

December 11, 2020

Supervisor Gregg Hart, Chairman  
Members of the board of Supervisors  
101 East Anapamu Street  
Santa Barbara, Ca 93101

RE: OASIS Center

Dear Chairman and Members of the Board of supervisors:

We would like to extend our appreciation of the hard work and thorough analysis of the Luis OASIS (Orcutt Area Seniors in Service) project by the planning staff and Natasha Campbell. This project has a long history of attempting to find a home in the Orcutt Area. This effort has cost OASIS and its members a substantial amount of money. It was a blessing to the senior community when Steve LeBard offered this site to them over five years ago. To help the Planning Commission understand the lengths to which these members have gone to find a new home, here is the timeline of this effort:

- |                |   |
|----------------|---|
| In the 1960's  | A group of women volunteers in Old Town Orcutt started serving the local senior community at the existing Lion's Club on Broadway. This organization grew to the point that the Orcutt Area Seniors in Service (OASIS) non-profit was formed in 1984.   |
| In the 1980's  | The Orcutt Union School District agreed to lease a portion of the school property on Soares Road to the OASIS. One old school classroom portable unit was made available to them. Over the next twenty years, two more old, retired classroom portables were added piecemeal to this location. During this time, the membership of OASIS grew from several hundred to almost 1,000 members.   |
| September 1997 | The Orcutt Community Plan was adopted by the Board of Supervisors.  |
| 2000           | The Orcutt Union School District purchased 10 acres of Key Site 17 in anticipation of the new student growth planned in the OCP. They continued to allow OASIS to stay on their site and add more two more portables for a total of five portables that are now located at the existing site.   |
| 2006           | The Orcutt Union School District became concerned about two issues: stagnate enrollment in the existing elementary and junior high schools in the district and the long-term funding sources needed to maintain and operate their existing and aging school sites. A study was prepared in 2006 to determine what other uses could be made of the surplus school sites the district owned. The study proposed that the Key Site 17 site which was still zoned for residential could be leased to a developer thereby providing a long-term annual revenue source to the district. |
| 2007           | The District established the "7-11 Surplus Property Advisory Committee" to review the current district properties and determine what to do with their current unused properties. This committee agreed that the Key Site 17 school site should be deemed  |

surplus property and could be planned for other uses. At this time, the District informed the OASIS center that they would need to find a new home.

2008 OASIS hired a local architect and conducted several programming surveys and studies to determine what would be the best design for the future of the OASIS members and their needs. The building that is part of this application is the design agreed to 12 years ago.

Another committee was set up to find a new site for OASIS that could be purchased. The committee looked at all properties in the Orcutt Area.

2009-2011 Supervisor Joni Gray suggested that OASIS consider a site off Foster Road across the street from the Mental Health Building. This site is owned by the County of Santa Barbara and she suggested that the county enter a 99-year lease with OASIS. Although this did not meet the OASIS goal of owning their land they decided to move forward with this site.

Based on that preliminary agreement, OASIS applied to the City of Santa Maria in 2009 and the initial study was released for public review in December 2010. Comments from Fish and Wildlife Service indicated that this project would require Biological Opinion take permit for impacts to California Tiger Salamander (CTS) and Red Legged Frogs, and CFWS permits would also be needed. The Project was set for City Planning Commission in December of 2011 but was pulled from the agenda because there were still issues to resolve.

For another year, OASIS and the County spent time and money working with HUD, FWS, CFWS and other agencies to find mitigation sites for this project. By early 2012, the County of Santa Barbara decided that the take permit and the related off-site Mitigations Measures were too costly for the county to be involved with and backed out of the project. According to UPC records and a review of the City Planning Commission archives, there is no indication that this Foster Road site was approved by the City Planning Commission.

2012-2014 With the loss of the Foster Road site and the loss of a substantial amount of money, OASIS approached the AquaCenter board to see if there could be a collaboration with the approved project at Hummel and Union Valley Parkway. Aquacenter (non-profit community group) had worked for over three years to get their swimming pool project approved. Coming out of the recession, funding for the Aquacenter project was difficult. It was thought that these two organizations could work together.

The Aquacenter project consisted of two swimming pools and a water park along with a 16,000-sf foot community building. For about six months, Aquacenter and OASIS members met to see how the two groups could work together and fit both projects on the same site. It was determined that there was not enough room outside of the flight path of the airport to fit both community buildings.

2015 Steve LeBard approached the OASIS Board about his property on Key Site 18. This five-acre site was perfect for the needs of the OASIS group and for their future growth in the senior community. An application for this site was filed with the county of Santa Barbara Planning Department in late 2015.

- 2016 Planning Commission initiation hearing. The county staff presented the OASIS project to the Planning Commission for a General Plan Change initiation hearing. The staff at that time recommended denial for the processing of this application as they considered it inconsistent with the Key Site 18 Dev. Std. however, there was no discussion in the staff report about the Orcutt Creek Park standard in the PRT and OS section of the OCP for active recreational uses on this site including sports fields, courts, parking and restroom facilities and Multi-Purpose trails. After considering the additional information provided by the public, the Planning commission voted to initiate this project.
- 2017-2018 Draft Initial Study/Mitigated Negative Declaration was completed and circulated for public review and comment on April 26, 2017. Although there was overwhelming support for this project, there were enough comments in opposition criticizing the level of analysis of the IS/MND that staff determined this project would have to undergo an EIR based on public controversy and concerns about noise and traffic.
- 2018-2019 The NOP for the EIR was sent out on October 10, 2018. There was a scoping hearing in November with many of the same comments raised. Through 2019 staff worked on a very detailed and thorough Draft EIR. The public draft document was released for a 45-public review period on September 6, 2019. Staff also held a public review meeting of the Draft EIR on October 3, 2019.
- 2020 Over the last year staff has been working on the response to comments to the Draft EIR and preparing the Staff Report for the Planning Commission. Everyone from the County staff, the project design team and the members of OASIS have worked to get this project to this Planning Commission Hearing.

While the OASIS application moved through the process, the OUSD continued to work on the future development of Key Site 17. The Planning Commission and Board of Supervisors reviewed and approved the General Plan and rezoned Key Site 17 to Residential (20 units per acre) and reviewed and approved a development plan for senior housing on this site. The new developer announced recently that they are now working on construction plans and will start site work on the property in two years.

The timeline for OASIS is very short to find a new home for this critically needed and highly supported project.

This ten-year saga has been very challenging and costly for the OASIS members working through the planning and environmental review process through both the City of Santa Maria and the County of Santa Barbara. They are here today before your Commission to seek approval of their project at this wonderful site.

**Project Description:**

The 2017 Mitigated Negative Declaration included a detailed project description on the operation of the new building and garden area. (see attached Project Description 4-26-2017).

Several of the Southpoint neighbors that have backyards about 500 feet away from the project have raised concerns about the size of the 12 major events a year being up to 300 people. They also thought that the outdoor activities would make too much noise and the use of the parking lot for car shows or other events would result in traffic problems in the area. Some of these events were planned as fundraisers for the OASIS center. To appease the neighbors, the use of the facilities was revised and reduced per the following items:

- Reduced major event occupancy from 300 to 200 people maximum.
- Allow 12 major events a year, but the 7 of these events were OASIS member only events and 5 major events could be non-Member events.
- Removed all outside special events done in the parking lot like car shows, wine and food events, and community fair activities.
- No weddings, concerts, or movies at the park in the garden area.
- All outdoor activities close at Dusk.
- All activities at the OASIS building must be done and the building closed by 9:30 pm.
- Avoid scheduling activities in the building between 4:00 and 6:30 to limit p.m. peak hour traffic.
- Amplified music and speaking is permitted for OASIS both indoors and outdoors during the day. Amplified music for events would be conducted indoors only.

With these limitations on the overall operation and the use of the building and the garden area, many of the impacts raised by the neighbors were resolved. This revised project description was used for the EIR analysis.

#### **Consistency with the Orcutt Community Plan.**

Twenty-three years ago, the Orcutt Community Plan was adopted by the Board of Supervisors. Key Site 18 was identified as the location of Orcutt Creek Park. This 10.42-acre active park would include play fields, picnic areas for outdoor gatherings, basketball and tennis courts, restrooms, and parking. This Key Site would also have a Class 1 Multi-pursue trail running along Orcutt Creek.

The county's Capital Improvement Plan and the AB 1600 program adopted in October of 1997 included \$1,771,000 (in 1997 dollars) for the development of the Orcutt Creek Park. At this point there are no plans for the county to develop this community active park and trail at this location.

The OASIS center meets these recreational needs for the community. It will include access to the site, a parking lot, recreational park, Senior center with restrooms, and a major segment of the Multi-purpose trail. This project will serve a population of senior residents that are not served by any other organization in Orcutt. This project is consistent with the OCP.

#### **Staff Report and Conditions.**

The staff report and policy analysis was well done. We have reviewed this document and do not have any comments on this report. However, we do have some concerns and requests requiring the conditions of approval.

All the rest of the conditions are directly tied to the Development Plan or tied to the Conditional Use Permit. These conditions will be on the grading, drainage, and construction plans and operation of the facilities. If these RMM conditions are to be recorded as an information document that would be acceptable and routinely done.

**However**, Condition 55 also states that:

**"...Prior to recordation of the documents and maps effectuating the recorded map modification and subject to P&D approval as to form and content, the Owner/Applicant shall include all of the mitigation measures, modified conditions, all agreements and specific plans associated with or required by this project approval on a separate sheet(s) to be recorded with the certificate of correction. "**

This could result in hundreds of pages of documents and plans being recorded for this project. Please revise this condition so that it only requires the recordation of the conditions of approval with the Map Modification.as is the standard requirement for final maps.

Board of Supervisors  
Oasis Center  
December 11, 2020  
Page 5

**Community Services Department dated August 4, 2020**

The last paragraph in this letter states that no easements can cross the trail easement, however there are two proposed easements for this project. One is the 10-foot-wide sewer line extension for connection across the trail to the Laguna County Sanitation District truck line and the second easement is an access drive to the adjacent parcel. This condition needs to be revised to allow these two easements as proposed.

**Conclusion:**

Also, considering the COVID-19 pandemic, this well-designed senior center is desperately needed for the growing senior population. The fact that this project was design with extra room for growth is a blessing with the need for social distancing and more space for activities.

As stated early this has been a long run for the OASIS and we are requesting your recommendation for approval of this project for the future of Orcutt and the seniors in this community.

Sincerely

A handwritten signature in cursive script, reading "Laurie Tamura", followed by a horizontal flourish line.

Laurie Tamura, AICP  
Principal Planner

Attachments:   Project Description  
                  OCP tables  
                  Tausig report for AB 1600 fees

# ORCUTT COMMUNITY PLAN

**TABLE 17  
COMMUNITY & NEIGHBORHOOD PARK PRIORITY TABLE\***

COMMUNITY PARKS				
Park	Size	Use	Description	Method of Acquisition
Oak Knolls Park	15.1 ac.	Active	Ballfields, play areas, restrooms, picnic areas, basketball courts, etc.	County Owned
Orcutt Creek Park	10.42 ac.	Active	Play fields, restrooms, picnic areas, basketball and tennis courts, etc.	Dedication/Purchase
Stubblefield School	5.00 ac.	Active	Ballfields, play and picnic areas, and trails	Dedication
Union Valley Park	46.20 ac.	Active	Ballfields, play and picnic areas, restrooms, pond, basketball and tennis courts, trails, etc.	Donation/Partial Dedication/Purchase
Site 12	5.00 ac.	Active	Play fields, restrooms, picnic areas, basketball and tennis courts, etc.	Dedication
Solomon School	5.00 ac.	Active	Ballfields, play and picnic areas	Dedication
Site 22	15.00 ac.	Active	Ballfields, play and picnic areas, restrooms, basketball courts, etc.	Donation/Partial Dedication/Purchase
NEIGHBORHOOD PARKS				
Stillwell	2.00 ac.	Passive	Picnic areas, trails	Dedication
Old Town	2.00 ac.	Passive	Play and picnic areas	Dedication
Site 12	4.00 ac.	Passive	Four 1-acre parks with picnic areas and trails	Dedication
Orcutt Canyon Ridge	15.36 ac.	Passive	Picnic areas and trails	Portion County-owned/Partial Donation
Terrazzo Way	4.44 ac.	Passive	Play areas, picnic areas, and trails	Dedication/Donation/Purchase
Foxenwood	1.42 ac.	Passive	Play, picnic, and open areas	Donation/ Purchase
Shilo	3.18 ac.	Passive	Play and picnic areas	Donation/Purchase
Site 22	15.00 ac.	Passive	Eight 1-2 acre parks w/ play, picnic and open areas	Dedication
<b>Total</b>	<b>149.12 ac.</b>			

\* Parks listed in order of priority.

# ORCUTT COMMUNITY PLAN

**TABLE 22  
COMMUNITY & NEIGHBORHOOD PARK CAPITAL AND O&M COSTS<sup>1</sup>**

COMMUNITY PARKS					
Facility	Size (acre)	Use	Description	Capital Cost <sup>2</sup>	Maintenance Cost <sup>3</sup>
Oak Knolls Park	15.1	Active	Play fields, play areas, restrooms, picnic areas, basketball courts, etc.	\$1,770,000	\$52,600
Orcutt Creek Park	10.42	Active	Play fields, restrooms, picnic areas, basketball and tennis courts, etc.	\$1,719,000	\$36,300
Stubblefield School	5.00	Active	Ballfields, play and picnic areas, and trails	\$825,000	\$17,400
Union Valley Park	46.20	Active	Ballfields, play and picnic areas, restrooms, pond, basketball/tennis courts, trails, etc.	\$7,623,000	\$160,900
Site 12	5.00	Active	Two 5-acre parks w/play fields, restrooms, picnic areas, basketball/tennis courts, etc.	\$825,000	\$17,400
Solomon School	5.00	Active	Ballfields, play and picnic areas	\$825,000	\$17,400
Site 22	15.00	Active	Ballfields, play and picnic areas, restrooms, basketball courts, etc	\$2,475,000	\$52,200
Land <sup>4</sup> (purchased) - 61.62 acres				\$608,100	
<b>Sub-total</b>	<b>101.72</b>			<b>\$16,670,100</b>	<b>\$354,200</b>
NEIGHBORHOOD PARKS					
Stillwell	2.00	Passive	Picnic areas, trails	\$152,000	\$5,700
Old Town	2.00	Passive	Play and picnic areas	\$152,000	\$5,700
Site 12	4.00	Passive	Four 1-acre parks w/ picnic areas and trails	\$304,000	\$11,400
Orcutt Canyon Ridge <sup>5</sup>	15.36	Passive	Picnic areas and trails	\$152,000	\$2,840
Terrazzo Way <sup>5</sup>	4.44	Passive	Play areas, picnic areas, and trails	\$152,000	\$2,840
Foxenwood <sup>6</sup>	1.42	Passive	Play, picnic, and open areas	\$0	\$4,000
Shilo	3.18	Passive	Play and picnic areas	\$242,000	\$9,000
Site 22	15.00	Passive	Play/picnic areas and trails	\$1,140,000	\$42,600
Land <sup>4</sup> (purchased) - 20.80 acres				\$224,000	
<b>Sub-total</b>	<b>47.40</b>			<b>\$2,518,000</b>	<b>\$84,080</b>
<b>TOTAL</b>	<b>149.12</b>			<b>\$19,188,100</b>	<b>\$438,280</b>

<sup>1</sup> All cost estimates have been rounded.

<sup>2</sup> Capital costs based on average development cost per acre provided by SB County Park Dept (active park costs, \$165,000/acre; Oak Knolls, \$117,000/acre; passive parks; \$76,000/acre.)

<sup>3</sup> Park Maintenance costs provided by Santa Barbara County Park Dept (\$3,482/acre - active; \$2,840/acre- passive).

<sup>4</sup> Refer to OCP PIFP for information on land cost assumptions.

<sup>5</sup> Only 2 acres proposed for development.

<sup>6</sup> Existing neighborhood park - County would purchase park for public use.

# ORCUTT COMMUNITY PLAN

**TABLE 21  
KEY SITE OPEN SPACE<sup>1</sup>**

HIGH PRIORITY SITES FOR PUBLIC OPEN SPACE			
Key Site	Open Space Acreage	Open Space Uses/Resources	Projected Acquisition Method
3	98 ac	trails, picnic tables, lookout/oak & riparian woodland, dune scrub	dedication*
5	13 ac	public park, trails, picnic tables/Orcutt Creek, riparian woodland	dedication*
6	16 ac	trail, picnic tables, look-out/chaparral, coastal scrub, oaks, pines	dedication*
7	17.42 ac	trail, picnic tables/oak woodland, wildlife corridor	dedication*
8	60 ac	trail, picnic tables/Orcutt Creek oak woodland, wildlife corridor	dedication/purchase*
10	4.8 ac	trail, picnic tables/Orcutt Creek, riparian habitat	dedication
11	18.43 ac	picnic tables, passive areas/Orcutt Creek riparian habitat	dedication
12	345 ac	public parks, private parks, trails, picnic tables, passive areas/Pine Canyon Creek, freshwater marsh/seeps, grasslands, oak woodland, chaparral, riparian corridors	dedication*
18	35 ac	public park, trail, passive open space/oaks, riparian vegetation	dedication/purchase
23	32 ac	trail, passive open space/eucalyptus grove, coastal scrub	county-owned
26	11.9 ac	passive open space/no-build corridor	purchase/private
27	2.9 ac	passive open space/eucalyptus grove	purchase/private
29	1.8 ac	passive open space/no-build corridor	purchase/private
30	59 ac	public park, trail, passive open space/dune scrub habitat	dedication/purchase
UV Park	46.20 ac	public park/dune scrub, grasslands	
<b>TOTAL</b>	<b>761.45 ac</b>		

<sup>1</sup> These sites are anticipated to dedicate their full open space as part of development.

It is anticipated that approximately 600 acres of the proposed open space will be dedicated "up front" as part of development on six Key Sites (Table 21 above). An additional 436 acres of open space will also be dedicated on Key Site 22 when that area applies for a rezone to urban designations.

**Purchase:** For those areas where a required or voluntary dedication has not occurred, and the land is seen as a priority for public use, the land will be purchased where possible. Funds for this purchase will come from fees on new development and/or from the revenue generated by the Open Space District (discussed below). There are a number of crucial links in the trails system and open



David Taussig & Associates

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Table E-2  
Orcutt Community Plan  
Detailed Inventory of Proposed Parks

Facility Location	Purchased Acres		Constructed Acres		Total Acres [1]	Capital Cost [2]
	Acres Purchased	Cost per Acre	Acres Constructed	Cost per Acre		
<b>Active Parks</b>						
Oak Knolls	0.00	\$0	15.10	\$117,000	15.10	\$1,766,700
Union Valley	46.20	\$5,000	46.20	\$165,000	46.20	\$7,854,000
Orcutt Creek	10.42	\$5,000	10.42	\$165,000	10.42	\$1,771,400
Site 12	5.00	\$65,000	5.00	\$165,000	5.00	\$1,150,000
Stubblefield (subd)	0.00	\$0	5.00	\$165,000	5.00	\$825,000
Site 22	0.00	\$0	0.00	\$165,000	0.00	\$0
<b>Subtotal</b>	<b>61.62</b>		<b>81.72</b>		<b>81.72</b>	<b>\$13,367,100</b>
<b>Passive Parks</b>						
Foxenwood [3]	1.42	\$5,000	0.00	\$76,000	1.42	\$7,100
Stillwell	2.00	\$5,000	2.00	\$76,000	2.00	\$162,000
Terrazo Way [4]	4.44	\$5,000	2.00	\$76,000	4.44	\$174,200
Shilo	3.18	\$5,000	3.18	\$76,000	3.18	\$257,580
Old Town	2.00	\$65,000	2.00	\$76,000	2.00	\$282,000
Site 12	0.00	\$65,000	4.00	\$76,000	4.00	\$304,000
Orcutt Canyon Ridge	7.76	\$5,000	2.00	\$76,000	15.36	\$190,800
<b>Subtotal</b>	<b>20.80</b>		<b>15.18</b>		<b>32.40</b>	<b>\$1,377,680</b>
<b>Total</b>	<b>82.42</b>		<b>96.90</b>		<b>114.12</b>	<b>\$14,744,780</b>

[1] Assumes that land for 31.7 acres of future parks will be dedicated or are already owned by the County (no fee credits will be given as a result of dedications).  
 [2] Purchase cost based upon average cost of land to be purchased (Planning and Development).  
 [3] It is expected that this improved park will be purchased by Parks Department.  
 [4] It is expected that only 2 acres of this park will be improved.  
 [5] It is expected that only 2 additional acres of this park will be improved.

11/19/98