

de la Guerra, Sheila

Public Comment Group 3 #4

**From:** Todd Wilson <toddwojai@comcast.net>  
**Sent:** Monday, December 14, 2020 3:23 PM  
**To:** sbcob  
**Subject:** Public Comment Letter - OASIS 12-15-2020 BOS Agenda  
**Attachments:** 12-13-2020 OASIS letter to BOS 12-15 Hearing.docx



**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

Dear Clerk of the Board,

Attached is my personal Public Comment Letter for the 12-15-2020 Board of Supervisors Hearing OASIS 14GPA-00000-00020

I just sent a Friends of Key Site 18 comment letter for neighbors...think I might have said the submittal was personal...my mistake.

See Attached  
Todd Wilson

December 13, 2020

Subject: December 15, 2020 S.B. County Board of Supervisors Hearing on the Orcutt Area Seniors in Service (OASIS) Project (Final EIR dated August 2020 [19EIR-00000-00003, SCH# 2017041065I], Case Nos. 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006, 16DVP-00000-00002, 16LLA-00000-00004, 17CUP-00000-00013, 18GOV-00000-00005)

Chair Hart and Board of Supervisor Members,

OASIS senior programs and services are held in high regard and no doubt beneficial for the community.

#### Southpoint Estates Subdivision Entitlements

Southpoint Estates Open Space Planned Residential Development conditions of approval are the basis of subdivision entitlement benefits and CEQA mitigated open space easement requirements of the Rezone Ordinance 3106. OASIS FEIR page 2-28 provides a sound explanation that “The tract conditions run with the land. Therefore, the conditions apply whether the property is owned by the homeowner’s association or a private individual.” Further, Southpoint Estates approval conditions require lot compensation to subdivision HOA members and at recording of the final tract map, the only HOA open space mitigation was documented in the first phase of development and the recorded 1981 Grant Deed of Development Rights. Applicant and Planners have argued the compensation was in the recreation area of Lot 95, which wasn’t conveyed to HOA, until long after tract map recording. Recreation Area is located within the recorded Flood Control Easement to County of Santa Barbara and it is located in the FEMA Flood Zone – which County has documented refusal to provide indemnity agreement for flood losses. I make a fair argument that Southpoint Estates Subdivision lot compensation requirements encumber OASIS Lot 89.

Board of Supervisors are asked to Just Say No to OASIS request to acquire Development Rights. It would represent a reversal of an open space easement required as CEQA mitigation.

#### Orcutt Community Plan (OCP)

Planning and Development has been collaborating with Old Town Orcutt revitalization interests since adoption of 1979 OCP. Initiatives included stretching the Old Town Commercial Core down the hill to the corner commercial lot of Foxenwood Lane/Clark Ave. corner. The owner of the corner commercial lot is the same individual who took the OASIS lot through Adverse Possession and who boasted of being the first President of the Old Town Orcutt Revitalization Assoc. (OTORA) in early 2000’s.

OASIS, Old Town merchants, corner commercial lot and Planning Development have collaborated in this application’s encroachment - right into the heart of the restricted KS 18 Orcutt Creek green belt buffer between Old Town and Southpoint Estates. Board of supervisors should Just Say No to amending OCP Development Standard 18-1 which mandates the KS 18 open space to remain undeveloped and improved with only flood control basin, park and Class I Bikeway.

Todd Wilson

114 Wilson Dr.  
Orcutt, Ca. 93455

## de la Guerra, Sheila

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**From:** Villalobos, David  
**Sent:** Monday, December 14, 2020 4:13 PM  
**To:** sbcob  
**Subject:** FW: Mitigation of Hazard and Reduction of potential Cost to Taxpayers at Keysight 18 development

-----Original Message-----

From: David Dohm <dwdohm@att.net>  
Sent: Monday, December 14, 2020 3:59 PM  
To: Villalobos, David <dvillalo@co.santa-barbara.ca.us>; PAD <PAD@co.santa-barbara.ca.us>  
Subject: Mitigation of Hazard and Reduction of potential Cost to Taxpayers at Keysight 18 development

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

During deliberations and pending approval of the proposed OASIS development, it would seem that a reasonable mitigation to the undesirable Public Safety traffic hazards has not been fully explored.

Several mentions of the difficulties with traffic flow and design of nearby Hwy 135 intersections have been enumerated and acknowledged by members of the county staff and reinforced by statements from Cal Trans, and a tentative remediation (unfunded and at taxpayer expense) with a proposed round-a-bout that would require taking of private property in order to fit within the location proposed.

There exists an easement which parallels Clark (and North) avenue from lot 201 to California Blvd at the east of the undeveloped property (Recorded December 2, 1937 as instrument no. 11075 in book 419, page 132 of Santa Barbara County records).

There are no existing structures or other apparent physical obstacles to use of this 25 foot wide easement to provide an access to the California Avenue roadway and intersection with Clark Avenue which are much less impacted by existing traffic or intersections with nearby highways.

Use of this route would not require a substantial (currently unfunded) roundabout with taking of private property at the location where this is proposed.

Another benefit of this approach is that, should the proposed senior housing facility on the east side of Orcutt be approved and built, access to the Oasis senior center from the housing complex would be considerably more practical for those seniors who might choose to walk or bike from one to the other.

A primary entrance to the OASIS facility using this route would allow for a secondary fire department access route from Foxenwood Drive for emergency use.

With the proposed building location for the Senior Center, costs to construct the driveway and entrance to the center from California Blvd.

would not seem measurably different than that which would connect to Foxenwood Drive.

Given the acknowledged potential hazards to Public Safety, and unfunded taxpayer cost for mitigation of these hazards, for the Foxenwood Avenue entrance it would seem that this alternative should be fully examined prior to approval of the OASIS project.

Please consider making this a requirement for the development in order to protect public safety and reduce taxpayer costs for the OASIS project.

David Dohm

105 Cain Drive.

Orcutt, CA 93455

## de la Guerra, Sheila

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**From:** Alexander, Jacquelyne  
**Sent:** Monday, December 14, 2020 4:44 PM  
**To:** sbcob  
**Subject:** FW: Mitigation of Hazard and Reduction of potential Cost to Taxpayers at Keysight 18 development

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From: David Dohm <dwdohm@att.net>  
Sent: Monday, December 14, 2020 3:59 PM  
To: Villalobos, David <dvillalo@co.santa-barbara.ca.us>; PAD <PAD@co.santa-barbara.ca.us>  
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David Dohm

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**de la Guerra, Sheila**

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**From:** Todd Wilson <toddwojai@comcast.net>  
**Sent:** Tuesday, December 15, 2020 7:16 AM  
**To:** sbcob  
**Subject:** Comment Letter - 12-15-2020 BOS OASIS Case 14GPA-00000-00020  
**Attachments:** img039.jpg; 12-13-2020 OASIS letter to BOS 12-15 Hearing.docx

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Dear Clerk of the Board,

I have submitted 4 timely Public Comment Letters for today's 12-15-2020 Board of Supervisors "Virtual" meeting. Only one has been posted. It is important these letters be a part of the public record -Please allow me to resubmit for timely hearing posts. The other resubmittal is submitted independently, as it relates to another 12-15 Agenda item

1. OASIS project (Case 14GPA-00000-00020) Comment Letter e-mailed on 12-11-2020 at 10:41 A.M. (This is a neighbor's letter, who doesn't have a computer. I see applicant agent able to manage constituent comment letters. Please advise if I should contact commenter for perhaps mail submittal. I know timing is a potential issue). Resubmittal is attached.
2. OASIS project (Case 14GPA-00000-00020) timely Comment Letter e-mailed on 12-14-2020 at 3:23 PM. I understand timing is important, but please allow the attached resubmittal.

Thank you  
Todd Wilson  
[toddwojai@comcast.net](mailto:toddwojai@comcast.net)

December 13, 2020

Subject: December 15, 2020 S.B. County Board of Supervisors Hearing on the Orcutt Area Seniors in Service (OASIS) Project (Final EIR dated August 2020 [19EIR-00000-00003, SCH# 2017041065]), Case Nos. 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006, 16DVP-00000-00002, 16LLA-00000-00004, 17CUP-00000-00013, 18GOV-00000-00005)

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Todd Wilson

114 Wilson Dr.  
Orcutt, Ca. 93455



December 11, 2020

Clerk of the Board of Supervisors  
County of Santa Barbara  
105 East Anapamu Street, room 407  
Santa Barbara, California 93101

Re: OASIS application Case No. 14GPA – 00000-00020, 18GOV-00000-00005, 16LLA-00000-00004 and affiliated applications.

Dear Chairman Hart and Supervisors,

I write to you in opposition of the proposed OASIS development applications. I commented at prior Planning processes, including the last 9-11-2020 Planning Commission Hearing. I'll be brief.

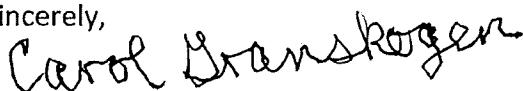
I am a senior citizen and resident of Southpoint Estates subdivision for over 30 years. I participated in the 1997 Orcutt Community Plan process and remind you of the great effort and detail that went into that long range planning document. EIR and Key Site 18 Mini EIR were integral to the OCP basis of the open spaces of Key Site 18 and consistent with provisions of the Southpoint Estates Open Space Planned Development, originally approved in July, 1979.

Planning Director recommended denial of this OASIS development application at 6-11-2015 Planning Commission, without even knowing of the recorded April, 1981 Grant Deed of Development Rights to protect the non-commercial recreational open space of my residential subdivision's approval conditions. Approval will convert this mitigated open space green belt to Old Town Commercial core interests. Development Rights must not be relinquished as project is inconsistent and incompatible.

Of particular concern to me is the unacceptably congested proposed OASIS traffic circulation plan. The Foxenwood entry lane is a steep 10% downslope and will be shared by LeBard commercial diagonal parking, proposed bikeway, OASIS and Non-OASIS event traffic and access easements to service adjacent lots 87, 88 and maybe 201. Approved traffic design exception leaves Clark Ave intersection too close to entry lane and SR 135 on/off ramps to close to Foxenwood intersection. Lane reduction from Foxenwood to Norris of 2 lanes to 1 and left turn restrictions are congestion inducements. A proposed roundabout at Norris and Clark would spread OASIS traffic congestion problems up there.

OASIS Final EIR identifies several superior locations that could be deemed feasible with a little effort or incentive. I wish the OASIS members well, but respectfully recommend denial of this K.S 18 location.

Sincerely,



Carol Granskogen  
470 Wilson Ct.  
Santa Maria, California 93455