

# TABLE OF CONTENTS

---

Executive Summary.....	ES-1
1.0 Introduction .....	1-1
2.0 Project Description.....	2-1
3.0 Environmental Setting .....	3-1
4.0 Environmental Impact Analysis .....	4-1
4.1 Aesthetics/Visual Resources .....	4.1-1
4.2 Air Quality .....	4.2-1
4.3 Biological Resources .....	4.3-1
4.4 Cultural Resources .....	4.4-1
4.5 Fire and Police Services .....	4.5-1
4.6 Geologic Processes .....	4.6-1
4.7 Greenhouse Gas Emissions/Climate Change .....	4.7-1
4.8 Land Use and Planning.....	4.8-1
4.9 Noise .....	4.9-1
4.10 Public Services and Facilities.....	4.10-1
4.11 Recreation and Open Space.....	4.11-1
4.12 Transportation and Circulation.....	4.12-1
4.13 Water Resources/Flooding .....	4.13-1
5.0 Effects Found Not To Be Significant.....	5-1
6.0 Other CEQA-Required Discussions.....	6-1
6.1 Growth-Inducing Effects .....	6-1
6.2 Significant Unavoidable Effects.....	6-3
6.3 Significant Irreversible Environmental Effects .....	6-3
7.0 Alternatives .....	7-1
8.0 References and EIR Preparers .....	8-1

**List of Figures**

Figure 2-1 Regional Location

Figure 2-2 Project Vicinity Map

Figure 2-3 Aerial Photo Key Site 18, including OASIS Property

Figure 2-4 Key Site 18 Assessor’s Parcel Numbers

Figure 2-5 Area Affected by OCP DevStd KS18-1 Amendment

Figure 2-6 OASIS Center Site Plan Excerpt

Figure 2-7 Orcutt Community Plan Open Space Map Excerpt

Figure 2-8 Orcutt Community Plan Parks, Recreation and Trails Map and Legend Excerpt

Figure 2-9 Orcutt Community Plan Bikeways Map Excerpt

Figure 2-10 Southpoint Estates Tentative Tract Map 12,679/78-RZ-19 with Open Space Lot 165

Figure 2-11 Tentative Tract Map 13,345 with Lot #s 87, 88, 89, 92 and 93

Figure 2-12A TM 13,345 Unit I (Book 125, p. 8) Excerpt

Figure 2-12B TM 13,345 Unit II (Book 128, p. 93) Excerpt

Figure 2-13 Aerial Photo Showing Lot Line Adjustment Area

Figure 2-14 Proposed OASIS Project Development

Figure 2-15a Landscape Plan Excerpt

Figure 2-15b Preliminary Grading Plan April 2019 Excerpt (full plan Figure 2-32)

Figure 2-16a Proposed Access and Road Improvements for OASIS Project

Figure 2-16b Off-Site Directional Sign

Figure 2-17. Cover Sheet C1.0 (Overall Site Plan)

Figure 2-18. Enlarged Site Plan C2.0 (East Portion)

Figure 2-19. Enlarged Site Plan C2.1 (West Portion)

Figure 2-20. Overall Floor Plan A1.0

Figure 2-21. Enlarged 1st Floor Plan A1.1 (North Portion)

Figure 2-22. Enlarged 1st Floor Plan A1.2 (South Portion)

Figure 2-23. Second Floor Plan A1.3

Figure 2-24. BBQ – Storage Bldg Floor Plan A1.4

Figure 2-25. Exterior Elevations Main Bldg A3.0

Figure 2-26. Exterior Elevations BBQ Bldg A3.1

Figure 2-27. Roof Plan Main Bldg A4.0

Figure 2-28. Roof Plan BBQ Bldg A4.1

Figure 2-29. Overall Landscape Plan L1.0

Figure 2-30. Landscape Plan L1.1 (West Portion)

Figure 2-31. Landscape Plan L1.2 (East Portion)

Figure 2-32. Preliminary Grading Plan (Received 4/17/19)

Figure 2-32a Access Road North Slope Grading Detail

Figure 2-33. Preliminary Utility Plan

Figure 2-34. Sign Plan (Off-Site Directional Sign on Foxenwood Lane)

Figure 2-35. Recorded Map Modification Sheet

Figure 2-36. Lot Line Adjustment Sheet

Figure 2-37. Flood Plain Map C3.0

Figure 2-38. Site and Area Images C4.0

Figure 2-39. Topographic Map C6.0

Figure 2-40. Roadway Improvements

Figure 2-41. Stormwater Drainage Plan

Figure 3-1 OCP Key Site 18/Southpoint Land Uses and Zoning

Figure 4.1-1 Aerial of Project Vicinity  
Figure 4.1-2 Aerial View across Key Site 18  
Figure 4.1-2a OCP Parks, Recreation and Trails Map and Legend Excerpt  
Figure 4.1-2b Orcutt Community Plan Open Space Area Plan  
Figure 4.1-3 Site Plan  
Figure 4.1-4 Building Elevations  
Figure 4.1-5 BBQ Building Elevations  
Figure 4.1-6 Roof Plan with Solar Panels  
Figure 4.1-7 View from Foxenwood Lane driveway looking west into Key Site 18 and OASIS Project Site  
Figure 4.1-8 Figure 4.1-8 View from Clark Ave- OASIS Property in foreground between Clark and Orcutt Creek, Background Southpoint Estates  
Figure 4.1-9: View into Key Site 18 from Broadway/California Boulevard  
Figure 4.1-10 View west from Highway 135  
Figure 4.1-11 View of Story Poles (widened for visibility in photo) from Clark Avenue  
Figure 4.1-12 View from Foxenwood Lane Driveway Location Looking West Into KS 18 and OASIS Project Site  
Figure 4.1-13 View just west of Foxenwood, between Orcutt Creek & Southpoint Estates  
Figure 4.1-14 View Looking East into OASIS Property from East End of Park Lane  
Figure 4.1-15 Proposed Off-Site Directional Sign Along Foxenwood Lane  
Figure 4.3-1 Aerial Photo of Key Site 18 and OASIS  
Figure 4.3-2 View from Access Gate, Looking Northwest across OASIS Property  
Figure 4.3-3 Vegetation Communities and Land Use Map  
Figure 4.3-4 Photo view from southwest corner of OASIS property  
Figure 4.3-5 Photo view of Orcutt Creek channel  
Figure 4.3-6 Photo showing oaks along southern boundary/slope  
Figure 4.3-7 Preliminary Grading Plan Excerpt  
Figure 4.3-8 OCP Schematic of Orcutt Creek Open Space Corridor (OCP Fig 21)  
Figure 4.5-1 Fire and Sheriff’s Stations  
Figure 4.5-2 Site Vehicular Access  
Figure 4.6-1 Soil Map  
Figure 4.6-2 Topography (Above Grade Engineering)  
Figure 4.8-1 Orcutt Community Plan KS18/Southpoint Land Uses and Zoning  
Figure 4.9-1 Sound Contours with Traffic Noise (45dB.com 2016 report)  
Figure 4.10-1 Area Landfills  
Figure 4.11-1 Key Site 18 with Assessor’s Parcel Numbers  
Figure 4.11-2 Orcutt Community Plan Key Site 18 (“Land Use & Zoning” Figure)  
Figure 4.11-3 Orcutt Community Plan Key Site 18 (“Southpoint” Figure)  
Figure 4.11-4 OCP Parks, Recreation and Trails Map Excerpt  
Figure 4.11-5 OCP Bikeways Map Excerpt  
Figure 4.11-6 Schematic Orcutt Creek Trail Open Space Corridor  
Figure 4.11-7 Southpoint Estates Open Space Lots/ Development Rights  
Figure 4.11-8 Recorded Access Easement  
Figure 4.11-9 Site Plan Excerpt with Proposed Bikeway/Trail and Access Easement  
Figure 4.11-10 Preliminary Grading Plan Excerpt  
Figure 4.12-1 Project Location  
Figure 4.12-2 Proposed Road Improvements  
Figure 4.12-3 Existing Traffic Volumes  
Figure 4.12-4 Existing Lane Geometry and Traffic Controls  
Figure 4.12-5 Trip Distribution and Assignment  
Figure 4.12-6 Existing + Project Levels of Service

Figure 4.12-7 Cumulative Traffic Volumes  
Figure 4.12-8 Cumulative + Project Volumes  
Figure 4-12.9 Immediate Road / Intersection Network  
Figure 4.13-1 OCP Flood Hazard Area (Excerpt)  
Figure 4.13-2 FEMA “Firmette” for OASIS Vicinity  
Figure 4.13-3 FIRM Map 06083C0452G 12/04/12 (Excerpt with OASIS property)  
Figure 6-1 Southpoint Estates Tentative Tract Map 12,679/78-RZ-19, Open Space Lot 165  
Figure 6-2 Recorded Final Map TM 13,345 Unit 1 (Excerpt)  
Figure 7-1 Orcutt Community Plan Key Site 18  
Figure 7-2 OCP Parks, Recreation and Trails Map and Legend Excerpt  
Figure 7-3 Orcutt Union School District Key Site 17 Project Site Boundaries  
Figure 7-4 Orcutt Union School District Key Site 17 Aerial  
Figure 7-5 Existing OASIS Facility 240 Soares Avenue  
Figure 7-6 Aquacenter Location  
Figure 7-7 Aquacenter Plan  
Figure 7-8 Alternative Access Points  
Figure 7-9 Alternative Clark Access Top of Slope  
Figure 7-10 Alternative Clark Access Base of Slope  
Figure 7-11 Alternative California Boulevard Access – Flood Hazard  
Figure 7-12 Photo View East from California Boulevard  
Figure 7-13- Photo Looking West, Park Avenue s Left of Trees  
Figure 7-14 Photo Looking East from Park Avenue  
Figure 7-15 Photo View East from East End of Park Avenue  
Figure 7-16 Alternative Foxenwood Access North of Proposed Driveway  
Figure 7-17 Previously Proposed OASIS Relocation Site

List of Tables

Table ES-1	Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation.....	ES-5
Table 2-1	Site Information Key Site 18 and OASIS Property	
Table 2-2	Project Information	
Table 3-1	Cumulative Projects List	
Table 4.2-1	National and California Ambient Air Quality Standards and Relevant Health Effects	
Table 4.2-2	Attainment Status for Santa Barbara County	
Table 4.2-3	Summary of Ambient Air Quality Data, Santa Maria Monitoring Station	
Table 4.2-4	Construction Emissions Associated with OASIS Project	
Table 4.2-5	Excerpt of SBCAPCD Screening Table: Projects with Potentially Significant Emissions	
Table 4.2-6	Unmitigated Operational Emissions for OASIS Project	
Table 4.3-1	Special-Status Plant and Wildlife Species with the Potential to Occur in the Project Area	
Table 4.3-2	Temporary and Permanent Impacts to Existing Vegetation	
Table 4.5-1	Orcutt Area Fire Fighter to Resident Ratio (Updated OCP EIR Table 14)	
Table 4.7-1.	California GHG Emissions Inventory (million metric tons per year, MMTCO <sub>2</sub> e)	
Table 4.7-2a	CalEEMod Unmitigated Operational Emissions	
Table 4.7-2b	Unmitigated Construction Emissions	
Table 4.7-3	OASIS GHG Emissions	
Table 4.8-1	OCP Key Site 18 Land Use and Zoning	
Table 4.8-2	Applicable General Plan / County Land Use and Development Code Preliminary Consistency Analysis	
Table 4.9-1	Decibel Changes, Loudness, Energy Loss	
Table 4-11.1	Orcutt Community Plan Community & Neighborhood Park Priority Excerpt	
Table 4.11-2	Orcutt Community Plan Recreational Trails Table Excerpt	
Table 4.11-3	Orcutt Community Plan Key Site Open Space (OCP Table 21) Excerpt	
Table 4.12-1	Existing Roadway Operations	
Table 4.12-2	Existing Intersection Operations	
Table 4.12-3	Clark Avenue/Foxenwood Lane – 2:00 to 4:00 P.M. Intersection Delay	
Table 12.8-4	Project Trip Generation Estimates	
Table 4.12-5	Project Trip Distribution	
Table 4.12-6	Existing+Project Roadway Operations	
Table 4.12-7	Existing + Project Intersection Operations – A.M. Peak Hour	
Table 4.12- 8	Existing+Project Intersection Operations – P.M. Peak Hour	
Table 4.12-9	Cumulative+Project Roadway Operations	
Table 4.12-10	Cumulative + Project Intersection Operations – A.M. Peak Hour	
Table 4.12-11	Cumulative+Project Intersection Operations – P.M. Peak Hour	
Table 4.12-12	Parking Analysis	
Table 5-1	Current School Enrollment	
Table 7-1	Project Alternatives – Impact Classification and Comparison with Proposed Project Impacts	

**Appendices**

<b>Appendix A</b>	<b>Notice of Preparation, Scoping Document, and NOP Comments</b>
<b>Appendix B</b>	<b>Southpoint Estates Background</b>
<b>Appendix C</b>	<b>Orcutt Community Plan References</b>
<b>Appendix C-1</b>	<b>EIR Vol. II Mini EIR for Key Site 18</b>
<b>Appendix C-2</b>	<b>OCP Findings 1997</b>
<b>Appendix D</b>	<b>Section 4.0 Issue Area Appendices</b>
<b>D-1</b>	<b>Aesthetics- NBAR Minutes</b>
<b>D-2</b>	<b>Air Quality- CalEEMod, SBAPCD Control Measures</b>
<b>D-3</b>	<b>Biology- Stantec, SES Biology Reports and Letter</b>
<b>D-4</b>	<b>Cultural Resources</b>
<b>D-5</b>	<b>Fire and Police</b>
<b>D-6</b>	<b>Geotechnical, Soils Information</b>
<b>D-7</b>	<b>Greenhouse Gases/Climate Change</b>
<b>D-8</b>	<b>Land Use and Planning: OCP References, Maps</b>
<b>D-9</b>	<b>Noise Assessment</b>
<b>D-10</b>	<b>Public Services: Can and Will Serve Letters</b>
<b>D-11</b>	<b>Recreation: Trails Guidelines</b>
<b>D-12</b>	<b>Traffic</b>
<b>D-13</b>	<b>Stormwater</b>