehicles, but there is only one exit, **making it a trap** if such an emergency were to occur. **WHEN THERE IS AN EMERGENCY, RESPONDERS NEED TO BE THERE QUICKLY!!!**

AESTHETIC/VISUAL – The Orcutt Community Plan identifies the Oasis development project as KEY SITE 18. The Oasis development plan is located within Key Site 18 and must amend this comprehensive plan to proceed. The comprehensive plan further identifies Key Site 18 as the “Visual ‘Gateway’ into Old Town Orcutt from the east.” To bring a large scale community center, with all the congestion and frustration to the “gateway” of the Old Town community is counter-productive. **THE INTENSITY OF THE PROPOSED PROJECT IS TOO MUCH FOR THIS GATEWAY PROPERTY LOCATION.**

LAND USE – The proposed Oasis development cannot move forward without changing the land use designation from Open Space. Further development cannot happen unless the “NOT A BUILDING SITE”, is removed. This creekside land has been open space for a reason. County zoning, South Point Estates tract approval and Orcutt Community Plan have acknowledged the value and cemented this area as open space. We don't want to lose this tranquil, open space buffer at the gateway to old Town Orcutt. The value of the Oasis Project itself is undeniable, but the proposed location is not the right place. With all of the **SIGNIFICANT NEGATIVE IMPACTS** of this project, it would represent a degradation of this valuable buffer.

Please consider denying this project based on these specified SIGNIFICANT NEGATIVE IMPACTS!

Sincerely,

Barbara Serio
Resident, Southpoint Estates

From: Brian A Stokes [mailto:bstokes@hancockcollege.edu]
Sent: Sunday, May 28, 2017 3:30 PM
To: Campbell, Natasha
Subject: Public Comment – Oasis Center Project

May 28, 2017

Natasha Campbell
Santa Barbara County Planning and Development
123 East Anapamu St.
Santa Barbara, CA 93101

RE: Public Comment – Oasis Center Project
Case Nos. 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006, 16DVP-00000-00002, 16LLA-00000-00004, 17CUP-00000-00013, 17NGD-00000-00003

DESCRIPTION

The draft Negative Declaration document identifies this development project as Oasis Meeting Center and indicates the proposed project to be 15,333 square feet in total building area with parking lot capacity at 154 spaces.

Remark: The large scale of this project far exceeds the designation as a meeting center. The public comment file for this project is full of references to the proposed project as a community center. Even the developer characterizes the Oasis Center as a community center. Large-scale community events are proposed and there are event overflow parking commitments to service excess site capacity. This is important, because the proposed project scale will generate significant negative impacts to neighboring property and infrastructure. You must be aware that the County of Santa Barbara Land Use & Development Code Table 2-25 on page 2-126 for Special Use Zones indicates COMMUNITY CENTERS is a USE NOT ALLOWED under Recreation Zone.

This is NOT the project initially presented to the public by the senior center staff at community meetings. The proposed project was described as a small, day-use building for arts and crafts, emeritus classes, and hot lunches for seniors. A quiet, place for seniors to gather.

TRAFFIC CIRCULATION

Those who utilize the stop sign controlled Foxenwood Lane/Clark Avenue intersection know it is at times dangerous and complex. Left hand turns from Foxenwood to Clark are at times – impossible, especially when schools are beginning or ending. The likelihood of traffic accidents and injuries will increase if the proposed Oasis Center is built at this location. Would anyone on the board of the Planning and Development committee condone the development of a community center that will increase the number of traffic accidents and injuries at and around the Foxenwood Lane/Clark Avenue intersection?

NOISE

Before my wife and I purchased our home on Hartnell Road we reviewed the Community Plan to see what was proposed for the open area behind the back fence of the home. The Plan designated the area as open space. We read “not a building site” on the plan. This was crucial in our decision to purchase at

Southpoint Estates. As a college instructor, I do a lot of grading and prep work at home for my classes. The excessive noise produced by events at the proposed Oasis Center will negatively affect my ability to do this work from my home.

The Oasis Center development project is proposed on an open space buffer with a codified, no building restriction. We purchased our home at Southpoint Estates for the open space and all the benefits yielded from that, including acceptable current levels of ambient noise. The Oasis Center development project proposes a huge change to the open space and use intensity. Would anyone on the board of the Planning and Development committee support the construction of a community center behind their house that was going to hold concerts and events in which loud music was going to be played?

AESTHETIC / VISUAL

The Orcutt Community Plan identifies the Oasis development project as KEY SITE 18. The Oasis development plan is located within Key Site and must amend this comprehensive plan to proceed. The comprehensive plan further identifies Key Site 18 as the “Visual Gateway” into Old Town Orcutt from the East. To bring a large scale community center, with all of the congestion and frustration to the gateway to our Old Town community does not seem appealing. The intensity of the proposed project is too much for this gateway property. Would anyone on the board of the Planning and Development committee endorse the development of a ~15,000 square foot community center behind their house on land that was designated as open space?

FIRE AND PUBLIC SAFETY

The existing Key Site 18 has a low level of public utility. The proposed Oasis development plan calls for large scale events over 300 people and limited to 12 times a year in the Spring, Summer, and early Fall time period. This is the driest time of year and the remaining open space buffer between neighborhood communities to the North and West will have an increased fire danger. Combustible sources from events will be introduced like never before. How will the fire, police, and ambulance services get through the choke point at Foxenwood Lane entrance? There is no secondary emergency access planned for this project. Would anyone on the board of the Planning and Development committee support the construction of a community center with blatant oversights in regards to human health and safety.

LAND USE

Proposed Oasis development cannot move forward without changing the land use designation from Open Space. Further development cannot happen unless the “NOT A BUILDING SITE” is removed. This Creekside land has been open space for a long time and county zoning, Southpoint Estates tract approval, and Orcutt Community Plan have acknowledged the value of this area as open space. We don’t want to lose this tranquil, open space buffer at the gateway to our Old Town. It is fair that some see the value of the Oasis Project. There are others who feel the current space and gateway to Old Town is the best use as described in Key Site 18. The proposed Oasis Center plan, with all the significant negative impacts, would represent a degradation of this valuable buffer. Would anyone on the board of the Planning and Development committee endorse the rezoning of an open space directly behind their house so that an event center could be built?

Brian Stokes
324 Hartnell Rd
Orcutt, CA 93455
(805) 598-1967

COMMENTS RECEIVED ON DRAFT ND (17NGD-00000-00003)

5/25 Phone Call

Cassandra Stowsasser, # 928-3781 Southpoint Estates Homeowner

She is concerned about noise from large events. Part of the reason they bought their home is because it is so quiet, and it was their understanding that the land remain in open space.

From: Chuck Williams [mailto:charleswilliams3207@comcast.net]

Sent: Friday, May 26, 2017 5:44 PM

Subject: letter 3 Oasis Project

Hi Natasha, Letter attached

After learning more about this project regretnfully I cannot support this plan. It is deceiving, and this is nothing new for residents here and close proximity. Of all things I truly thought this could be a great project. This is a great organization as it is. With the proposed changes It will never be what it once was!

Chuck Williams

Oasis 2 May 26, 2017

Hi Natasha,

I am curious to know the answer to this question, and how it relates to the Oasis Project? When a new commercial building is built outside of OTO normally they have specific parking requirements for that development.

OTO is an exception with the careless overlay stopping at Park ave, and Clark to Soares ave that has created parking problems for some business and residents. Parking requirements that have been approved for a specific business, church or shopping centers is specific to those approved business or establishments for good reason. Are these existing business and establishments who are willing to donate specific project approved parking still in compliance with the county when they offer their parking lot to another proposed project with inadequate parking a mile or less away? Yet this proposed 5.3 acre Oasis project has plenty of room for parking. If parking lot donors are not in compliance who will enforce this? Private security patrol? I am told the shuttle service is not a stable business and may go out of business at any time.

How can the county justify even considering a commercial project $\frac{1}{2}$ - $\frac{3}{4}$ miles away to have offsite parking that is already designated to its own particular site? In addition, how can the school board allow private commercial parking on tax payer school property? They can't! OTO does not have adequate parking as indicated by Lorie Tamoura. It is exactly contrary to what she said! The OTOA parking lot most likely will not be completed according to Bret Krause, president of OTOA. By the way, there is a fourteen room bed and breakfast hotel with no onsite parking. Directly across the street from this un approved OTOA parking lot!

If the Oasis project is approved with offsite parking all streets bordering this site need to have private security on each street provided by the project property owners. This is to control trespassers from entering from the west, north & South. Trespassing was discussed with Doug Dougherty, his reply was call the Sheriff.

There is also a problem with emergency vehicles entering this property with only one way in and one way out. I understand a glass sound wall of some sort can be installed to direct noise away from south point. This means it will be redirected to OTO residents.

How can the county justify proper monitoring of this project once it is complete? The Oasis has been given authority to monitor, and keep records of their own functions. It is up to the residents to file complaints and reports after the fact. This is not good planning! Possibly careless and irresponsible. This project has serious long lasting flaws effecting those who live all around this site. Any and all CUP's need to be indefinite, never ending. This project needs to be denied based on the incomplete comprehensive traffic and environmental study, and out of compliance with the Orcutt Community plan.

How will the surrounding property owners be compensated for the devaluation of our properties? No property Taxes?

This project needs a complete independent comprehensive environmental and comprehensive traffic study. This is an ok project. I am really disappointed in the way this little town senior gathering place of over forty years for seniors is growing into a potential community thorn if allowed to be completed as presented!

Clearly, this is **no** longer a Senior Center! It is a Community Event Center to potentially hold well over a thousand guests. Has Cal Trans been notified about this project and the proposed changes at the intersection at Foxenwood lane, Hwy 135 & Clark ave ? This is a very dangerous intersection South & North bound off /on ramps are clogged daily. In the past, a Taco Bell was turned down at this exact corner location about 40 years ago because of traffic impacts. Several hundreds of new homes have been built all around this site in the last Forty years. Do we now have less traffic at this intersection? I was all in favor of this project until all the fine details started coming out. Clearly, this appears to be another county/ special interest railroad job to Old Town Orcutt residents and surrounding areas. I am completely disappointed with this entire project at this point, and the level of " deceit, again!" On Wednesday May 24th, 2017 the Orcutt Lions hosted a community forum, it included energy saving techniques, animal control, and the SB County Sheriff.

The Sheriff Dept. noted the increase in rural crime, and increase drug use due to new laws being passed. This crime is now moving into the Orcutt areas vehicle burglaries are on the rise. The sheriff dept. is shorthanded, although the oasis was not discussed with or by the sheriff dept. It's pretty clear this project will add immensely to the burden on the Sheriff dept. Alcohol will be served, and people will wonder into the west end of the creek, and we get this now at times with Emler's & Rooney's bar two and three blocks away. If approved the Oasis needs to have security on and off site to do what the Sheriff dept. can't. You will be receiving more letters soon with more details. Totally disappointed with this plan. It's an ok project for a few special interests as proposed! It's in the wrong location for what it actually is! It's a shame to use senior citizens to promote this type of project!

Chuck Williams

I think overall this is a good project, I would like to see it completed. However, there are un-acceptable problems with parking, the current plan has 154 parking spots and a plan for shuttle services for over flow parking. The projection is 300 people, two persons per vehicle. This looks and sound good, but this is not realistic in many cases. Weddings, car shows, concerts, fundraisers, etc. This new much needed building will have rental space for none profit groups, Community groups, and business groups. The car shows mentioned have an excess of 100 entries, and draw well over eight hundred to a thousand plus spectators. Concerts on weekends Saturday or Sunday, hopefully not both both days. Please do NOT allow 12 major events per year, this opens the door for potentially 3 months of every weekend with concerts outside. Alternate parking will include a Church on Orcutt Road, lots located somewhere in Oak Knolls, and the incomplete OTORA parking lot in OTO was mentioned. The OTORA lot has been denied, and most likely will not be completed according to past president Steve Strachan. Will this church be closed Sundays? A shuttle bus has supposedly been arranged to transport patrons, and guests. Do you as county officials have in writing authorization from "BUSINESS" owners or CHURCH's who lease or rent buildings in these proposed indefinite parking lots? The large majority of Businesses in OTO who currently have onsite parking was not aware that their parking lots were established as shared parking in the updated traffic study by Penfield & Smith, and past county supervisors. This study included the US Post Office parking lot which is clearly marked Gov. Vehicles only. This comprehensive traffic study was done approx. 15 years ago was overdue at that time, and was ordered updated by county supervisors. All parking lots in OTO are posted with private parking or other wording to detour none patrons from parking. Currently, many residents and businesses suffer because of these careless and irresponsible changes. Also, needed is a verified contract with the shuttle companies, and needs to be part of the conditional use permit CUP. Who in the county will monitor this project for compliance? A 10 year trial needs to be implemented in the CUP for this unacceptable parking arrangement. This type of parking arrangement would raise a RED flag to responsible planners, and supervisors. Will the county enforce accountability needs that need to be implemented on this project? Some people are lazy, and will take the easiest access this facility which means parking in OTO mainly Clark Ave, Gray st. , North Broadway, California Blvd North Ave and Hartnel Road. OTO residents and businesses have been plagued with the results of careless and irresponsible parking changes approved by a past 4th district supervisor. This cannot be denied! That carelessness has made residents and businesses without parking spots suffer. Many OTO residents like myself have no off street parking this was not an issue in the Thirty's & Forty's when these old homes and businesses were built before government regulations existed. Clearly, this project has already out grown its parameters, without breaking ground, and hopefully will raise red flags to all involved. Any and all additional "offsite" public parking needs to" require written authorization from all those onsite businesses owners" of proposed satellite parking lots. Because, the Oasis project is close to one mile away from the proposed area of a satellite parking lot site. This will assure permission has been granted, and all operation hours of the Oasis are acceptable in order to be affective, and enforceable. I could understand the Oasis plan if there was no room or space for substantially more onsite parking. This process was not done in OTO when the devastating parking overlay was approved and a bogus traffic study completed by Penfield and Smith. The Oasis project was not included in the streetscape plan or the overlay that rezoned OTO which eliminated all onsite commercial parking approximately fifteen years ago. The old commercial parking requirement was 45% of the lot. Not unreasonable for this type of commercial business. The Oasis project needs to be no different than the original parking requirement for OTO because parking is a major impact with this project. Mr. Dougherty has gone out of his way to contain this admittedly well-known parking issue. His intentions are good and positive, with good intent. Clearly with a stairway at Clark ave there are plans to access this site from OTO. This is a good project. However, plans include holding car shows on this site. These car shows are normally held in OTO on South Broadway. These car shows bring in 100 plus entries. Spectators number 800 to over a thousand. Where will spectators park if this project has 154 parking spots? Gray st, Hartnel rd, North Avenue are the most likely streets as I pointed out to Doug Dougherty with people walking through the Orcutt Creek bed, and field at North Broadway at North Avenue. His correct reply: "then people will be trespassing", "Call the Sheriff". I pointed out the fact that the sheriff dept. is already shorthanded, and over loaded. This burden will be placed on the back of residents living along these mentioned streets as well as some business owners. In a related separate issue will Mr. Lebar's restaurant share this same parking area with the Oasis? Currently, OTO residents have a major parking issue just like the majority of businesses in OTO. This parking burden is also on the backs of residents because of past careless irresponsible planning. The Oasis project has several "DONATED UNUSED ACRES FOR THIS PROJECT". Giving a bigger portion of donated acreage for parking needs to be a huge part of this project. This project needs to drastically increase the onsite parking. This is currently a good project for a few people, it can and needs to be a GREAT project for everyone. A small traffic survey has been done. However, a comprehensive traffic study was required over 10 years ago after the heavily protested street scape parking plan was adopted in 2002-03. This now overdue

comprehensive study needs to be done because this project was not a part of the original plan, and needs to fall under the old parking requirements. 45% of the lot designated for parking.

Thank you for taking the time to read concerns for this project.

Chuck Williams,

Resident, OTO

The over lay done in OTO approximately 10 years ago rezoned OTO and was supposedly implemented because there was no profit to be made for property owners of small lots because 45% of those lots was designated for onsite parking. This is not the Case for the Oasis Project. The over lay and streetscape plan eliminated the 45% parking requirement. Now, there is no commercial onsite parking requirements in OTO. This has hurt some businesses, and residents. A comprehensive traffic study was done with a bogus outcome in approximately 2004-05.

At that time during the board meeting when this traffic study was approved it was ordered by the supervisors to be followed up with a new comprehensive traffic study in ten years. It has been over ten years now. This meant a comprehensive study, not a small inaccurate one or two street study.

Key site 18 project was designated Open space at the time the overlay was implemented in OTO, and was just recently removed from the open space designation. This project with 5.3 acres has no legitimate reason for an offsite satellite parking lot with a shuttle service, and needs to be placed under the original parking requirements of 45%. Key site 18 open space was not a part of the past traffic study.

Major on site functions such as musical concerts need to be limited to one per month. Not 12 per year. Because, this opens the door to 4 concerts per month or every weekend for 3 consecutive months. Spring, summer and fall. This project location is surrounded by residents.

Clearly, Parking and Concert modifications need to be changed in this plan.

Over all I think this is a good project. With a much needed plan modification to these two issues. Then, this will be a Great project for the entire community. Which, I would totally support.

Chuck Williams

May 11th 2017 meeting attended and read.



May 30, 2017

Natasha Campbell
County of Santa Barbara Planning and Development Department
123 East Anapamu Street
Santa Barbara, CA 93101
ncampbell@co.santa-barbara.ca.us

**Subject: Orcutt Area Seniors Service Facility (OASIS) General Plan Amendment;
Recorded Map Modification; Lot Line Adjustment Development Plan;
Conditional Use Permit and Minor Conditional Use Permit
Draft Mitigated Negative Declaration, SCH No. 2017041065**

Dear Ms. Campbell:

The California Department of Fish and Wildlife (CDFW) received a Notice of Availability and Public Hearing on the Draft Mitigated Negative Declaration (DMND) from the County of Santa Barbara (Lead Agency) for the Orcutt Area Seniors Service Facility (OASIS); General Plan Amendment; Recorded Map Modification; Lot Line Adjustment; Development Plan; Conditional Use Permit; and, Minor Conditional Use Permit (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources, and holds those resources in trust by statute for all the people of the state. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (Id., § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.) or state-listed rare plant

pursuant to the Native Plant Protection Act (NPPA; Fish and Game Code §1900 et seq.), related authorization as provided by the Fish and Game Code will be required.

PROJECT DESCRIPTION SUMMARY

Section 1.0, Pages 1-7

Project Objectives and Background: Orcutt Area Seniors in Service (OASIS) proposes to construct a permanent facility to continue their community services. OASIS has been located in Old Orcutt for the past 30 years. For the last several years OASIS has been operating out of mobile structures owned by the Orcutt Unified School District (OUSD). The OASIS Center has been looking for a permanent home to continue their services to the community, as their current lease will be expiring with the OUSD's development plans. The Project includes the following application requests:

1. General Plan Amendments: In 1985, CDFW (formerly Department of Fish and Game) and the County of Santa Barbara identified Key Biological Areas and mapped them as "Open Space-No Build" sites within the County's Comprehensive Plan. A component of the Comprehensive Plan included the Orcutt Community Plan (OCP). The current proposed amendment would allow a portion within the Key Site, such as Key Site 18 (KS18) currently designated for park/recreational/open space to be developed for the proposed OASIS Center (The Land Use section of the DMND, Section 4.11, includes more information regarding land uses identified in the OCP). The General Plan Amendment request includes the following amendments to the OCP:

Component 1-Amend OCP Key Site 18 Development Standard KS18-1 to allow development of the OASIS project consistent with the proposed OASIS site plan, on land currently restricted to park/recreation/open spaces uses, *Key Site 18 is designated Residential 3.3 (zoned DR 3.3 on APNs 105-020-18 and – 22); designated General Commercial (zoned OT-GC) along Clark Avenue (APNs 105-020-38 and -41 and the southernmost 1/3 acre of APN 105-020-63); and, designated Open Space zoned Recreational (REC) on the remaining parcels. Any proposed development on Key Site 18 shall comply with the following development standards: The entire site, with exception of the residential and commercial areas noted in Policy KS18-1 above, and the portions of APNs 105-020-063 and 105-020-064 proposed for non-profit meeting facilities under the REC zone (see OASIS Center site plan), shall remain in natural, undeveloped open space¹. On APN 105-020-022, the open space shall include the area extending 50 feet from the top of the northern bank of Orcutt Creek. No development other than the proposed park, retention basin, and Class I bike path/multi-use trail shall be permitted within the open space.*

Component 2-Amend the OCP Open Space Area Map by removing the OASIS structural and exterior development areas from the "Open Space Area" designation on the OCP Open Space Area Map.

Component 3-Amend the OCP Parks, Recreation and Trails (PRT) Map by removing the OASIS structural and exterior development areas from the "Proposed Public Park" designation on the PRT Map.

¹ OCP Tables 17 and 21, identify basketball courts, tennis courts, playfields, picnic areas, and restrooms for the OASIS portion of Key Site 18, in addition to natural open space.

- 2. Recorded Map Modification:** The OASIS parcels (APNs 105-020-063 and -064), together, are one legal lot. The OASIS property is part of the open space identified in the 1983 conditions of approval for the Southpoint Estates (TM 13,345) residential development, which abuts Key Site 18 on the north. The open space parcels were designated “Open Space Not A Building Site” when the Southpoint Estates final map was recorded, and still retain that designation, but are no longer owned by the Southpoint Estates Homeowners Association. The Recorded Map Modification would remove the OASIS parcels from the required open space for Southpoint Estates.
- 3. Lot Line Adjustment:**
A minor Lot Line Adjustment is proposed between the OASIS property and the LeBard commercial parcel, Lot 41 (APN 105-020-041). The effect of the lot line adjustment would result in all commercially zoned portions of Key Site 18 being located within the LeBard parcel.
- 4. Development Plan:** A plan is required prior to any development, including grading, in the REC zone district, pursuant to Land Use and Development Code (LUDC) §35-26.030.1. Therefore, a Development Plan is proposed for construction of the OASIS Center facility. The new facility includes 15,333 square feet (sf) of structural development, with a main building of 13,810 sf and an ancillary BBQ/crafts building of 1,523 sf. The project would also include a related access road, parking, landscaping, and trails within the development area.
- 5. Conditional Use Permit (CUP):** A CUP is proposed to allow the proposed OASIS Center “meeting center” use onsite.
- 6. Minor CUP for Directional Sign:**
A Minor Conditional Use Permit is required for the proposed directional sign near the driveway entrance on Foxenwood Lane. The OASIS Center would be accessed from Foxenwood Lane by a new access driveway on the adjacent LeBard commercial parcel to the east. Because the OASIS Center would be located at a lower elevation than the surrounding streets, the sign would direct OASIS visitors and facilitate access to the facility location.

Section 2.0, Page 8

Project Location: The OASIS property comprises approximately 5.28 acres of the approximately 40 acre, Key Site 18, which is located in the “Central Urban Core” of the Orcutt Community Plan (OCP) area. The OASIS property is located on the south side of Orcutt Creek, just north of Clark Avenue. Key Site 18 is located west of Foxenwood Lane, north of Clark Avenue, east of Broadway Street, and south of Southpoint Estates, in the Fourth Supervisorial District.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the Lead Agency in adequately identifying and/or mitigating the Project’s significant, potentially significant, and/or direct and indirect impacts on fish and wildlife (biological) resources.

I. Environmental Setting and Related Impact Shortcoming

Section 3.0, Page 9 and Section 4.4, Pages 31-50

Issue # 1: The Lead Agency DMND included avoidance, minimization and mitigation to fully offset environmental impacts of the Project, to the extent feasible, to a level less than significant with mitigation. However, the Led Agency's DMND did not consider within the biological resource section the unavoidable direct and indirect post-Project-related human/wildlife interface impacts.

Specific impact: Management of small mammals (rodents) by facility maintenance workers is the number one leading cause of anti-coagulant death (McMillin, Wildlife Investigations Laboratory) in birds of prey, small carnivores, and large carnivores.

Why impact would occur: The Senior Center, unless instructed otherwise, might place ant traps, pesticides, and rodenticides around their homes or other structures to manage small mammals (e.g., rabbits (*Lagomorpha* spp.) and rodents).

Evidence impact would be significant: The Project site is located within a large expanse of open space, previously identified as Key-Site 18, where populations of small mammals are likely to exist. The habitat within the Project area supports a diverse plant community, consisting of small shrub and herbaceous alliances that provide food sources for small mammals. In turn, it supports a broad prey base for a wide variety of birds of prey and small and medium carnivores. During a field-visit conducted by CDFW on May 19, 2017, a Cooper's hawk (*Accipiter cooperii*), a species of special concern (SSC), was observed, along with a California quail (*Callipepla californica*), other passerines, as well as several lizard (*Reptilia* spp.).

Recommended Potentially Feasible Mitigation Measure(s)

Mitigation Measure # 1: To minimize significant impacts: CDFW recommends that the Senior Center Facility members are advised of the potential for wildlife-human interactions/sightings to occur. Flyers, pamphlets, interpretive literature should incorporate the following information into the Routine Maintenance Plans for the on-site Senior Center facility maintenance workers: a) Prohibit the use of rodenticides (Lima, & Salmon, 2010), b) Use wildlife friendly exclusionary devices/options if the facility develop nuisance wildlife issues, and c) Nesting birds, and other animals, should be left alone by children, and pets leashed at all times.

Mitigation Measure # 2: To minimize significant impacts: Development of the proposed Project would result in ground disturbance, paving, and introduction of irrigation which, according to Simberloff (2013) and Holway, Suarez, and Case, (2002), are known factors that have resulted in spread of Argentine ants (*Linepithema humile*) throughout riparian areas. Horticulture for the Senior Center Facility should include avoiding over irrigating to reduce the spread of non-native Argentine ants from parking areas, curbs, gutters, and garden's edges along outlying planted open spaces.

Mitigation Measure #3: To minimize significant impacts: CDFW recommends the lead agency require the applicant to set aside, as wildland open space, 1½ times the area lost by the project, with habitat that is functional equal to or greater than being used for the OASIS Senior Center and Senior Crafts Shop.

Section 4.4, Pages 31-50

Issue # 2: The site also supports an ephemeral streambed, Orcutt Creek, which runs west/east along the northern boundary of the Project site. Orcutt Creek supports a thick Narrow-leaf willow (*Salix Spp.*) riparian stream, generally used as transportation corridors for wildlife.

Specific impact: Currently, Orcutt Creek is the only available corridor to wildlife that allows movement in east/west directions, under Highway 135. Wildlife can avoid moving through the maze of developed areas throughout the adjacent areas due to the presence of Key Site 18 Open Space. New development that impedes wildlife's ability to easily enter Orcutt Creek, such as paved parking areas, concrete buildings, and chain-linked fencing would thus force wildlife to navigate around, or through, surrounding neighborhoods trying to find entry into Orcutt Creek.

Why impact would occur: Many species of wildlife have not become habituated to humans, and those that have, are viewed as nuisance animals usually subject to one of two outcomes: a) Wildlife encountered in developed areas are harmed, injured, or killed by humans or traffic; b) Wildlife will approach the neighborhood but must discontinue their dispersal and retreat, which is energetically costly.

Evidence impact would be significant: The proposed Project would result in a Senior Center Facility and Crafts Center (two separate buildings), three parking areas, and the previously proposed park with tennis courts, basketball courts, class-one bike path, and BBQ areas developed in the middle of a known wildlife foraging areas adjacent an extensive riparian and ephemeral stream ecosystem. An existing ephemeral streambed on the proposed Project site enables more sensitive and less urbanized native species of wildlife to reach connected habitat areas, including a downstream wash with associated wetland habitat. Degradation of this valuable habitat on the proposed Project site will block and impair wildlife movement.

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure # 1: To minimize significant impacts: There are several healthy coast live oaks (*Quercus agrifolia*) on-site that are established and meant to be retained. To minimize the likelihood of significant impacts to wildlife, these habitat areas should be posted as environmentally sensitive habitat and closed to public access during early morning and early afternoon/evening hours.

Mitigation Measure # 2: To minimize significant impacts: Preventing spread of non-native weed invasions into areas outside the residential development should be addressed in the Senior Center. The top-ten invasive weeds change frequently. Senior Center should be advised to visit the California Invasive Plant Council Web Page (CAL-IPC: <http://cal-ipc.org/ip/inventory/>) for a list of plants and other information, including family activities focused on non-native plant events to prevent the spread of these invasive weeds into the Orcutt Creek riparian corridor.

Mitigation Measure # 3: To minimize significant impacts: CDFW recommends the installation of a permanently maintained three-wire barbed fence to delineate property boundaries along the ephemeral streambed while enabling wildlife movement (Harsh, 2015). The fence line should include posted "Keep it Wild" signage.

Mitigation Measure # 4: CDFW has regulatory authority with regard to activities occurring in streams and/or lakes that could adversely affect any fish or wildlife resource. For any activity

that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of a river or stream or use material from a streambed, the Project applicant (or "entity") must provide written notification to CDFW pursuant to Fish and Game Code, Section 1600 et seq. Based on this notification and other information, CDFW then determines whether a Lake and Streambed Alteration Agreement (LSAA) is required. CDFW's issuance of an LSAA is a Project subject to CEQA. To facilitate issuance of a LSAA, if necessary, the environmental document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the LSAA. Early consultation is recommended, since modification of the proposed Project may be required to avoid or reduce impacts to fish and wildlife resources. Information on submitting a Notification for a LSAA, the current fee schedule, and timelines required in obtaining an LSAA and can be found using the following URL: <https://www.wildlife.ca.gov/Conservation/LSA>.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a data base which may be used to make subsequent or supplemental environmental determination (Pub. Resources Code, § 21003, subd (e)). Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be found at the following link: http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/CNDDDB_FieldSurveyForm.pdf. The completed form can be mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov. The types of information reported to CNDDDB can be found at the following link: http://www.dfg.ca.gov/biogeodata/cnddb/plants_and_animals.asp.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089).

CONCLUSION

CDFW appreciates the opportunity to comment on the DMND to assist Lead Agency in identifying and mitigating Project impacts on biological resources. Questions regarding this letter, or further coordination, should be directed to Ms. Jamie Jackson, Senior Environmental Scientist (Specialist), at (805) 382-6906 or jamie.jackson@wildlife.ca.gov.

Sincerely,



Betty J. Courtney
Environmental Program Manager I
South Coast Region

ec: Ms. Christine Found-Jackson, CDFW, Newbury Park
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COMMENTS RECEIVED ON OASIS DRAFT ND (17NGD-00000-00003) COMMENT RECEIVED

Phone Call

May 1, 2017

Dallas Alloway, Alloway Living Trust 937-9470, 205 Park Avenue

Also owns other properties in Old Town Orcutt

- Supports project and thinks it is a good for Orcutt;
- Referred him to County link to the Draft ND to see project plans;
- Question regarding any restrictions related to Orcutt Creek;
- Questions regarding existing Orcutt location and what school district plans are for the property; (Directed him to school district for questions regarding school district property)

To: Natasha Campbell
Santa Barbara Planning & Development
123 E. Anapamu Street
Santa Barbara, CA 93101
ncampbell@co.santa-barbara.ca.us

From: Don & Lori Ridolfi
424 Hartnell Rd
Santa Maria CA 93455

Date: 30 May 17

Subject: Public Comment - OASIS Center Project

The proposed Draft Negative Declaration (ND), Oasis Meeting Center, April 26, 2017 contains multiple areas (Sections 3.1 PHYSICAL SETTING, 4.1 AESTHETICS/VISUAL RESOURCES, 4.11 LAND USE, 4.12 NOISE, 4.13 PUBLIC FACILITIES, and 4.15 TRANSPORTATION/CIRCULATION) which require attention and adjustment. Note: Our property borders the open space where the Oasis Center proposes to build.

Section 3.1 PHYSICAL SETTING. This section contains an inadequate description of the Noise environment. While it discussed ambient noise levels at the Oasis development area, it did not address ambient noise level at the residential locations especially in SouthPoint that borders the open space. These residences are far enough away from traffic on Highway 135 and Clark Avenue that they have a much reduced ambient noise compared to Oasis development area. This is important because the approach used for noise mitigation later in the ND does not adequately account for the disruption to residents that border the open space who are going to be subjected to recurring noise levels significantly greater than they currently experience.

Several sections (4.1 AESTHETICS/VISUAL RESOURCES, 4.11 LAND USE, 4.12 NOISE), contain inadequate and unacceptable proposed mitigations

Section 4.1 AESTHETICS/VISUAL RESOURCES. This section contains problems in both the visual and lighting proposed mitigations.

Aesthetics/Visual. The building and parking area will change the character of the area from natural to developed and be visible by the residents that border the current open space. The depiction (Figure 4.1-7) assumes residents would only view the Oasis development area from their house with their view obscured by their fences. This assumption is flawed since people use their yards and will be able to see it from there. Also, anyone with a deck or other elevated view will easily see the development. A development of this size in a previously natural, undeveloped area is significant and contrary to the ND, will result in substantial adverse change in the aesthetic character of the area. The ND proposed mitigations as written are inadequate and unacceptable.

Lighting. The proposed outdoor lighting is a significant detriment to the current nighttime (lack of) lighting conditions experienced by the residents that border the open space. The proposed mitigation, "...lighting to minimize glare, including but not limited to hooded fixtures, minimizing lighting north of the development area and required dimming of outdoor lights after 10 p.m." will disrupt the serenity of nighttime darkness especially before 10 PM & throughout the night even with dimmed lights. The change from the current level of darkness to full lighting before 10 pm and dimmed lighting after 10 PM will be significant. Additionally, this area should be rated significant until a specific proposal is received which is

evaluated and tested to determine the measures adequately mitigate the lighting issues since, per the ND “Detailed lighting plans, including for outdoor parking and walking paths, have not been submitted at this stage in the review process. Therefore, assuming a reasonable worst case, the project would result in potentially significant impacts to visual resources including a change to the visual character of the area and visually incompatible structures, ...” The ND proposed mitigations as written are inadequate and unacceptable.

Structures Inconsistent with Visual Character of the Area. This area should be rated significant until a specific proposal is received which is evaluated to determine the measures adequately mitigate the “potentially significant impacts,” per the ND, “The proposed project includes more structural development than was assumed in the OCP for this portion of Key Site 18 and therefore, an increase in the change to the existing natural open space setting. ... Without the finalized location of the proposed internal access road and stairway identified in the field, it is difficult to determine whether existing trees would be impacted south of the proposed building (and preserved for both aesthetic and biological benefit) and whether proposed landscape plantings would adequately accomplish the intent of screening public views of the stairway and the access from Foxenwood Lane in Key Site 18’s natural open space setting.” The ND proposed mitigations as written are inadequate and unacceptable.

Section 4.11 LAND USE. The proposed structures and use will have a significant negative impact to intended open space land use for the residents that border the open space. The proposed mitigation acknowledges that the proposed use is incompatible with the intended use per the Orcutt Community Plan (OCP) but accepts the limits proposed as sufficient; they are not. The proposed 12 occasions of use by 300 or more persons is arbitrary and does not change the fact that those uses are inconsistent with the intended open space use per the OCP and are therefore significant. Large events of less than 300 are not restricted. This is also unacceptable use for this type of open space. The ND proposed mitigations as written are inadequate and unacceptable.

Section 4.12 NOISE. The proposed activities will have a significant negative impact to the residents that border the open space. The ambient noise level at the residential locations especially in SouthPoint that border the open space will be significantly increased. These residences are far enough away from traffic on Highway 135 and Clark Avenue that they have a much less ambient noise. This is important because the approach used for noise mitigation does not account for the disruption to residents that border the open space who are going to be subjected to recurring ambient & intermittent noise levels significantly greater than they currently experience. The ND incorrectly states that it would not “substantially increase ambient noise levels in adjoining areas.” The ND acknowledges that the measurements are not a good reflection of reality. “However, these measurements represent noise levels that are averaged over a 24-hour period and therefore do not represent peak noise levels that would be anticipated during an event using amplified sound at the project site.” It also acknowledges, “...it is reasonable to assume that intermittent noise levels from amplified sound would be substantially greater than existing noise levels and greater than the averaged noise levels cited in the noise study.” What is most troubling however is the statement, ‘Mitigation identified in this section limits noise levels at any given time to no more than 65 decibels at the property line of sensitive receptors.’ While this limit may be the county noise threshold, it is higher than the ambient noise currently experienced by the residents and does not acknowledge this increase to the resident’s ambient & intermittent noise level as significant. The ND proposed mitigations as written are inadequate and unacceptable.

Section 4.13 PUBLIC FACILITIES. This section does not adequately address the impact to the surrounding community and includes a statement which is one sided and not properly caveated.

Police. The proposed mitigated states, “The Sherriff had no specific concerns about the site layout, serviceability or safety based on the project.” and “No significant impacts to police services are

anticipated.” However, the ND did not include an analysis of the potential impact to the surrounding residents and does not address the potential for increase in criminal activity e.g. theft, property damage, litter, DUI, etc. The ND proposed mitigations as written are inadequate and unacceptable.

Statement. The ND states “the proposed use has strong support from the community including from groups that encourage open space trails and recreational land uses over development ...” but it does not stipulate whether that support is for the improvement of trails or the Oasis center itself which is a development. It also does not reflect the objections of the residents that border the open space who oppose the Oasis development. Orcutt is an area that includes many people who are not directly affected by the proposed project because they do not live close enough to have to experience the negative impacts. The concerns of the residents that border the open space should carry more weight than those that live elsewhere.

Section 4.15 TRANSPORTATION/CIRCULATION. The traffic study and proposed mitigations are inadequate and unacceptable. The ND overlooks a significant unmitigated parking concern and an item in the OCP under Key Site 18.

Traffic Study. The traffic study is inadequate because it only considers traffic from the Oasis project. It does not include the impacts from the LeBard commercial development. The ND is tightly linked to this commercial development in several aspects including a lot line adjustment and proposed roadway improvements. It should therefore be included in the traffic study to determine potential significant impact. The study also neglects to give sufficient weight to “intermittent significant traffic impacts associated with large events onsite.” The proposed mitigations i.e. “monitoring and keeping records of rental activities and special events” are not actions that will reduce the impact of these activities. Unless there is a stipulation of curtailing such events if/when actual traffic exceeds the acceptable thresholds, the ND proposed mitigations as written are inadequate and unacceptable.

Parking estimates. The ND says, regarding the parking estimates, “This rate may underestimate parking demand for some special events or rental activities onsite. To address this, the applicant proposes a limitation on activities involving 300 plus attendees to one event maximum per month.” The proposed 12 occasions of use by 300 or more persons is arbitrary and does not change the fact that those uses will exceed the site parking capacity and therefore significant. This is especially a problem because the ND says, “However, without a specific proposal for alternative parking, the adequacy, feasibility, and potential impacts cannot be evaluated at this time.” This area should be rated significant until a specific proposal is received which adequately mitigates the parking issues. Until then, events should be limited to the number supported by the available parking and/or building capacity. The proposed ND mitigations are inadequate and unacceptable.

Unmitigated parking overflow into local neighborhoods. The ND fails to address one of the typical responses to limited parking which is overflow into local neighborhoods. As the closest community, SouthPoint is significantly at risk of being disrupted and inconvenienced by unwanted persons attempting to access our gated community to park. Following residents through the gate would reduce the effectiveness and security provided by the gate and increase risk to residents. Any proposed mitigation to this concern should not incur a cost or inconvenience the residents. The proposed mitigation should also be presented to the homeowners for consideration and acceptance before inclusion in the ND as adequate.

Mitigation Measure 26, Special-Event/Rental Activity Parking. This measure requires “the applicant shall submit a parking plan for activities/events that will generate parking demand that exceeds the onsite parking supply.” Having a plan, even a good one does not necessarily match reality or mitigate issues experienced. The parking situation should be monitored & reported by an independent agency arranged by the compliance staff (or other method) with funds provided by the applicant but executed such that the

applicant could not influence the monitoring and reporting. The proposed monitoring, “Compliance staff shall ... respond to complaints if needed” is not specific enough. There should be a provision that events should be limited to the number supported by the available parking and/or building capacity should the parking plan prove inadequate to mitigate issues experienced. The ND proposed mitigations as written are inadequate and unacceptable.

Mitigation Measure 27, Special – Records for Events/Rentals. This measure requires, “OASIS Center shall submit an annual report to P&D compliance planners...report shall note the number of rental activities/special events and total attendance for each event, and any complaints received. (Also include records identified in the Noise section mitigation).” This is akin to the fox guarding the henhouse and is unacceptable due to the inherent conflict of interest for the OASIS center. Complaints including noise, traffic congestion, parking, and/or lighting problems should be monitored & reported by an independent agency arranged by the compliance staff (or other method) with funds provided by the applicant but executed such that the applicant could not influence the monitoring and reporting. Additionally, the proposed mitigation effectively states that nothing will be done to remedy compliance issues for 3 or more years which is unacceptable, i.e. “After the third report is received by P&D, compliance staff shall evaluate the effectiveness of the conditions and determine if future reports are required. If future reports are required, the reports shall be submitted with the same requirements as the reports in previous years. If the conditions prove ineffective, P&D shall place the permit on the Planning Commission agenda for review of the conditions.” This should be changed to say. “After ~~the third~~ each report is received... and determine if, after reviewing the fifth report, future reports... If the conditions prove ineffective after each year, P&D shall place the permit on the Planning Commission agenda for review of the conditions.” There should also be a provision that events should be limited to the number supported by the available parking and/or building capacity should the proposed mitigations prove inadequate to mitigate noise, traffic congestion, parking, and/or lighting issues experienced at the end of each year. The ND proposed mitigations as written are inadequate and unacceptable.

OCP Key Site 18. The OCP, under Key Site 18 states, “Vehicle access to the park should be provided through the commercial development along Clark Avenue.” The ND does not address this inconsistency between the OCP and the proposed roadway improvements.

Overall, this draft ND is inadequate and unacceptable as written because there are multiple areas that should be rated as significant impact due to incomplete analysis and/or inadequate and unacceptable mitigation. The Oasis project should be disapproved until each of the shortfalls in analysis and mitigation are adequately addressed.

//signed//
Don & Lori Ridolfi

May 25,2017

Dear Ms. Campbell, I am a homeowner in Southpoint Estates in Orcutt. I attended the meeting in Santa Maria about the County's plans for Site 18 in Orcutt (the Orcutt Community Center). I have some concerns I would like to tell you about.

FIRE: this open space is dry, receiving rain only for growth. This makes it more likely that fires, be they controlled, in a community center may spread easily to this dry grass and through the entire open space from Foxenwood Lane to California Boulevard. The area we live in is subject to strong winds ranging from 15-40 mph and these winds will accelerate spread of a fire. In addition, there will only be one access point and if there is a fire, I believe that the Fire Department will have trouble accessing the area. This would be especially true if there was a function going on because people would be trying to evacuate the area.

SAFETY: This area plan shows only one exit area for vehicles (and of course, the proposed stairs from Clark Avenue). I am concerned that, if a situation arose necessitating emergency access, the responding agencies (Fire Department, AMR and Sheriff) might find it difficult to enter the area. Although there are 150 parking spaces planned, I believe that there will be people who choose to park on the driveway which would impede access.

NOISE: the acceptable limit from noise will be 65 decibels. According to a noise level chart at noisehelp.com, 60 decibels is equivalent to a conversational speech or an air conditioner. 70 decibels examples include a shower and dishwasher. 75 decibels is equivalent to a toilet flushing or vacuum cleaner. I think that a musical event, mariachis or a loud party will exceed this decibel level.

TRAFFIC: How do I begin! Turning from Foxenwood Lane onto Clark Avenue is difficult because of the traffic speed. The speed limit east of this intersection goes from 50mph to 40 mph (although signage is lacking) and is then reduced to 30 mph. Most traffic I have seen throttles through at closer to 45 mph. In addition, as Old Town Orcutt has become more popular, traffic volume has increased. If

people turn left from the Center, this negatively impacts our ability to exit from our main gate and traffic is apt to quickly back up. Also, there is no overflow parking for events and the plan for bussing people from other lots seems impractical

OPEN SPACE: when we purchased our home, over 30 years ago we were assured that the open space behind us could not be developed. This was a definite positive influence on our decision to purchase here. Even at that time, there was talk of increasing attraction to Old Orcutt. The potential change from open space to potential development would affect our property value negatively.

FUTURE DEVELOPMENT: In the past, there have been discussions about having a restaurant, antique store, bed and breakfast, shops and possibly apartments on the land where the LeBard's sign has been for several years. I believe this is reflected in Mr. LeBard's application to 12 permits to develop APN #105-020-041

I hope that my concerns can be addressed by the Planning Board and information about them can be shared with me or Southpoint HOA.

Sincerely,

Diane L. Carmody
372 Hartnell Road
rd1968@comcast.net
805-937-8627

Daniel McNamara

406 Hartnell Road, Santa Maria, CA 93455
(805) 937-5937

Fax Transmittal

To: Natasha Campbell -
Project Planner

(805) 568-2030

Re: Public Comment -

Oasis Center Project

RECEIVED

MAY 30 2017

**SB COUNTY
PLANNING & DEVELOPMENT**

Daniel McNamara
406 Hartnell Road
Orcutt, CA 93455

Attention: Natasha Campbell
Santa Barbara County Planning & Development
123 East Anapamu Street
Santa Barbara, CA 93101

Re: Public Comment - Oasis Center Project

Case Numbers: 14GPA-00000-00020, 16RMM-00000-00001
16CUP-00000-00006, 16DVP-00000-00002
16LLA-00000-00004, 17CUP-00000-00013
17NGD-00000-00003

Comments:

The Draft Negative Declaration document identifies this development project as "Oasis Meeting Center" and indicates the proposed project to be 15,333 square feet in "total building area" with parking lot capacity at 154 spaces.

The large scale of this project far exceeds the designation as a "meeting center." The public comment for this file is full of references to the proposed project as a "Community Center." Even the developer characterizes the Oasis Center as a "Community Center." Large scale community events are proposed and even overflow parking commitments to service excess site capacity has been secured. This is important, because the proposed project scale will generate significant negative impact to neighboring property and infrastructure.

You must be aware that the County of Santa Barbara Land Use & Development Code Table 2-25 on page 2-126 for Special Use Zones indicates Community Centers are a "USE NOT ALLOWED" under the Recreation Zone. IT IS THE RIGHT PROJECT BUT IN THE WRONG PLACE.

Following are my genuine concerns regarding the impact this monumental project will have on an historically pristine environment and surrounding community:

1. TRAFFIC IMPACTS: The intersection of Foxenwood Lane and Clark Avenue, directly outside the one and only entrance/exit to the proposed Community Center is a very

challenging and potentially dangerous intersection as it presently exists. Making a left-hand turn from Foxenwood Lane on to Clark Avenue is nearly impossible due to those commuting to Vandenberg Air Force Base and Orcutt Academy High School. When school lets out, there is a period of time that traffic is blocked from the Hwy. 135 southbound on-ramp as far as the eye can see west into old Orcutt. To the east are cars just leaving a 50-mph zone and merging into a one-lane 30 mph zone. Further, Clark Avenue is a heavily used thoroughfare for AMR Ambulances, Highway Patrol, Sheriff and County Fire Department in emergencies. The proposal to condense through lanes and add separate turn lanes will cause an even more confusing and congested scenario. Elderly patrons of the Community Center with a slower reaction time and limited spatial perception will undoubtedly be faced with a daunting and dangerous situation. Most recently, an elderly community member was severely injured and his classic car nearly destroyed at this intersection. The addition of a 15,333-square foot Community Center with 154 space parking capacity to the existing dangerous and complex intersection MAKES NO SENSE.

2. NOISE IMPACTS: The Oasis Community Center development project is proposed on an open space buffer with a codified, no building restriction. Among other things, Southpoint Estates residents live here for this very reason to include the current acceptable level of ambient noise. The Oasis development project proposes a drastic change to the open space use intensity. Up to 12 events with more than 300 people attending and unlimited number of events with 200 or more attendees will WITHOUT DOUBT permanently and irreparably change the tranquility the surrounding residential community has historically enjoyed. The community should NOT be unduly burdened with this and having to constantly police the activities and report any nuisance complaints.

Aside from the significant noise impacts of community events, activities at the Oasis Center are projected to increase by 30%. The Oasis Center currently offers programs which include dance lessons at least three NIGHTS per week that end at 9 p.m. as well as a group ukulele orchestra. The surrounding residential community should NOT be burdened from ANY sound other than what presently exists. As it stands, the Oasis Center is operational from 8 a.m. until 10 p.m., six days per week with a myriad of activities. The Negative Declaration acknowledges "The

project would generate noise from cars and shuttles arriving and leaving the center, from maintenance activities, Oasis classes, gatherings and barbeques, use of the internal trails, and from activities and amplified sound associated with proposed rental activities and special events." Essentially, the only "quiet time" to those of us who reside in the area will be relegated to the hours of 10 p.m. to 7 a.m. No increase in noise is acceptable. This is a tranquil property and THERE IS NO EXCUSE FOR THE PROPOSED DEGRADATION OF OUR ENJOYMENT OF THAT TRANQUILITY.

3. FIRE AND PUBLIC SAFETY: The existing "Key Site 18" has a low level of public utility. The proposed Oasis development plan calls for large scale events of over 300 people limited to twelve times per year in the Spring, Summer and early Fall time periods. This is the driest time of the year and remaining open space buffer between neighborhood communities to the north and west will be exposed to increased fire danger. Large events will introduce combustible sources such as community barbeques, people who smoke and a 154-vehicle parking lot. The ravine configuration between the Southpoint tract and Clark Avenue regularly acts as a "wind tunnel." I have personally witnessed on two separate occasions how swiftly a brush fire can grow and spread in the Orcutt Creek that produced smoke so significant as to engulf the entire area. Attempts to evacuate will undoubtedly impede Fire, Police and Ambulance access through the choke point at the Foxenwood Lane entrance. There is no secondary emergency access planned for this project.

The introduction of a paved parking lot will encourage the curious to explore the Orcutt Creek area well outside of the Oasis perimeter increasing incidents of trespass and other potentially serious crimes. With recently proposed mandatory budget cuts to the Santa Barbara County Sheriff looming, the addition of the Oasis Center will significantly stretch law enforcement resources and the ability to patrol the area. This will also become an undue burden to the surrounding residential community.

The Draft Negative Declaration provides scant information with regard to alcohol use at the Oasis Center. Most, if not all, events outside the scope of the Senior Center will include the use of alcohol by guests which will in turn significantly influence noise levels and guest behavior in many ways. In particular, those even under the legal limit

to operate a vehicle will face the challenges mentioned previously in "Traffic Impacts." THERE IS NO REASON ALCOHOL AND THE NUMEROUS PROBLEMS ASSOCIATED WITH ITS USE SHOULD BE ALLOWED INTO THIS PRISTINE ENVIRONMENT.

4. NATURAL ENVIRONMENT: In addition to the animals described in the Draft Negative Declaration, other animals such as bobcats, deer, California Quail, Roadrunners and rattlesnakes make the Orcutt Creek THEIR oasis amidst the increasingly urbanized and developed Orcutt community. Coyotes give birth to their pups in a safe and undisturbed environment. There is no doubt the wildlife and natural corridor in which they roam will be irreparably damaged by the introduction of any structure or increased human activity in a relatively untouched environment. I do not see how this issue can be mitigated in any way.

Aside from the regular use by up to 154 cars per day, the air quality of the site and surrounding area will be significantly impacted by the smell and waste generated from the daily lunch program, pancake breakfasts and private events. The stench of fried food and barbeque smoke already permeates the local air from the nearby Jack in the Box, Charlie's King Falafel and the Far Western Tavern.

The introduction of food services and subsequent waste will also unnaturally attract unwanted scavengers (both human and animal) to the Orcutt Creek area seeking food and becoming a nuisance to each other, Oasis Center patrons and the surrounding Orcutt community residents.

Light noise from adequate and necessary lighting at the Oasis Center and adjacent parking lot will greatly diminish a view of the night sky at a reasonable time (i.e. before 10 p.m.) Lights from Old Orcutt have already affected this in recent years and the addition of more lights by the Oasis Center will only add to this. I honestly do not know how this issue can be mitigated while providing a safe level of lighting.

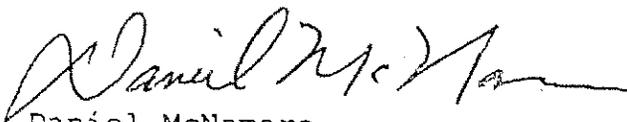
5. PEDESTRIAN ACCESSIBILITY: Regarding a stairway that "could result in visual scarring from earthwork necessary for installation of the stairway," there is no established sidewalk on the north side of Clark Ave. until well further to the west. Further, there is no pedestrian sidewalk

accessibility on either the east or west sides of the street on Foxenwood Ln. The entire area is very pedestrian unfriendly and would most likely require extensive infrastructure investment by Santa Barbara County assuming the addition of sidewalks are even structurally feasible. It is mysterious as to why a stairway is proposed.

SUMMARY: The proposed Oasis development is fraught with so many mitigation measures, it makes the entire project impractical and unfeasible. Even with successful mitigation measures, it still DOES NOT eliminate the myriad of problems this entire project will generate. Overall, the cost to the surrounding Orcutt community is FAR GREATER than the benefit to those it will actually serve. As I stated previously, IT IS THE RIGHT PROJECT BUT IN THE WRONG PLACE. It is not wanted here. There are several alternative sites where Oasis could fulfill their vision without creating a nuisance living environment for those who have resided in the area for several years. Development near the multitude of affordable senior housing sites currently in development in Orcutt with better accessibility would be environmentally sound and of much greater use. That is the best and most sensible mitigating measure to this development.

This Oasis development cannot move forward without changing the land use designation from Open Space. Further development cannot happen unless the "Not a Building Site" is removed. This creek side land has HISTORICALLY been an open space. Santa Barbara County zoning, Southpoint Estates tract approval AND the Orcutt Community Plan have acknowledged the value of this open space and have memorialized it as such on more than one occasion. We do not want to lose this tranquil, open space buffer at the gateway to Old Orcutt. The proposed Oasis project plan with all of the significant negative impacts would represent a degradation of this valuable buffer. RETENTION OF THIS PROPERTY GOES TO THE VERY CHARACTER OF OUR ORCUTT COMMUNITY.

Sincerely,



Daniel McNamara
406 Hartnell Road
Orcutt, CA 93455

From: Deanne Rosing [drosing98@yahoo.com]
Sent: Thursday, May 25, 2017 8:10 AM
To: Campbell, Natasha
Subject: Oasis Community Center

May 25, 2017

Dear Ms Campbell,

I am writing this letter to express my view that the Oasis Community Center is a project that has not been adequately studied or planned, and at this time I am opposed to it moving forward. Let me be clear, I am not opposed to the concept of a senior meeting place. What I am opposed to is the placement of this center.

I am a homeowner in South Point Estates, living in this community for the past 8 years. We have enjoyed the peace and quiet of a gated community, which is main reason that made our move to South Point Estates a huge reason for buying the property. I attended the May 11th meeting at the county offices on Betteravia. The information shared at the meeting gave me a much clearer understanding of what is being planned for the open space adjacent to my property. This is not a project to develop a meeting place for the senior citizens of the area; this is an "senior center/event center" intended to serve large crowds of people. So let me enumerate the areas of my concern: increased traffic on Foxenwood Lane, 1 entrance/exit to the property, fire hazard, environmental (I have spoken with Fish and Wildlife) noise, crime, decreased property values , and mostly for myself the loss of privacy, peace and quiet. I also realized at the meeting that policing of noise, trespassing, and any other negative impacts would be on the backs of the South Point Estate residents. I am not willing to have the quality of life I have come to enjoy jeopardized because the planners have not been considerate of their neighbors. Shame on the developers of this project for their lack of transparency in promoting this as a "senior meeting place". This project is intended to be a money-maker!

I AM ADAMENTLY OPPOSED TO THE PLANS TO DEVELOP THE OASIS EVENT CENTER AS IT STANDS.

Thank you for giving me an opportunity to share my thoughts.
Deanne Rosing
400 Hartnell Road
Santa Maria, CA 93455
(805) 455-5309

From:

Edward Taylor
282 Hartnell Rd
Santa Maria, CA 93455

To:

Natasha Campbell
Santa Barbara County Planning & Development
123 Anapamu Street
Santa Barbara, California 93101

805-570-4871, or 805-934-6250

FAX: 805-568-2030

e-mail at: ncampbell@co.santa-barbara.ca.us

I oppose re-zoning of the designated “Open Space” to allow for the OASIS CENTER PROJECT

Case Nos: 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006, 16DVP-0000-00000-00002, 16LLA-00000-00004, 17CUP-00000-00013, 17 NGD-00000-00003

COMMENTS

DESCRIPTION

The Draft Negative Declaration document identifies this development project as “Oasis Meeting Center” and indicates the proposed project is to be 15,333 square feet in “total building area” with parking lot capacity at 154 spaces.

Remark: The large scale of this project far exceeds the designation as a “meeting center.” The public comment file for this file is full of references to the proposed project as a “Community Center”. Even the developer characterizes the Oasis Center as a “Community Center”. Large scale community events are proposed and even overflow parking commitments to service excess site capacity. This is important, because the proposed project scale will generate significant negative impacts to neighboring property and infrastructure. You must be aware that the County of Santa Barbara Land Use & Development Code Table 2-25 on page 2-126 for Special Use Zones indicates COMMUNITY CENTERS is a “USE NOT ALLOWED” under the Recreation Zone.

LAND USE

Proposed Oasis development cannot move forward without changing the land use designation from Open Space. Further development cannot happen unless the “NOT A BUILDING SITE”, is removed. This creekside land has been open space for a long time and county zoning, South Point Estates tract approval and Orcutt Community Plan have acknowledged the value and cemented this area as open space. We don’t want to lose this tranquil, open space buffer at the gateway to our Oldtown. It is fair that some see the value of the Oasis Project. There are others who feel the current open space and gateway to Oldtown is the best use as described in Key Site 18. The proposed Oasis project plan, with all the significant negative impacts, would represent a degradation of this valuable buffer.

TRAFFIC

Those who utilize the stop sign controlled Foxenwood Lane/Clark Avenue intersection, know it is at times dangerous and complex. Left hand turns from Foxenwood to Clark are at times – impossible. When school lets out there is a period of time that traffic is “blocked-up” at Hwy 135 Southbound on ramp – as far as the eye can see by the Nursery at Norris and Clark. The close proximity of the Highway 135 interchange, at times contribute to traffic visibility issues from the East and the upslope on Clark has visibility issues.

NOISE

The Oasis development project is proposed on an open space buffer with a codified, no building restriction. Southpoint Estates residences live here for a reason and one of those reasons is the open space and all the benefits yielded from that, including acceptable current levels of ambient noise. The Oasis development project proposes a huge change to the open space use intensity. Parties and music into the night. Offsite parking commitments to manage overflow parking to increase the number of folks at the private/community event. No increase in noise is acceptable.

AESTHETIC/VISUAL

The Orcutt Community Plan identifies the Oasis development project as KEY SITE 18. The Oasis development plan is located within Key Site 18 and must amend this comprehensive plan to proceed. The comprehensive plan further identifies Key Site 18 as the “Visual ‘Gateway’ into Oldtown Orcutt from the East”. To bring a large scale community center, with all of the congestion and frustration to the “gateway’ to our Oldtown community does not seem appealing. **THE INTENSITY OF THE PROPOSED PROJECT IS TOO MUCH FOR THIS GATEWAY PROPERTY.**

FIRE AND PUBLIC SAFETY

The existing “Key Site 18” has a low level of public utility. The proposed Oasis development plan calls for large scale events of over 300 people and limited to 12 times a year in the Spring, Summer and early Fall time period. This is the driest time of year and remaining open space buffer between neighborhood communities to the North and West will be exposed to increased fire danger. Large events include community barbques, some people smoke, 154 vehicle parking lot. Combustible sources will be introduced like never before. Additionally, some residents see the ravine configuration, between Clark and the Southpoint Tract as a “Wind Tunnel”. Additionally, how will Fire Department, Police Department and even Ambulance services get through the choke point at Foxenwood Lane entrance . There is no secondary emergency access planned for this project. Yes, usually there is no problem...**BUT WHEN THERE IS AN EMERGENCY, RESPONDERS NEED TO BE THERE, QUICKLY. FURTHER, WHY WOULD WE WANT TO INJECT COMBUSTION ELEMENTS TO THE INHERENTLY NATURAL COMBUSTIBLE ELEMENTS OF OPEN SPACE PROPERTY.**

In closing; the project has always been presented as a “Senior Center”. No one I have spoken to on our street, or in surrounding neighborhoods, had any knowledge that the project would be anything other than a Senior Center.

Edward Taylor
282 Hartnell Rd
Orcutt, CA

COMMENTS RECEIVED ON OASIS DRAFT ND (17NGD-00000-00003) COMMENT RECEIVED

Phone Call

May 2, 2017

Grant Christensen, 400 Hartnell Rd, 878-3188

Questions regarding location of development (north or south of creek)

Question regarding whether there will be rentals with music and potential for increased noise, traffic?

NHC: I referred him to 1) online ND and told him he can call back with additional questions to me or 2) to OASIS (Doug or Loren), applicant contact info is identified on front of ND

COMMENTS RECEIVED ON DRAFT ND (17NGD-00000-00003)

5/23 Phone call

Carol Granskosgen 934-3973, 470 Wilson Court, Southpoint Estates

Concerns:

Traffic on Foxenwood Lane and at Foxenwood/Clark intersection, both are already bad;
Open Space, doesn't want to see open space changed. Her understanding that this area was to remain open space;

Aarea is a flood plain that she has seen flooded;

Main concern is traffic, including on Foxenwood and Clark and that traffic is made worse by Hwy 135 ramps. She thinks it is a terrible traffic plan that doesn't make any sense given existing traffic problems.

She was involved in the Orcutt Community Plan process and thinks the property should stay in undeveloped open space or that it should be a public park.

She is also concerned with traffic problems and a change to the open space from having the kinds of large group events proposed onsite.

From: Gerrit Hull [mailto:glhull61@yahoo.com]
Sent: Wednesday, May 31, 2017 11:03 AM
To: Campbell, Natasha
Subject: OASIS ND comment period

Ms. Campbell,

I would like to comment on the OASIS Draft Negative Declaration.

I have several concerns with the proposed OASIS Meeting Center, but my primary concern is with the impact it will have on the traffic flow on the Foxenwood Ln and Clark Ave intersection.

I have lived in the area for over 24 years and have had many opportunities to wait for traffic to clear as I was attempting to turn left from Foxenwood Ln onto Clark Ave. It doesn't take a rocket scientist or a traffic engineer to see that the OASIS Center traffic will compound an already difficult situation.

I have been informed that the traffic study analyzed the area between the hours of 4 pm to 6 pm. Also, the initial traffic study gave the proposed development a D rating. But the D rating was changed to a C rating with the addition of turn lanes on Foxenwood Ln and on Clark Ave. So, does this mean that the events being held at the OASIS Meeting Center will only occur between the hours of 4 pm to 6 pm? If the events will be held earlier or later in the day, and on a weekday or on a weekend, then shouldn't the traffic study also analyze those times as well?

I would like the OASIS Center to be built because it will provide needed services for the seniors in our area. But I am not in favor of it being built in the open space proposed.

Thank You

Gerrit Hull
Southpoint Estates Homeowner
805-714-6583

May 31, 2017

Natasha Campbell

Santa Barbara County Planning & Development

123 East Anapamu Street

Santa Barbara, CA 93101

e-mail at: ncampbell@co.santa-barbara.ca.us

Re: PUBLIC COMMENT — OASIS CENTER PROJECT

Case Nos: 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006, 16DVP-0000-00000-00002, 16LLA-00000-00004, 17CUP-00000-00013, 17 NGD-00000-00003

Dear Ms. Campbell:

The following are our comments and concerns related to this project.

COMMENTS

DESCRIPTION

The Draft Negative Declaration document identifies this development project as "Oasis Meeting Center" and indicates the proposed project is to be 15,333 square feet in "total building area" with parking lot capacity at 154 spaces.

Remark: The large scale of this project far exceeds the designation as a "meeting center." The public comment file for this file is full of references to the proposed project as a "Community Center". Even the developer characterizes the Oasis Center as a "Community Center". There are large scale community events proposed for this project and even overflow parking commitments to service the parking capacity needed in excess of the 154 spaces proposed for the project. This is important, because the proposed project scale will generate significant negative impacts to neighboring property and infrastructure. County staff must be aware that the County of Santa Barbara Land Use & Development Code Table 2-25 on page 2-126 for Special Use Zones indicates COMMUNITY CENTERS is a "USE NOT ALLOWED" under the Recreation Zone. THIS IS THE RIGHT PROJECT BUT IN THE WRONG PLACE!!

TRAFFIC CIRCULATION

Those who utilize the stop sign controlled Foxenwood Lane intersection at Clark Avenue, know it is at times dangerous and complex. Left hand turns from Foxenwood to Clark at many times of the day are impossible to make in a safe manner. When school lets out there is a period of time that traffic is "blocked and backed-up" at the traffic signal by the Hwy 135 Southbound on ramp — as far as the eye can see all the way up to the Nursery at Norris and Clark. The close proximity of the Highway 135 interchange contributes to traffic visibility issues from the East and the upslope on Clark to the West has visibility issues as well. In addition to school traffic, this intersection is particularly problematic between 7-9 a.m. in the morning as people go to work and 4-6 p.m. in the evening as people come

home from work. A 15,000 sq. ft. community center and with its added 154 space parking capacity **MAKES NO SENSE** increasing traffic to this already overloaded, dangerous and complex intersection. This intersection is dangerous and over its safe capacity now before this large project is added. Additionally, Foxenwood Lane is a North/South frontage road that can barely handle its existing traffic load.

NOISE - The Oasis development project is proposed on an open space buffer with a codified, no building restriction. Southpoint Estates residences live here for a reason and one of those reasons is the open space and all the benefits yielded from that, including acceptable current levels of ambient noise. The Oasis development project proposes a huge change to the open space use intensity. There will be parties and music into the night. Offsite parking commitments to manage overflow parking to increase the number of folks at the private/community event. Does this plan have a cap on the number of participants? Is there anything in this plan to prevent a mini Woodstock event, with only limitations of 12 times per year and subject to available offsite parking and ability to beef up capacity to bus folks onto the site? No increase in noise is acceptable. This is tranquil property and there is **NO EXCUSE FOR THE PROPOSED DEGRADATION OF OUR ENJOYMENT OF THAT TRANQUILITY**. We moved here in 1985 and were told that this area was open space in perpetuity and that was one of the major reasons we settled here.

AESTHETIC/VISUAL

The Orcutt Community Plan identifies the Oasis development project as **KEY SITE 18**. The Oasis development plan is located within Key Site 18 and must amend this comprehensive plan to proceed. The comprehensive plan further identifies Key Site 18 as the "Visual 'Gateway' into Oldtown Orcutt from the East". To bring a large-scale community center, with all of the congestion and frustration to the "gateway' to our Oldtown community does not seem appealing. **THE INTENSITY OF THE PROPOSED PROJECT IS TOO MUCH FOR THIS GATEWAY PROPERTY.**

FIRE AND PUBLIC SAFETY

The existing "Key Site 18" has a low level of public utility. The proposed Oasis development plan calls for large scale events of over 300 people *and* limited to 12 times a year in the Spring, Summer and early Fall time period. This is the driest time of year and the remaining open space buffer between neighborhood communities to the North and West will be exposed to increased fire danger. Large events including community barbeques, some people smoking, and a 154 vehicle parking lot will mean combustible sources will be introduced like never before to this area. Additionally, some residents see the ravine configuration, between Clark and the Southpoint Tract as a "Wind Tunnel" which makes the fire threat that much more explosive. Additionally, how will Fire Department, Sheriff Department and even Ambulance services get through the choke point at the Foxenwood Lane entrance. There is no secondary emergency access planned for this project. Yes, usually there is no problem...**BUT WHEN THERE IS AN EMERGENCY, RESPONDERS NEED TO BE THERE, QUICKLY. FURTHER, WHY WOULD WE WANT TO INJECT COMBUSTION ELEMENTS TO THE INHERENTLY NATURAL COMBUSTIBLE ELEMENTS OF OPEN SPACE PROPERTY?** In addition to the increased fire risk, this proposed project will also be a major impact to the available Sheriff staffing for this area which is already thin.

LAND USE

This proposed Oasis development cannot move forward without changing the land use designation from Open Space. Further development cannot happen unless the "NOT A BUILDING SITE" prohibition is removed. This creek side land has been open space for a long time and county zoning, South Point Estates tract approval and Orcutt Community Plan have acknowledged the value and cemented this area as open space. We don't want to lose this tranquil, open space buffer at the gateway to our Oldtown. It is fair that some see the value of the Oasis Project. There are others who feel the current open space and gateway to Oldtown is the best use as described in Key Site 18. The proposed Oasis project plan, with all the significant negative impacts, would represent a degradation of this valuable buffer. RETENTION AS OPEN SPACE, GOES TO THE VERY CHARACTER OF OUR COMMUNITY.

WILDLIFE

Site 18 is basically a wildlife corridor. This area is home to coyotes, raccoons, possums, snakes, lizards, and all kinds of birds. We don't know how the interface between this proposed project and the existing wildlife will work out. Our concern is that it will adversely impact the existing wildlife and be problematic for the proposed project.

Please consider our comment concerns in the evaluation of the Oasis Project application.

Sincerely,



John Christian Walk



Frances Anne Walk

388 Hartnell Road

Santa Maria, California 93455

From: Joe Dana [mailto:JDana@orcutt-schools.net]
Sent: Wednesday, May 31, 2017 3:16 PM
To: Campbell, Natasha
Cc: doug@oasisorcutt.com
Subject: Support for OASIS Project

May 31

Natasha Campbell
Santa Barbara County Planning and Development Department

Dear Ms. Campbell:

My name is Joe Dana, and I am director of charter programs for the Orcutt Union School District. I am writing today to express my strong support for the Orcutt Area Seniors In Service (OASIS) project in Old Orcutt.

I am a lifelong Orcutt resident who has worked for the school district for nearly 30 years. Throughout my career as an educator, OASIS has been offering its programs and services next to our school district's administrative offices in Old Orcutt. OASIS actually has a shared parking lot with district staff.

OASIS has been a wonderful neighbor to our school district and to the residents of the neighborhood we are located in. With over 1,000 members and multiple offerings, OASIS has a proven record of operating a panoply of much-needed programs in a safe, quiet, and efficient manner. I know OASIS Executive Director Doug Dougherty and several members of the OASIS board quite well and hold them in the highest regard. I am completely confident that they will be great caretakers of their new property and bring many good things to the nearby neighborhoods, just as they have done here.

Here's hoping that you, your department, and the County Planning Commission make every effort to move this project forward. OASIS is vital to the Orcutt community and many of us are elated they have finally found a permanent place to call home.

Sincerely and respectfully,

Joe Dana

Joe Dana

Director of Charter Programs
Orcutt Union School District
jdana@orcutt-schools.net
805.938.8934

COMMENTS RECEIVED ON OASIS DRAFT ND (17NGD-00000-00003)

Phone Call

May 11, 2017

JR Pelton, 934-1175; Southpoint Estates

Questions regarding project including lighting.

He was experiencing difficulty accessing ND on web. I tried to walk accessing ND online over the phone as ND accessible from my computer. I provided him a hard copy, which he picked up at P&D reception.

From: kat@krse.biz [mailto:kat@krse.biz]
Sent: Tuesday, May 30, 2017 1:15 PM
To: Campbell, Natasha
Subject: oasis center

Dear Mrs. Campbell,

My name is Kathryn Scott, and I am President of the Old Orcutt Merchants Association. As such, I am very aware of the OASIS project. It is a great project and our association voted in 2015 to be in full support of its approval.

This community needs a place where seniors, children, and community groups can gather during the week. It's great that this new facility will be able to host events on the weekends, as well. Orcutt Union Plaza has taken on many of our big events and festivals over the years. The new OASIS Center, as Doug Dougherty has presented it to our merchants, will continue hosting the community-minded events like art shows and job fairs. It will also be a great place for nonprofit and community group fundraisers, as their main hall and kitchen were designed to host events of 300 people.

Please give this project your full support. OASIS has been a part of Orcutt since the 1960s and their track record has been flawless. We all need to get behind what they are doing and see how we can help move it forward.

Thank You,
Kathryn "Kat" Scott
Old Orcutt Merchants Association
805-863-2842



26 May 26, 2017

TO: Natasha Campbell
Santa Barbara County Planning & Development
123 E. Anapamu St
Santa Barbara, CA 93101

FROM: Leah Aasen
332 Hartnell Rd
Santa Maria, CA 93455

SUBJECT: OASIS Project - - - Public Comment

Natasha,

I live in Southpoint Estates and am an original owner. My home backs up against the gulch and when I bought my home I was told that no one would build behind my home. I paid \$1,000 extra for that guarantee. Now I find that the county is trying to allow someone to build on the property and that property will have an adverse effect on my well-being. These are the concerns I have with the building in the gulch.

1. It is a miss statement to say that the current OASIS SENIOR CENTER located at 420 Soares Av in Orcutt is moving to the gulch and will be renamed OASIS **MEETING CENTER** or in some cases is being referred to (by the developer) as the **OASIS COMMUNITY CENTER** . This change brings with it many problems for those of us who live around that area. The size of the proposed project far exceed the expectations of a “meeting center”. The County of Santa Barbara Land Use and Development Code Table 2-25 on page 2-126 for Special Use Zones indicates **Community Centers** is a “USE NOT ALLOWED” under the Recreation Zone. IT IS THE RIGHT PROJECT **BUT IN THE WRONG PLACE!**
2. The gulch is a WILDLIFE CORIDOR and the animals whose home is in the gulch will be adversely affected. (Refer to page 186, Listed/Candidate Species in Orcutt Plan Area, of the Orcutt Community Plan. Also refer to page 196, Policy BIO-O-5: New facilities in Orcutt, including roads, bikepaths/trails, sewer lines and retention basins, shall to the maximum extent feasible be sited and designed to avoid disruption of significant natural resources within designated natural undeveloped open space areas, minimize removal of significant native vegetation and trees and provide for reasonable levels of habitat restoration for significant habitats disrupted by construction.)
3. This project will have an adverse effect on **TRAFFIC** in all directions.
 - a. Traffic going south along Foxenwood Lane attempting to get onto Clark Ave going east is at best difficult now especially during times when **school** is beginning and/or getting out and when the **work day** is starting and/or ending. The traffic on Clark Ave going east

during these times backs up on Clark from Foxenwood Lane up to and **past** Norris St making it virtually impossible for cars to exit Foxenwood Lane and go East on Clark Ave.

- b. The thought that there is only one entrance and exit to the proposed plan is a safety issue. In the event that there was a fire in the gulch when an “event” was being held and vehicles started leaving in a panic, how would emergency vehicles enter if the exit was blocked by panicked people in their vehicles? Not only would the entrance/exit be blocked but also Foxenwood Lane in both directions.
 - c. I would also be concerned about vehicles traveling south on Foxenwood Ln from let’s say Foxenwood home further north, not knowing that there was a major backup on Foxenwood Ln, and end up rear ending a vehicle that was stopped in a conjection trying to get onto Clark Ave. **(REMEMBER THE SPEED LIMIT ON FOXENWOOD LN IS 45 MPH.)**
 - d. Traffic exiting Hwy 135 going south or north will create further traffic concerns if going to an event at the proposed project. That area already is conjected given that there are already three signal lights. One signal light for vehicles exiting Hwy 135 going south. One signal light for vehicles exiting Hwy 135 going north; and the same signal light also orchestrates vehicle wanting to enter Hwy 135 to go north (in other words two separate commands from the same signal light). And the third light at the intersection of Clark Ave and Orcutt Rd. **IT WOULD NOT BE FEASIBLE TO ADD A FOURTH SIGNAL LIGHT AT FOXENWOOD LN AND CLARK AVE BECAUSE IT IS ALREADY SIGNAL LIGHT INTENSIVE.**
 - e. The project also has proposed parking in the gulch for 154 parking spaces. The project also plans to “bus” in or somehow bring in additional people if the parking spaces in the project are all taken. Yes, this would further compromise the traffic problem that would be created.
4. This project will have an adverse effect on **NOISE** in all directions.
- a. If the project was simply allowing the OASIS **SENIOR** CENTER to continue as they are doing on Soares Av in Orcutt there would not be a problem. However, that is not the case. The project is not called a “Senior” center it is called a “meeting” or “community” center depending on where you are looking and reading. This project plans to do events that would result in noise that would disrupt the calm environment that is currently experienced by living in the Orcutt area around the proposed project.
 - b. This property is currently called an Open Space according to the Orcutt Community Plan and “serves as a visual “gateway” into Old Town Orcutt from the east. It is highly visible from adjacent roads and residential areas and provides significant open space in an area of high urbanization. Policies and development standards in the Plan require development on this site to provide measures to enhance this gateway feature.”
 - c. The current project intends to transport (bus) people in to accommodate the proposed parking lot of 154 spaces not being sufficient to handle “events” being held in the proposed project. The increase in people at events will increase the noise level and compromise the “gateway” that should be considered.

5. This project will have an adverse effect on **AESTHETIC/VISUAL** importance to the Orcutt community.
 - a. As stated in the Orcutt Community Plan Key Site 18 “serves as a visual “gateway” into Old Town Orcutt from the east. It is highly visible from adjacent roads and residential areas and provides significant open space in an area of high urbanization. Policies and development standards in the Plan require development on this site to provide measures to enhance this gateway feature.”
6. This project will have an adverse effect on **FIRE AND PUBLIC SAFETY**.
 - a. The existing Key Site 18 has a low level of public utility services. The proposed Oasis project calls for large scale events of over 300 people and limited to 12 times a year, most likely in the Spring, Summer and early Fall time periods. This is the driest time of the year and remaining open space buffer between neighborhoods communities to the north and west will be exposed to increased fire danger.
 - b. Large events include community barbeques and people smoking. Accidents occur when cigarettes are not extinguished properly. Also combustible sources will be introduced like never before.
 - c. How will the fire department, police department, and/or ambulance services get through the one and only entrance/exit in the case of an emergency when people at the event during an emergency start to panic and block the one and only entrance/exit? There is no secondary emergency access planned for this project.
7. This project does not support the **LAND USE**.
 - a. The Orcutt Community Plan designates this land as Open Space not a building site. The land is currently a tranquil open space that is seen as a gateway in the Old Orcutt. This should remain for generations to come.

LEAH MARIE AASEN
332 HARTNELL RD
805-937-5652

May 30, 2017

Dear Natasha Campbell

I am writing you regarding concerns I have about Oasis Center Project. On June 11, 2015 I attended a meeting concerning this project. I honestly feel betrayed. I believe I was the only one at the meeting from South Point Estates. I had attended a meeting previously at the Oasis center and decided to get more information on this project before forming an opinion. I came out of the meeting on June 11th feeling inspired. It was my opinion that this would not only be good for the community but be an asset to our neighborhood. My understanding was it would be a senior center /community center combined. Classes for seniors and food services along with programs for children would be provided as well. There was talk of occasionally having events like a Christmas tree lighting and bouquet type of events walking trails etc. Everyone was assured that the lighting would be minimal and the people giving the presentation were very aware of the adjoining community and the sound level and times of events would be respectful of the surrounding neighbors. Over the next few days I talked to my close neighbors and told them that my impression of the Oasis Center would be a win to the community and a win to our neighborhood.

At the June 11, 2015 meeting, I don't remember any talk of weddings or other large events being part of this plan. Even though there was no specifics stated they definitely left the impression this was a center for classes and small community events. There was no talk of bussing people into this area surrounded by neighborhoods. The sound level and the traffic would have a very negative impact on our neighborhood. The way this was sold was that the center would work with South Point Estates concerns. For me the concern was always the traffic, even when I was supportive of the Oasis project. Getting in and out of Wilson onto Foxenwood and Foxenwood onto Clark is already a dangerous situation. Also the contractor for this project stated due to solar rebates provided by the government would make it necessary the center be completed by December 2016. This was the explanation why the cost would be so reasonable and it sounded to me the funding was already in place if it was completed in time. How in the world did this project get so carried away?

We moved here from Southern California because it was such and quite community. I am all for some growth and I definitely support the community but these sounds to me like a project that lost its prospective. I have moved from someone who was very much in favor of this center to a person who adamantly opposes this center.

Lynn Alvarez -
4816 Hartnell Rd



You can submit your comments and concerns to:

Natasha Campbell

Santa Barbara County Planning & Development
123 East Anapamu St
Santa Barbara, CA 93101.

805-570-4871, or 805-934-6250

FAX: 805-568-2030

e-mail at: ncampbell@co.santa-barbara.ca.us

RECEIVED

MAY 31 2017

S B COUNTY
PLANNING & DEVELOPMENT

Comments must be received no later than May 31, 2017, at 5:00 p.m.

Re: PUBLIC COMMENT – OASIS CENTER PROJECT

Case Nos: 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006, 16DVP-0000-00000-00002,
16LLA-00000-00004, 17CUP-00000-00013, 17 NGD-00000-00003

COMMENTS

DESCRIPTION

The Draft Negative Declaration document identifies this development project as "Oasis Meeting Center" and indicates the proposed project is to be 15,333 square feet in "total building area" with parking lot capacity at 154 spaces.

Remark: The large scale of this project far exceeds the designation as a "meeting center." The public comment file for this file is full of references to the proposed project as a "Community Center". Even the developer characterizes the Oasis Center as a "Community Center". Large scale community events are proposed and even overflow parking commitments to service excess site capacity. This is important, because the proposed project scale will generate significant negative impacts to neighboring property and infrastructure. You must be aware that the County of Santa Barbara Land Use & Development Code Table 2-25 on page 2-126 for Special Use Zones indicates COMMUNITY CENTERS is a "USE NOT ALLOWED" under the Recreation Zone. **IT IS THE RIGHT PROJECT BUT IN THE WRONG PLACE!!**

TRAFFIC CIRCULATION

Those who utilize the stop sign controlled Foxenwood Lane/Clark Avenue intersection, know it is at times dangerous and complex. Left hand turns from Foxenwood to Clark are at times – impossible. When school lets out there is a period of time that traffic is "blocked-up" at Hwy 135 Southbound on ramp – as far as the eye can see by the Nursery at Norris and Clark. The close proximity of the Highway 135 interchange, at times contribute to traffic visibility issues from the East and the upslope on Clark has visibility issues. A 15,000 sq. ft. community center and 154 space parking capacity to the existing dangerous and complex intersection – MAKES NO SENSE.

NOISE - The Oasis development project is proposed on an open space buffer with a codified, no building restriction. Southpoint Estates residences live here for a reason and one of those reasons is the open space and all the benefits yielded from that, including acceptable current levels of ambient noise. The Oasis development project proposes a huge change to the open space use intensity. Parties and music into the night. Offsite parking commitments to manage overflow parking to increase the number of folks at the private/community event. Does this plan have a cap on the number of participants? Is there anything in this plan to prevent a Woodstock event, with only limitations of 12 times per year and

(Continued on back)

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Santa Barbara, CA 93101

805-570-4871, or 805-934-6250

FAX: 805-568-2030

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(Continued on back)

RECORDING REQUESTED BY
Stephen K LeBard



2014-0040383

Recorded
Official Records
County of
Santa Barbara
Joseph E. Holland
County Clerk Recorder

REC FEE 24.00

02:17PH 04-Sep-2014 DS
Page 1 of 4

WHEN RECORDED MAIL TO
NAME Stephen K. LeBard

MAILING 550 West Betteravia, Suite A
ADDRESS

CITY, STATE Santa Maria, California 93455
ZIP CODE

4 recn

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

JUDGMENT QUIETING TITLE BY ADVERSE POSSESSION

Affecting Assessor's Parcel Nos.:

- 105-020-060
- 105-020-061
- 105-020-062
- 105-020-063
- 105-020-064
- 105-020-068

1 JAMES P. O'NEILL, State Bar No. 99086
2 301 East Cook Street, Suite A
3 Santa Maria, California 93454
4 Voice: (805) 925-4200
5 Facsimile: (805) 925-4227
6 E-Mail: joneill@wog-law.com

7 Attorney for Plaintiff STEPHEN K. LeBARD

8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
9 **FOR THE COUNTY OF SANTA BARBARA**
10 **COOK DIVISION**

11 STEPHEN K. LeBARD,

12 Plaintiff,

13 vs.

14 SPE CORPORATION, a California
15 corporation, and all persons unknown, claiming
16 any legal or equitable right, title, estate, lien, or
17 interest in the property described in the
18 complaint adverse to Plaintiff's title, or any
19 cloud upon Plaintiff's title thereto,

20 Defendants.

Case No. 1460286

Unlimited Jurisdiction

**JUDGMENT QUIETING TITLE BY
ADVERSE POSSESSION**

21 The default of Defendant SPE CORPORATION having been entered on July 10, 2014, the court
22 held an evidentiary hearing pursuant to Code of Civil Procedure §764.010 on July 29, 2014 in
23 Department SM2, the Honorable JAMES F. RIGALI, Judge, presiding. Plaintiff STEPHEN K. LeBARD
24 appeared personally and with counsel, JAMES P. O'NEILL. Evidence was presented and the matter was
25 submitted.

26 THE COURT ORDERS, ADJUDGES, AND DECREES that title to the real property that is the
27 subject of this action is quieted as follows:

28 1. Plaintiff STEPHEN K. LeBARD is the owner by adverse possession of fee simple title
to that certain real property located in the unincorporated Orcutt area of Santa Barbara County,
California, consisting of 16.28 acres, more or less, bearing Santa Barbara County Assessor's Parcel Nos.

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF SANTA BARBARA

JUL 29 2014

Darrel E. Parker, Executive Officer
BY D. Young Deputy Clerk

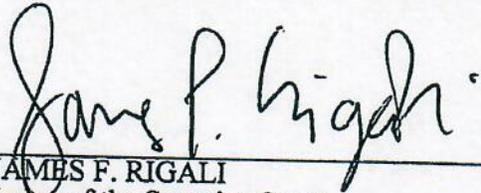
LE DY
F _____
NDX _____
V _____
CA _____
FIN _____
J _____
PTY DY
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COD 120/27
ST DY

1 105-020-060, 105-020-061, 105-020-062, 105-020-063, 105-020-064, and 105-020-068, and more
2 particularly described as:

3 Lots 87, 88, and 89 of Tract 13345, Unit 1, as per Map recorded in Book 125, Pages 7
4 through 10, of Maps, in the Office of the County Recorder of Santa Barbara County,
California.

5 2. Defendant SPE CORPORATION has no right, title, or interest in, or lien upon, the
6 subject real property.

7
8 Date: July 29, 2014


9 JAMES F. RIGALI
10 Judge of the Superior Court
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This is a true certified copy of the original document on file or of record in my office. It bears the seal and signature imprinted in purple ink, of the Clerk of the Superior Court.



CLERK OF THE SUPERIOR COURT,
SANTA BARBARA COUNTY, CALIFORNIA

Date: _____ By Deputy: *Darla Rodriguez*

AUG 12 2014

DARLA RODRIGUEZ

From: Larry O'Callaghan [mailto:hitsolid@verizon.net]
Sent: Monday, May 15, 2017 4:39 AM
To: Campbell, Natasha
Subject: Oasis Center - Noise Concern

Hello Ms. Campbell,

I was at the presentation Thursday evening and I think it was well done.

I'd like to address one concern and it is on the subject of amplified music at large events

It is my understanding that Oasis will be responsible for the monitoring of the sound. They will also be responsible for the capturing and recording of the noise levels and then will also have the responsibility of reporting any violations of sound restrictions to the County.

I think this could lead to problems.

I have worked with and continue to work with a number of non-profits. One thing they all have in common is the desire to generate revenue. It is likely that Oasis would see the large outdoor events as opportunities to generate revenue. If that were the case, Oasis may not be as diligent as they could be in monitoring, recording or reporting sound violations.

I want to make it clear that I am in no way trying to impugn the character of Mr. Dougherty or any of the fine people who work at the center. I have no doubt that they will try to keep the sound levels within spec. But we are talking about large outdoor events, live bands and alcohol. It's likely that there will be some occasions where sound violations will occur. And I suspect that it may be difficult to turn down the sound at an event where up to 300 people are having a great time. For example, a wedding reception with a great band and a well-served crowd.

So what would happen if the homeowners felt the noise was excessive and Oasis says that it was not?
Or if Oasis says that they have a recording but their record shows that the sound levels were within spec and the Southpoint homeowners say it was too loud?

It was mentioned at the meeting that homeowners in Southpoint could set up microphones in their backyards to capture and record sound levels. I can see several problems with this. Other than the hassle for the homeowner there would be a problem if the homeowner's data showed a violation and the Oasis data did not. And if I was Oasis I might be inclined to question the information from an aggrieved homeowner who never wanted the center to be built to begin with.

I'm not sure how this can be resolved but here are some ideas. Would it be possible to provide access to the sound monitoring information to members of the Southpoint board or homeowners in real time? Perhaps have the Southpoint board and the homeowners on Hartnell Road (these homes are adjacent to the site) could be given a tour of the site and the sound recording equipment prior to Oasis opening. I think it would also be beneficial to allow any Southpoint homeowner the ability to check on the sound levels during an actual event. Is this possible? I think something like this (real time access to the recording) would provide some assurance to the (possibly) impacted homeowners while not placing too much of a burden on Oasis.

Another suggestion is to allow for significant fines for sound violations. My reasoning here is simple. If it is costly to break the rules it is much less likely they will be broken. If the fine for each violation was to be say two times what the center received for the event there would be a strong incentive by Oasis to monitor

and comply. I've found that everyone will change their behavior as soon as it hits them in the pocketbook. And the harder one gets hit, the quicker ones' behavior will change.

I suspect these may unusual recommendations but this is an unusual situation. The Southpoint homeowners bought their homes with the understanding that we would have open space in our backyard. Now we will have a venue that will host large events with live music along with alcohol being served. While there are many other venues in SB county that host live events with drinks served, are there any that abut residential properties wherein the homeowners' expectations were that this would never happen?

Thanks in advance for your assistance on this and please give me a call or return email if you would like to discuss.

Best regards,

Larry O'Callaghan

From: Larry O'Callaghan [mailto:hitsolid@verizon.net]
Sent: Monday, May 08, 2017 5:26 AM
To: Campbell, Natasha
Subject: Orcutt Oasis Center

Hello Ms. Campbell,

My name is Larry O'Callaghan, I am a resident of Southpoint Estates and am also a board member of the HOA. I am not representing the board in this email.

I have several questions.

The Draft Negative Declaration (page 3) states: *The open space parcels were designated "Open Space Not A Building Site" when the Southpoint Estates final map was recorded. The open space parcels retain the "NOT A BUILDING SITE" OPEN SPACE restriction, but are no longer owned by the Southpoint Estates Homeowners Association. Steve LeBard became the owner of most of the Southpoint Estates open space parcels (APNs 105-020-060, -061, -62, -063, -064 and -068) and in 2014 OASIS became the owner of two of these parcels, APNs 105-020-063 and -064.*

Mr. LeBard acquired the referenced APN #'s via a Judgement Quieting Title By Adverse Possession on 9/4/14 (see attached document). It appears from this document that Mr. LeBard acquired the properties from the SPE Corporation and not the Southpoint Estates Home Owners Association.

Can you confirm who was the previous owner of these parcels? Was it the SPE Corp or the Southpoint HOA?

Under the heading of Large Outdoor events (page 7) is this information: *Amplified Sound: Use of amplified sound is proposed to be restricted consistent with the recommendations of the submitted Acoustical Study, prepared by David Lord.*

This study is not provided in the document and is not available on the County of SB website. Can you provide it or make it available?

Again, referring to noise, this is from page 104: *Noise: Potentially significant but mitigable impacts related to construction noise and noise from outdoor activities involving amplified sound (rentals, special events). Feasible mitigation is identified to reduce these impacts to less than significant levels. (Class II)*

The document does not provide an explanation of what "feasible mitigation" may mean. Please describe what feasible mitigation means with regard to amplified sound.

Page 16 provides the following information: *Southpoint Estates Condition No. 20 required the open space be set aside to offset the reduced size of individual lots within the development (below 10,000 sf required by the zone district). Removal of the OASIS parcels from the designated open space for Southpoint Estates would not reduce the average lot size of the Southpoint Estates lots below 10,000 sf.*

How was this determined? Who made this decision? Can you provide the analysis or data for this?

Thanks in advance and if you would like to speak with me my cell # is 805-714-2424.

Larry O'Callaghan
Email: hitsolid@verizon.net

From: LINDA RICKETT [mailto:itisi17@msn.com]
Sent: Wednesday, May 31, 2017 9:35 AM
To: Campbell, Natasha
Subject: Oasis center project

Case nos: 14 gpa-00000-0020,16rmm-00000-00001,16cup-0000-00006,16 dvp-0000-00000-00002,16lla-00000-00004,17cup-00000-00013,17 Ngd-00000-00003

>

> The area where the oasis has always been designated as a open space. To change it is not right. It will have a negative impact on all living near by. The noise created by this large center is not acceptable.

> The traffic from the center would create more of a problem, and the traffic is already a problem at the corner of Clark and Foxenwood frontage road.

> The Oasis center at this location is wrong!

> Linda RICKETT

> 132 Cain Drive

> Santa Maria

>

>

> Sent from my iPad

From: Nicole Courtright [mailto:nicole.courtright@yahoo.com]

Sent: Thursday, May 25, 2017 2:05 PM

To: Campbell, Natasha

Subject: Outdoor 'Oasis' zoning area

Good Afternoon Ms Campbell,

I am a resident close to the proposed 'Oasis' site in Orcutt. I wasn't originally concerned with what I thought would be a small senior structure. Most recently, I found out that the 'small structure' would be very large and it would be surrounded by more than 150 parking spaces. I also have found out that the county plans on allowing this general 'flood plane-open space' be used for events such as weddings, 'Grapes and Grains' festivals and other festive events. It is hardly conceivable that we get any more traffic in this area....but inconceivable that we might receive a lot more traffic. The construct of the intersection of the Foxenwood Road with Clark Ave is already dangerous and full of blind areas where cars can hit other cars. Adding to this would be foolish and create a huge traffic safety concern. This open space was originally deemed to remain open space when 'South Point Estates' was built. It must remain open space! Noise is also another huge concern. Any noise carries very easily over the spot where Oasis plans to set up right over to our housing area. When people bought in South Point, they were assured this open space would be left as 'open space' and not allotted as something else. We did not purchase so that we could be flooded with noise created by festivals and weddings down the hillside. The county must say no to the proposals of Oasis. This project is unsafe and unsound. Obviously, traffic studies have not been done. The county will be responsible for any traffic fatalities and injuries that are a result of this proposed construction, as it is unsafe for the proposed building. Please feel free to contact me if you have any further questions, and thank you for your time.

Noelle Tolentino

(South Point Resident/ Homeowner)

May 30, 2017

Dear Ms. Campbell,

We received a letter from the County of Santa Barbara in relation to your office about the pending OASIS project. Our house is located at 160 North Gray St. at the corner of North Gray and Park Ave. Our back yard and adjoining property which abuts the west side of the project site that being the east view to us, is in direct line of site to where the facility will be built. We have a clear line of site to the property from our home. This would have a direct impact on our view as there are no obstructions.

We have gone over the proposed plans for the site with the Executive Director (ED). Understanding that there will be a Green Space buffer between the Oasis Building and our home site to the North East, in line with the proposed county measure (which is separate) and with the proposed drafts of the Oasis Project we encourage the growth for our community and support the effort to see it built. Our vision is in line with that of the ED. The outreach it creates for our elderly citizens and as a joint meeting space for community organizations and local clubs is not just well spent economic dollars but of an invaluable service to multiple citizenry platforms. With that said, our family cxstrongly supports this needed project and we hope you will make every effort in seeing its approval through and that the project mature to full fruition.

Nonprofits have a unique role in the Orcutt area. Today there are few if any tax-funded facilities or staffs to provide services that many cities and special districts often have. Orcutt should have a place where the community can come together and we feel that the OASIS is the perfect organization to make that happen.

They currently operate from their facility on Soares Avenue. This is in the middle of a residential neighborhood and next to 3 different schools. It is a very high traffic area which creates conditions of caution for not just the elderly but also students, teachers, county employee's, busses and a myriad of other traffic which at best should not be associated with an elderly center and community facility. It requires its own space. With well over 1,000 members and over 30 years of experience of getting them in and out of there without incident, we are elated that the OASIS has acquired this new property to maturate its growth for the community. The current ED will do a great job and we look forward to enjoying the amenities the Oasis Project brings to our neighborhood.

Sincerely,

Oliver & Kristen Bailey -160 North Gray St, Orcutt, CA 93455 (805) 345-8386 or 8349

Roy Allan Boadway, Jr.
406 Hartnell Road
Orcutt, CA 93455

Attention: Natasha Campbell
Santa Barbara County Planning & Development
123 East Anapamu Street
Santa Barbara, CA 93101

Re: Public Comment - Oasis Center Project

Case Numbers: 14GPA-00000-00020, 16RMM-00000-00001
16CUP-00000-00006, 16DVP-00000-00002
16LLA-00000-00004, 17CUP-00000-00013
17NGD-00000-00003

Comments:

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The large scale of this project far exceeds the designation as a "meeting center." The public comment for this file is full of references to the proposed project as a "Community Center." Even the developer characterizes the Oasis Center as a "Community Center." Large scale community events are proposed and even overflow parking commitments to service excess site capacity has been secured. This is important, because the proposed project scale will generate significant negative impact to neighboring property and infrastructure.

You must be aware that the County of Santa Barbara Land Use & Development Code Table 2-25 on page 2-126 for Special Use Zones indicates Community Centers are a "USE NOT ALLOWED" under the Recreation Zone. IT IS THE RIGHT PROJECT BUT IN THE WRONG PLACE.

Following are my genuine concerns regarding the impact this monumental project will have on an historically pristine environment and surrounding community:

1. TRAFFIC IMPACTS: The intersection of Foxenwood Lane and Clark Avenue, directly outside the one and only entrance/exit to the proposed Community Center is a very

challenging and potentially dangerous intersection as it presently exists. Making a left-hand turn from Foxenwood Lane on to Clark Avenue is nearly impossible due to those commuting to Vandenberg Air Force Base and Orcutt Academy High School. When school lets out, there is a period of time that traffic is blocked from the Hwy. 135 southbound on-ramp as far as the eye can see west into old Orcutt. To the east are cars just leaving a 50-mph zone and merging into a one-lane 30 mph zone. Further, Clark Avenue is a heavily used thoroughfare for AMR Ambulances, Highway Patrol, Sheriff and County Fire Department in emergencies. The proposal to condense through lanes and add separate turn lanes will cause an even more confusing and congested scenario. Elderly patrons of the Community Center with a slower reaction time and limited spatial perception will undoubtedly be faced with a daunting and dangerous situation. Most recently, an elderly community member was severely injured and his classic car nearly destroyed at this intersection. The addition of a 15,333-square foot Community Center with 154 space parking capacity to the existing dangerous and complex intersection MAKES NO SENSE.

2. NOISE IMPACTS: The Oasis Community Center development project is proposed on an open space buffer with a codified, no building restriction. Among other things, Southpoint Estates residents live here for this very reason to include the current acceptable level of ambient noise. The Oasis development project proposes a drastic change to the open space use intensity. Up to 12 events with more than 300 people attending and unlimited number of events with 200 or more attendees will WITHOUT DOUBT permanently and irreparably change the tranquility the surrounding residential community has historically enjoyed. The community should NOT be unduly burdened with this and having to constantly police the activities and report any nuisance complaints.

Aside from the significant noise impacts of community events, activities at the Oasis Center are projected to increase by 30%. The Oasis Center currently offers programs which include dance lessons at least three NIGHTS per week that end at 9 p.m. as well as a group ukulele orchestra. The surrounding residential community should NOT be burdened from ANY sound other than what presently exists. As it stands, the Oasis Center is operational from 8 a.m. until 10 p.m., six days per week with a myriad of activities. The Negative Declaration acknowledges "The

project would generate noise from cars and shuttles arriving and leaving the center, from maintenance activities, Oasis classes, gatherings and barbeques, use of the internal trails, and from activities and amplified sound associated with proposed rental activities and special events." Essentially, the only "quiet time" to those of us who reside in the area will be relegated to the hours of 10 p.m. to 7 a.m. No increase in noise is acceptable. This is a tranquil property and THERE IS NO EXCUSE FOR THE PROPOSED DEGRADATION OF OUR ENJOYMENT OF THAT TRANQUILITY.

3. FIRE AND PUBLIC SAFETY: The existing "Key Site 18" has a low level of public utility. The proposed Oasis development plan calls for large scale events of over 300 people limited to twelve times per year in the Spring, Summer and early Fall time periods. This is the driest time of the year and remaining open space buffer between neighborhood communities to the north and west will be exposed to increased fire danger. Large events will introduce combustible sources such as community barbeques, people who smoke and a 154-vehicle parking lot. The ravine configuration between the Southpoint tract and Clark Avenue regularly acts as a "wind tunnel." I have personally witnessed on two separate occasions how swiftly a brush fire can grow and spread in the Orcutt Creek that produced smoke so significant as to engulf the entire area. Attempts to evacuate will undoubtedly impede Fire, Police and Ambulance access through the choke point at the Foxenwood Lane entrance. There is no secondary emergency access planned for this project.

The introduction of a paved parking lot will encourage the curious to explore the Orcutt Creek area well outside of the Oasis perimeter increasing incidents of trespass and other potentially serious crimes. With recently proposed mandatory budget cuts to the Santa Barbara County Sheriff looming, the addition of the Oasis Center will significantly stretch law enforcement resources and the ability to patrol the area. This will also become an undue burden to the surrounding residential community.

The Draft Negative Declaration provides scant information with regard to alcohol use at the Oasis Center. Most, if not all, events outside the scope of the Senior Center will include the use of alcohol by guests which will in turn significantly influence noise levels and guest behavior in many ways. In particular, those even under the legal limit

to operate a vehicle will face the challenges mentioned previously in "Traffic Impacts." THERE IS NO REASON ALCOHOL AND THE NUMEROUS PROBLEMS ASSOCIATED WITH ITS USE SHOULD BE ALLOWED INTO THIS PRISTINE ENVIRONMENT.

4. NATURAL ENVIRONMENT: In addition to the animals described in the Draft Negative Declaration, other animals such as bobcats, deer, California Quail, Roadrunners and rattlesnakes make the Orcutt Creek THEIR oasis amidst the increasingly urbanized and developed Orcutt community. Coyotes give birth to their pups in a safe and undisturbed environment. There is no doubt the wildlife and natural corridor in which they roam will be irreparably damaged by the introduction of any structure or increased human activity in a relatively untouched environment. I do not see how this issue can be mitigated in any way.

Aside from the regular use by up to 154 cars per day, the air quality of the site and surrounding area will be significantly impacted by the smell and waste generated from the daily lunch program, pancake breakfasts and private events. The stench of fried food and barbeque smoke already permeates the local air from the nearby Jack in the Box, Charlie's King Falafel and the Far Western Tavern.

The introduction of food services and subsequent waste will also unnaturally attract unwanted scavengers (both human and animal) to the Orcutt Creek area seeking food and becoming a nuisance to each other, Oasis Center patrons and the surrounding Orcutt community residents.

Light noise from adequate and necessary lighting at the Oasis Center and adjacent parking lot will greatly diminish a view of the night sky at a reasonable time (i.e. before 10 p.m.) Lights from Old Orcutt have already affected this in recent years and the addition of more lights by the Oasis Center will only add to this. I honestly do not know how this issue can be mitigated while providing a safe level of lighting.

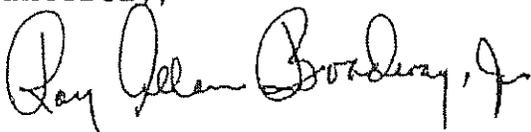
5. PEDESTRIAN ACCESSIBILITY: Regarding a stairway that "could result in visual scarring from earthwork necessary for installation of the stairway," there is no established sidewalk on the north side of Clark Ave. until well further to the west. Further, there is no pedestrian sidewalk

accessibility on either the east or west sides of the street on Foxenwood Ln. The entire area is very pedestrian unfriendly and would most likely require extensive infrastructure investment by Santa Barbara County assuming the addition of sidewalks are even structurally feasible. It is mysterious as to why a stairway is proposed.

SUMMARY: The proposed Oasis development is fraught with so many mitigation measures, it makes the entire project impractical and unfeasible. Even with successful mitigation measures, it still DOES NOT eliminate the myriad of problems this entire project will generate. Overall, the cost to the surrounding Orcutt community is FAR GREATER than the benefit to those it will actually serve. As I stated previously, IT IS THE RIGHT PROJECT BUT IN THE WRONG PLACE. It is not wanted here. There are several alternative sites where Oasis could fulfill their vision without creating a nuisance living environment for those who have resided in the area for several years. Development near the multitude of affordable senior housing sites currently in development in Orcutt with better accessibility would be environmentally sound and of much greater use. That is the best and most sensible mitigating measure to this development.

This Oasis development cannot move forward without changing the land use designation from Open Space. Further development cannot happen unless the "Not a Building Site" is removed. This creek side land has HISTORICALLY been an open space. Santa Barbara County zoning, Southpoint Estates tract approval AND the Orcutt Community Plan have acknowledged the value of this open space and have memorialized it as such on more than one occasion. We do not want to lose this tranquil, open space buffer at the gateway to Old Orcutt. The proposed Oasis project plan with all of the significant negative impacts would represent a degradation of this valuable buffer. RETENTION OF THIS PROPERTY GOES TO THE VERY CHARACTER OF OUR ORCUTT COMMUNITY.

Sincerely,



Roy Allan Boadway, Jr.
406 Hartnell Road
Orcutt, CA 93455

From: Ron Nancy Wise [mailto:fourwiseguys@msn.com]

Sent: Sunday, May 28, 2017 5:30 PM

To: Campbell, Natasha

Subject: Oasis center project

Hi Natasha.

My name is Ron Wise and I am concerned about some problems I see with the project.

- 1 Traffic
- 2 Noise
- 3 Fire and Public safety
- 4 On going issues with wildlife
- 5 Pollution (cars at idle in traffic)
- 6 This is a no build zone !

It seems to me that there is a rush to pass this through without proper studies of any of my concerns.

Most of the studies are outdated and slanted in my view.

Natasha

Thank You for your time

Ron Wise

From: Steve Thornton
Sent: Wednesday, May 31, 2017 7:25:45 PM (UTC-08:00) Pacific Time (US & Canada)
To: Campbell, Natasha
Subject: Fw: Oasis Senior Center Project

Resending -- wrong email.

----- Forwarded Message -----

From: Steve Thornton <manxbutt@yahoo.com>
To: "ncampbell@ca.santa-barbara.ca.us" <ncampbell@ca.santa-barbara.ca.us>
Sent: Wednesday, May 31, 2017 4:16 PM
Subject: Oasis Senior Center Project

Hello Ms Campbell,

I'm writing you today regarding the Oasis Senior Center planned for the Old Town Orcutt Area. When I first heard that the Oasis Senior Center was looking to relocate to the open space area south of Orcutt Creek next to Clark, I like others thought "that's cool, it's nice that they will have a more permanent location". The current Senior Center has been my polling precinct for over 12 years. And I've attended services for friends that have passed there. It does have a temporary feel to it.

But the project that is now coming to light to us neighbors of the planned "Center" is no where near what I had envisioned. A 15,000 square foot building down in that open space? Parking for 154 spaces? That seems like *much* more than the existing Senior Center. And I guess we are now dropping the "Senior" part of this project? And all the changes to open space designations? And the environmental impacts to Orcutt Creek and the wildlife that inhabit it? There are many, many questions that are only now coming to light to us neighbors. I just found out the plan is to put a driveway and access to the 154 parking spots on Foxenwood -- not Clark. What?

My first and foremost concern is the traffic and safety aspect. My children walk to school in Old Orcutt along Foxenwood frontage. Right now that is a dangerous path to school, in that there is no sidewalk and cars will speed by at 45 mph. (Why is there no sidewalk there?) And the chaos of the school hours commute is really something to behold. I invite you and the commission to come out some school morning around 7:30 - 8am and witness the spectacle. I'll provide the coffee and Panera bagels, and we can meet at the corning of Clark and Foxenwood. I can't imagine how the added traffic of a large driveway/parking lot right there will further impact the area. This is a bad idea.

There are other questions coming to light as well. I'm a resident of South Point Estates and have learned that somehow Mr LeBard took ownership of the Southpoint Estate Open Space? How? Who gave him color of title? How has he demonstrated open ownership? How does the transfer of Open Space to development mesh with the Orcutt General Plan?

I realize that we are getting a bit late in the process now, but the facts of this propose Center are only now coming to general public awareness light. The specifics of this project were *very* well concealed to average citizen and neighbor who does not have time attend planning and supervisor meetings. In short, I very much would like to see the Oasis Senior Center find a comparable permanent home, and I believe if done properly, the open space next to Clark might even work for that. But this plan is a couple of levels above a simple Senior Center. I do not support this plan.

Thanks for your time,

Steven Thornton
285 Hartnell Road
Orcutt, CA



■ 260 North San Antonio Road., Suite B ■ Santa Barbara, CA ■ 93110
■ Phone: 805/961-8900 ■ Fax: 805/961-8901 ■ www.sbcag.org

May 17, 2017

Ms. Natasha Campbell
Project Planner
Planning and Development Department
County of Santa Barbara
123 E. Anapamu Street
Santa Barbara, CA 93101

Re: SBCAG Comments on the Draft Mitigated Negative Declaration for the Proposed OASIS Center Project

Dear Ms. Campbell:

Thank you for the opportunity to review the draft Mitigated Negative Declaration (MND) for the proposed Orcutt Area Seniors in Service (OASIS) Center Project in the unincorporated community of Orcutt. The Santa Barbara County Association of Governments (SBCAG) is designated as the Airport Land Use Commission for Santa Barbara County and, acting in this capacity, is responsible for fulfilling the requirements set forth in the Aeronautics Act (Public Utilities Code §21670 et seq.). As required by State law, a land use action that requires the adoption, approval or amendment of a General Plan that affects allowable land uses within the Airport Influence Area (AIA) shall be referred to the Airport Land Use Commission for determination of consistency with the Airport Land Use Plan prior to approval by the local agency (Public Utilities Code §21676(b)).

The draft MND states that the County Planning Commission requested that staff amend the Orcutt Community Plan (OCP) to allow development of the project to proceed. The current OCP Policy and Development Standard (KS18-1) restricts development in open space and recreational areas.¹ The project is proposing to construct a 13,810 square foot structure and ancillary uses consisting of 1,523 square feet. The proposed OASIS Center facility will host events of varying sizes, with large events of up to 300 guests (up to 12 times a year). The project site is located approximately 1.9 miles south of the end of Runway 30 at the Santa Maria Airport and is within the Airport Influence Area boundary.

Since the project requires the amendment of the Orcutt Community Plan, County staff will need to refer the project to the ALUC for a consistency determination with the 1993 Airport Land Use Plan prior to approval of the project. Staff has prepared a preliminary analysis for the project, (attached) which indicates that the proposed project is consistent with the noise, safety, height, and overflight policies in the adopted 1993 Airport Land Use Plan and draft Airport Land Use Compatibility Plan.

¹ Draft Mitigated Negative Declaration, OASIS Center Project, County of Santa Barbara, April 26, 2017.

Member Agencies

Buellton ■ Carpinteria ■ Goleta ■ Guadalupe ■ Lompoc ■ Santa Barbara ■ Santa Maria ■ Solvang ■ Santa Barbara County

Thank you for the opportunity to review the proposed project. If you have any further questions, please contact me at 961-8907.

Sincerely,



Andrew Orfila, PTP
Senior Transportation Planner

cc: File (CP 03-04-22)
Marjie Kirn, Executive Director, SBCAG
Chris Hastert, General Manager, Santa Maria Airport

Attachment

1. Preliminary Analysis of Consistency with Santa Barbara County Airport Land Use Plan

\\sbcapcd.org\shares\Groups-SBCAG\planning\ALUC\Consistency_Reviews\County\Oasis_Senior_Center

Attachment 1: Preliminary Analysis of Consistency with Santa Barbara County Airport Land Use Plan

Project Description

The OASIS center project is located on a 1.6-acre site off of Clark Avenue in the unincorporated community of Orcutt. OASIS is proposing to construct a main building of approximately 13,810 square feet and an ancillary, outdoor Arts and Crafts & BBQ facility of 1,523 square feet on a portion of the Orcutt Community Plan (OCP) Key Site 18. According to the MND, the facility will host several events of varying sizes, including the ability to host a sit-down event for up to 300 guests in the Main Hall. The MND also includes 3.5 acres of open space and recreation area for the project. There will be 154 parking spaces provided on-site. Access to the site would be provided via Clark Avenue.

The OCP designates Key Site 18 as Res 3.3 and zoned DR 3.3, General Commercial and zoned OT-GC, and Open Space and zoned REC. The OASIS facility is proposed on the portion of the site designated as Open Space and zoned REC. The OCP Development Standard (DevStd) KS18-1 states that the area currently designated as Open Space and zoned REC

shall remain in natural, undeveloped open space. No development other than the proposed park, retention basin, and Class I bike path/multi-use trail shall be permitted within the open space.

The project is proposing to amend the development standard to allow for the development of non-profit meeting facilities in the REC zone on Key Site 18, consistent with the proposed OASIS Center development plan. The project is also proposing to amend the OCP Open Space Area Map and OCP Parks, Recreation and Trails Map. As noted in the MND, these amendments “would allow an area designated in the OCP for long-term park/open space uses to be developed as a meeting center.”

Consistency with the Adopted 1993 Airport Land Use Plan

The project site is located within the Airport Influence Area of the Santa Maria Airport, approximately 1.9 miles south of Runway 30. The project site is located within the General Traffic Pattern Area of the airport (see Safety section below). ALUC staff completed a preliminary land use analysis to determine whether there were any potential compatibility issues with the adopted Airport Land Use Plan. In order to determine the consistency of projects with the adopted Santa Barbara County Airport Land Use Plan (ALUP),² staff relied on the land use categories in Table 4-1 of the Plan. For purposes of the analysis, the project was categorized as *Other Public and Quasi-Public Services*.

Noise: Figure 1 shows the project site vicinity in relation to the Santa Maria Airport's Noise Contours.³ As shown, the project resides outside the 65 dB CNEL noise contour. Therefore, the project would be compatible with the noise policies in the adopted Airport Land Use Plan.

² [Airport Land Use Plan](#), SBCAG, Reprinted October 1993.

³ [Santa Maria Airport Master Plan EIR](#), 2010.

Figure 1: Santa Maria Airport Noise Contours Overlay Within Project Vicinity



Safety: Figure 2 illustrates the location of the project site in relation to the Santa Maria Airport.

Figure 2: Santa Maria Airport 1993 ALUP Safety Overlay Within Project Vicinity



As shown, the project site is located within the General Traffic Pattern Area (Safety Area 3) of Santa Maria Airport. According to the Airport Land Use Plan Land Use Guidelines for Safety Compatibility (Table 4-1), Public and Quasi-Public Services are a compatible land use in the General Traffic Pattern Area, as long as the site does not result in the large concentrations of people underneath downwind and base legs and departure paths of frequently used airport

traffic patterns.⁴ As shown in Figure 2, the project does not reside near major flight patterns used at the Santa Maria Airport.

Height: The project site is located 1.9 miles south of the end of Runway 30 and is proposing a two-story structure (maximum height of 25 feet) on-site. Given the distance from the runway end, the project would not pose a hazard to air navigation according to the policies in the 1993 ALUP.

Overflight: The overflight policy in the ALUP ensures disclosure of a property being within the Airport Influence Area during residential real estate transactions. Since there are no residential units proposed as part of this development application proposal, the overflight policies in the Airport Land Use Plan would not apply.

Consistency with the Updated Draft Airport Land Use Compatibility Plan

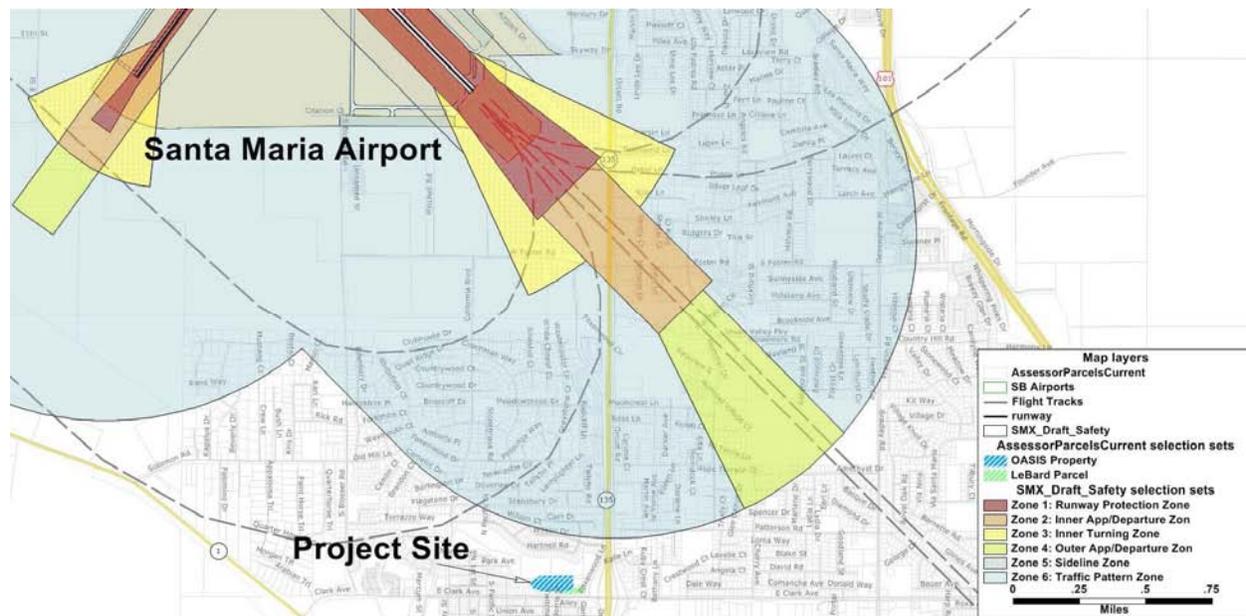
SBCAG is currently working with a consultant to update the Airport Land Use Plan. The Plan update is intended in part to address guidance contained in Caltrans' 2011 Airport Land Use Planning Handbook, which recommends new safety zone numbering and geometries for use in airport land use compatibility planning. The consultant has prepared a working draft set of policy criteria and maps and is currently working on the preliminary environmental documents for the plan. Boundaries of the proposed, new safety zones are based on Caltrans' 2011 Airport Handbook guidance taking into account radar flight tracks. Staff anticipates adoption of the Plan and environmental document within the next 12-18 months. The draft working materials can be reviewed here:

http://www.sbcag.org/What_We_Do/ALUC/Documents.html

ALUC staff completed a preliminary analysis for the project site utilizing the policies in the draft ALUCP. Staff has concluded that the findings remain the same as those listed above with respect to the noise, safety, height, and overflight policies. Figure 3 shows the project site and draft ALUCP Safety overlay.

⁴ 1993 Airport Land Use Plan, Table 4-1, Footnote 3.

Figure 3: Draft Airport Land Use Compatibility Plan Safety Overlay



As shown, the project would reside outside of all safety zones in the draft ALUCP and would therefore be a compatible land use.

May 25, 2017

Natasha Campbell
Santa Barbara County Planning and Development
123 East Anapamu St
Santa Barbara, CA 93101

RE: Public Comment – Oasis Center Project
Case Nos. 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006, 16DVP-00000-00002, 16LLA-00000-00004, 17CUP-00000-00013, 17NGD-00000-00003

DESCRIPTION

The draft Negative Declaration document identifies this development project as Oasis Meeting Center and indicates the proposed project to be 15,333 square feet in total building area with parking lot capacity at 154 spaces.

Remark: The large scale of this project far exceeds the designation as a meeting center. The public comment file for this file is full of references to the proposed project as a community center. Even the developer characterizes the Oasis Center as a community center. Large-scale community events are proposed and there are event overflow parking commitments to service excess site capacity. This is important, because the proposed project scale will generate significant negative impacts to neighboring property and infrastructure. **You must be aware that the County of Santa Barbara Land Use & Development Code Table 2-25 on page 2-126 for Special Use Zones indicates COMMUNITY CENTERS is a USE NOT ALLOWED under Recreation Zone.**

This is NOT the project initially presented to the public by the senior center staff at community meetings. The proposed project was described as a small, day-use building for arts and crafts, emeritus classes, and hot lunches for seniors. A quiet, place for seniors to gather.

TRAFFIC CIRCULATION

Those who utilize the stop sign controlled Foxenwood Lane/Clark Avenue intersection know it is at times dangerous and complex. Left hand turns from Foxenwood to Clark are at times – impossible. When school lets out there is a period of time that traffic is backed up at Hwy 135 Southbound on ramp – as far as the eye can see by the Nursery at Norris and Clark. The close proximity of the Highway 135 interchange, at times contributes to traffic visibility issues from the East and the upslope on Clark has visibility issues. A 15,000 sq. ft. community center and 154 space parking capacity to the existing dangerous and complex intersection makes no sense!

NOISE

Before I purchased my home on Hartnell Road I reviewed the Community Plan to see what was proposed for the open area behind the back fence of the home. The Plan designated the area as open space. I read “not a building site” on the plan. This was crucial in my decision to purchase at Southpoint Estates. I have a disability that disrupts the sleep-wake circadian cycles and makes me sensitive to noise. My main sleep time is between 7:00 PM and 11:00 PM. I have managed to work full-time and I depend on a quiet home environment to build up the energy to make it through the workday. **I am afraid that the noise brought in by the Oasis development will adversely affect my health, wellbeing and ability to maintain employment.**

The Oasis development project is proposed on an open space buffer with a codified, no building restriction. I live at Southpoint Estates for the open space and all the benefits yielded from that, including acceptable current levels of ambient noise. The Oasis development project proposes a huge change to the open space and use intensity. Parties and music into the night. Offsite parking commitments to manage overflow parking to increase the number of folks at the private/community event. Does this plan have a cap on the number of participants? Will alcohol be served? Will people be congregating, smoking, and socializing outside? What time will events end?

ASTHETIC / VISUAL

The Orcutt Community Plan identifies the Oasis development project as KEY SITE 18. The Oasis development plan is located within Key Site and must amend this comprehensive plan to proceed. The comprehensive plan further identifies Key Site 18 as the "Visual Gateway" into Old Town Orcutt from the East. To bring a large scale community center, with all of the congestion and frustration to the gateway to our Old Town community does not seem appealing. The intensity of the proposed project is too much for this gateway property.

FIRE AND PUBLIC SAFETY

The existing Key Site 18 has a low level of public utility. The proposed Oasis development plan calls for large scale events over 300 people and limited to 12 times a year in the Spring. Summer and early Fall time period. This is the driest time of year and remaining open space buffer between neighborhood communities to the North and West will be increased to fire danger. Large events include community barbeques, some people smoke, 154 vehicle parking lot. Combustible sources will be introduced like never before. Additionally, some residents see the ravine configuration, between Clark and the Southpoint Tract as a wind tunnel. Additionally, how will the fire department and police department and even ambulance service get through the choke point at Foxenwood Lane entrance? There is no secondary emergency access planned for this project.

LAND USE

Proposed Oasis development cannot move forward without changing the land use designation from Open Space. Further development cannot happen unless the "NOT A BUILDING SITE" is removed. This Creekside land has been open space for a long time and county zoning, Southpoint Estates tract approval and Orcutt Community Plan have acknowledged the value and cemented this area as open space. We don't want to lose this tranquil, open space buffer at the gateway to our Old Town. It is fair the some see the value of the Oasis Project. There are others who feel the current space and gateway to Old Town is the best use as described in Key Site 18. The proposed Oasis project plan, with all the significant negative impacts, would represent a degradation of this valuable buffer.



Trudy Bigelow
324 Hartnell Rd
Orcutt, CA 93455
(805) 268-8026

COMMENTS RECEIVED ON OASIS DRAFT ND (17NGD-00000-00003)

Phone Call, In person at North County P&D Office, Email request for materials (5/12)

May 11, 2017

Todd Wilson, 805-287-9363, Southpoint Estates

- Reviewed hard copy file at Foster Rd office;
- Questions/concerns re:
 - Traffic impacts and request for traffic study;
 - Noise;
- Southpoint Estates conditions regarding open space parcels
- Requested Southpoint Estates conditions of approval and documents regarding private acquisition of open space parcels
 - TM 13,345 Conditions of Approval and Judgment Quieting Title by Adverse Possession provided to Mr. Wilson by staff;

Public Comment - Oasis Center Project - Orcutt Community Plan Key Site 18

Email Wed 5/31/2017 9:10 AM

My name is Victor Lee. I own 2 parcels within the Orcutt Community Plan Key Site 18 (APN 105-020-018 and APN 105-020-022) and 2 parcels adjacent to Key Site 18 (APN 105-020-021 and APN 105-082-010). Please see the attached map.

I wish to go on record stating that I am opposed to any changes to the existing Key Site 18 Zoning and Open Space Designation. I believe that the proposed changes will do nothing to enhance the quality of life for the residents surrounding Key Site 18, only detract from it.

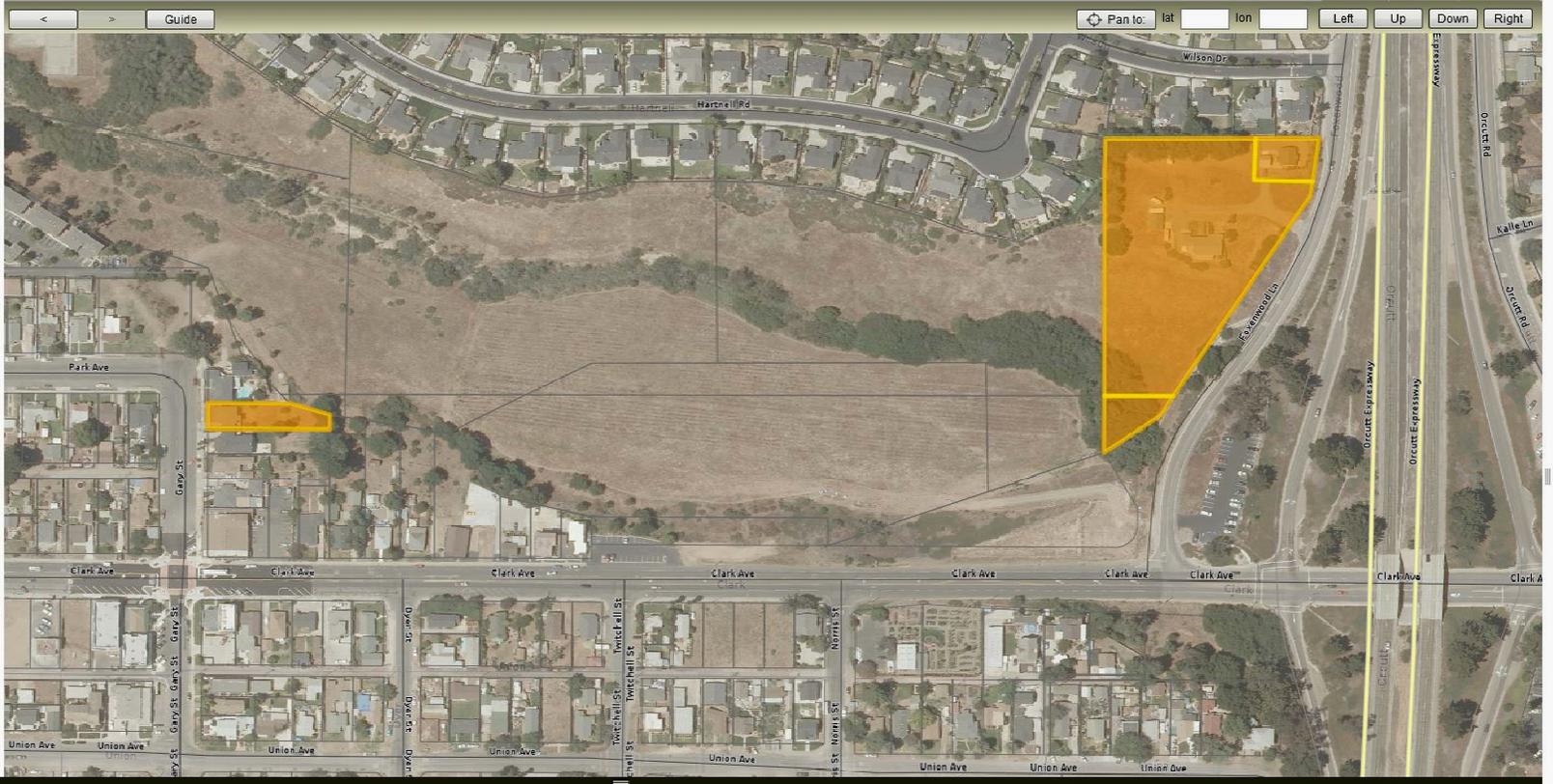
Please feel free to contact me if you wish to discuss this.

Thank You

Victor A Lee
4807 Foxenwood LN
Orcutt CA
805-937-5436
Vic.lee@verizon.net

Feature Search
 Select a layer to search
 Corner Records (sbppower) ▾
 Add Criteria
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