



BOARD OF SUPERVISORS **Agenda Number:**
AGENDA LETTER

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and Development
Department No.: 053
For Agenda Of: November 17, 2020
Placement: Administrative
Set hearing on November 17, 2020 for December 15, 2020
Estimated Tme: 2 hrs. on December 15, 2020
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department: Lisa Plowman, Director, Planning and Development
(805) 568-2086
Contact Info: Travis Seawards, Deputy Director, Planning and Development
(805) 568-2518
SUBJECT: Set Hearing to Consider the OASIS Meeting Center Project, Case Nos. 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006, 16DVP-00000-00002, 16LLA-00000-00004, 17CUP-00000-00013, 18GOV-00000-00005, Fourth Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: N/A

Recommended Actions:

On November 17, 2020, set a hearing for December 15, 2020 to consider the recommendations of the County Planning Commission regarding the Oasis Meeting Center Project (Case No. 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006, 16DVP-00000-00002, 16LLA-00000-00004, 17CUP-00000-00013, 18GOV-00000-00005).

On December 15, 2020, staff recommends that your Board take the following actions:

- a. Make the required findings for approval of the project, including modifications to the parking requirements, and including California Environmental Quality Act (CEQA) findings;
- b. Certify the Supplemental Environmental Impact Report (Case No. 19EIR-00000-00003) and an EIR Revision Letter, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act and adopt the CEQA findings, including the Statement of Overriding Considerations, and adopt the mitigation monitoring program contained in the conditions of approval.

- c. Adopt a Resolution amending the Comprehensive Plan (Case No. 14GPA-00000-00020) and revising the Orcutt Community Plan (OCP), as summarized below:
 - 1. Revise the text of OCP Key Site 18 Development Standard KS18-1 to allow portions of APNs 105-020-063 and 105-020-064 to be developed for non-profit meeting facilities.
 - 2. Amend the OCP Open Space Area Map by removing the “Open Space Area” designation from APNs 105-020-063 and 105-020-064;
 - 3. Amend the OCP Parks, Recreation and Trails (PRT) Map by removing the “Proposed Public Park” designation from APNs 105-020-063 and 105-020-064;
 - 4. Amend the Orcutt Community Plan Bikeways Map to allow an approximately 300-foot section of the proposed OCP Orcutt Creek Trail’s Class I bike path to be a Class II, striped bike lane.
 - 5. Amend the OCP Figure KS18-1 to reflect the above changes to the Open Space Map, Parks, Recreation and Trails Map, and Bikeways Map to ensure consistency with the Orcutt Community Plan.
- d. Approve a Recorded Map Modification (Case No. 16RMM-00000-00001) to modify two conditions and two recorded maps for the Southpoint Estates project, specifically: TM 12,679 condition No. 18/TM 13,345 Condition No. 21, TM 13,345 Condition No. 8, TM 13,345 recorded map for Unit 1 (Book 125, p.8) and TM 13,345 recorded map for Unit 2 (Book 128, p. 93), subject to the conditions of approval;
- e. Approve a Lot Line Adjustment (Case No. 16LLA-00000-00004) subject to the conditions of approval.
- f. Approve a Major Conditional Use Permit (Case No. 16CUP-00000-00006) subject to the conditions of approval;
- g. Approve a Development Plan (Case No. 16DVP-00000-00002) subject to the conditions of approval;
- h. Approve a Minor Conditional Use Permit (Case No. 17CUP-00000-00013) for an Off-Site Directional Sign subject to the conditions of approval;

Summary Text:

The analysis related to this item will be docketed with a separate Board Agenda Letter for the Departmental agenda of the December 15, 2020 hearing.

An Environmental Impact Report (Case No. 19EIR-00000-00003) (Attachment 2) along with an EIR Revision Letter were prepared for the proposed Oasis Meeting Center project. As a result of this project, significant effects on the environment are anticipated in the following categories: Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Fire/Police Services, Geologic Processes, Greenhouse Gas Emissions/Climate Change, Noise, Public Services, Quality of Life, Recreation and Open Space, Transportation and Circulation, and Water Resources: Supply/Quality/Flooding and Drainage. The EIR is attached and the Revision Letter will be included with the Board Agenda Letter for the December 15, 2020 hearing.

Fiscal and Facilities Impacts:

Budgeted: Yes

The costs to process the project were borne by the applicant through the payment of processing fees. Funding for this project is budgeted in the Planning and Development's Permitting Budget Program on page D-294 of the County of Santa Barbara Fiscal Year 2020-21 adopted budget.

Special Instructions:

The Clerk of the Board shall publish a legal notice in the *Santa Maria Times* at least 10 days prior to the hearing on December 15, 2020. The Clerk of the Board shall also fulfill mailed noticing requirements at least 10 days before the scheduled hearing (mailing labels included herein as Attachment 1). The Clerk of the Board shall forward the minute order of the hearing as well as a copy of the notice and proof of publication to the Planning and Development Department, Attention: Holly Owen.

Attachments:

1. Mailing Labels
2. Final Environmental Impact Report

Authored by:

Holly Owen, Supervising Planner (805) 934-6297

Development Review Division, Planning and Development Department

OASIS Meeting Center

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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Attachment 1 Mailing Labels

OASIS Meeting Center

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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Attachment 2
Final Environmental Impact Report
OASIS Meeting Center

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

<https://www.countyofsb.org/plndev/projects/oasiscenter.sbc>