

County of Santa Barbara
Planning and Development

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TRANSMITTAL OF PROPOSED FINAL ENVIRONMENTAL IMPACT REPORT
OASIS 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

19EIR-00000-00003; SCH# 2017041065 (August 2020)

Pursuant to the California Environmental Quality Act (CEQA), a proposed Final Environmental Impact Report (FEIR) has been prepared for the OASIS Center Project.

PROJECT DESCRIPTION: Laurie Tamura, agent, representing Orcutt Area Seniors in Service (OASIS), is requesting approval of the applications below for a new OASIS Senior Meeting Center on Orcutt Community Plan (OCP) Key Site 18 (KS18).

PROJECT LOCATION: The project development and driveway would be located south of Orcutt Creek on APNs 105-020-063, -064, -041, (driveway grading extending onto APN 105-020-053 to the tip of 105-020-018), Fourth Supervisorial District. The project is located within OCP KS18/Southpoint, which is bounded by Clark Avenue on the south, Foxenwood Lane on the east, Southpoint Estates (SPE) on the north and Broadway/California Boulevard on the west, (Key Site 18: APNs 105-020-060, -061, -062, -063, -064, -065, -068, -069, -070, 105-020-41, -038, -018, -021, -022, -052, and -053). The Recorded Map Modification would modify the SPE subdivision with regard to the OASIS property. The SPE (TM 12,679 & TM 13,345) residential lots are located immediately north of KS18 between California Boulevard and Foxenwood Lane (APNs 105-180-001 to -055; 105-200-001 to -039; 105-250-001 to -043; and 105-280-004 to -029).

PROJECT DETAILS: The project includes the following application requests:

Development Plan (16DVP-00000-00002): Proposal to construct the OASIS Center facility in the REC zone district. The new facility includes 15,661 square feet (sf) of structural development in two buildings and includes a related access road, parking, landscaping, private trails within the development area, and a section of the public Orcutt Creek Trail/Bikeway.

Conditional Use Permit (16CUP-00000-00006): Proposal for new OASIS Senior Center (meeting center) development and use. Minor Conditional Use Permit (17CUP-00000-00013): Required for an off-site directional sign near the Foxenwood Lane driveway entrance.

General Plan Amendments (14GPA-00000-00020): 1) Amend Orcutt Community Plan (OCP) KS18 Development Standard KS18-1 to allow OASIS project on land currently restricted to open space and park uses in the OCP; 2) Amend the OCP Open Space Area Map by removing the OASIS property as designated open space; 3) Amend the OCP Park, Recreation and Trails (PRT) Map by removing the OASIS property as part of the future park land at OCP Key Site 18; and 4) Modify the OCP Bikeways Map to allow striped bike lanes (Class II bikeway) within the proposed OASIS driveway, rather than a Class I bikeway for this section.

Recorded Map Modification (16RMM-00000-00001): The OASIS property (APNs 105-020-063 and -064, together one legal lot), is one of the open space lots for the Southpoint Estates (SPE) subdivision. This request would modify two SPE project conditions of approval and two SPE recorded maps (TM 12,679 condition #18 and TM 13,345 condition #s 8 and 21). The modifications would remove existing development restrictions that limit use of the property to open space and non-commercial, require the development rights for the property to be deeded to the County, require the property be labeled "*NOT A BUILDING SITE OPEN SPACE*", and would remove this label on two recorded maps for Southpoint Estates.

Government Code §65402 Consistency (18GOV-00000-00005): Required determination regarding consistency with the Comprehensive Plan for OASIS' proposed acquisition of the development rights to the property currently held by the County.

Lot Line Adjustment (16LLA-00000-00002): Adjust the common property line between the OASIS property (APNs 105-020-063 and -064) and the adjacent corner commercial parcel (APN 105-020-041), to add the 0.12 acres of commercial zoning on the OASIS property to the corner commercial parcel.

ENVIRONMENTAL REVIEW FINDINGS: This proposed Final EIR was prepared pursuant to requirements of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) and the County of Santa Barbara Guidelines for the Implementation of CEQA. The EIR discusses the potential environmental impacts of the proposed project and identifies mitigation measures, residual impacts and monitoring requirements for identified subject areas. Significant effects on the environment are anticipated in the following areas: **Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Fire/Police Services, Geologic Processes, Greenhouse Gas Emissions/Climate Change, Land Use/Planning/Quality of Life, Noise, Public Services, Recreation and Open Space, Transportation and Circulation, and Water Resources: Supply/Quality/Flooding and Drainage.** This Final EIR serves as an informational document to inform the public, decision-makers and other interested agencies of the potential environmental consequences of the proposed project. The Planning Commission and Board of Supervisors will review the Final EIR as part of their consideration of the proposed project. While CEQA requires that major consideration be given to avoiding environmental damage, the County of Santa Barbara and other responsible public agencies are obligated to balance the environmental effects of the project with other public objectives, including economic and social factors, in determining whether and in what manner, the project should be approved.

If you challenge this environmental document in court, you may be limited to raising only those issues raised by you or others in written correspondence or in hearings on the proposed project.

DRAFT EIR: A Draft EIR for the OASIS Center project was circulated for public review from September 6 to October 21, 2019. A public hearing to accept comments on the Draft EIR was held on October 3, 2019. **All comments received on the Draft EIR have been responded to in the Response to Comments section of the proposed Final EIR.[1] Where appropriate, changes have been made to the Draft SEIR text in response to comments received, and have been incorporated into this proposed Final SEIR.**

DECISION-MAKER HEARINGS: Planning and Development will prepare a staff report and forward it with the proposed Final EIR and staff recommendation to the Planning Commission. The Planning Commission will review the Final EIR and the staff report and hold a public hearing to consider the project and will make a recommendation to the Board of Supervisors regarding the project requests. The Board of Supervisors will also hold a public hearing to consider the project. The Board of Supervisors will be the final decision-maker on all of the project requests.

[1] Pursuant to PRC 21092, public agencies that commented on the draft EIR are provided a copy of the Final EIR or relevant portions and responses to agency comments.

DOCUMENT AVAILABILITY (COVID-19): Based on guidance from the California Department of Public Health and the California Governor's Stay at Home Executive Order N-33-20, issued on March 19, 2020, to protect the health and well-being of all Californians and to establish consistency across the state in order to slow the spread of COVID-19, we recommend electronic review and download of the Final EIR. A digital copy of the Final Environmental Impact Report is available on the Planning and Development webpage for the OASIS project at: https://www.countyofsb.org/plndev/projects/oasiscenter.sbc

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GROUP\PERMITTING\Case Files\GPA\14 cases\14GPA-00000-00020 Oasis\CEQA\EIR\Final EIR\FEIR Transmittal Sheet



Orcutt Area Seniors in Service (OASIS)

Final Environmental Impact Report – August 2020

19EIR-00000-00003; SCH# 2017041065

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Acronyms and Abbreviations

ADA	Americans with Disabilities Act
ADT	Average Daily Trips
AF	Acre Feet
AFY	Acre Feet per Year
ALUP	Airport Land Use Plan
ALUC	Airport Land Use Commission
APN	Assessor's Parcel Number
Applicant	OASIS
ARB	California Air Resources Board
BAAQMD	Bay Area Air Quality Management District
BACT	Best Available Control Technology
Basin Plan	Regional Water Quality Control Plan
BMP	Best Management Practice
CAA	Clean Air Act
CalEEMod	California Emissions Estimator Model
Cal-EPA	California Environmental Protection Agency's
CalFire	California Department of Forestry and Fire Protection
Caltrans	California Department of Transportation
CAP	Clean Air Plan
CBC	California Building Code
CCAA	California Clean Air Act
CCAR	California Climate Action Registry
CCIC	Central Coast Information Center (Archaeology)
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
cfs	Cubic Feet Per Second
CHP	California Highway Patrol
CMP	Congestion Management Program
CNDDB	California Natural Diversity Data Base
CNEL	Community Noise Equivalent Level
CNPPA	California Native Plant Protection Act
CNPS	California Native Plant Society
CO	Carbon Monoxide

CO_2	Carbon Dioxide
County	County of Santa Barbara
CUP	Conditional Use Permit
CAP	Clean Air Plan
CUP	Conditional Use Permit
CWA	Clean Water Act
CY	Cubic Yards
dB	Decibel
dBA	A-Weighted Sound Level
DevStd	Development Standard
DFG	California Department of Fish and Game
DOGGR	California Department of Conservation, Division of Oil, Gas and Geothermal Resources
DOMS	DOGGR's online mapping system
DTSC	Department of Toxic Substances Control
DWR	Department of Water Resources
DVP	Development Plan
EIR	Environmental Impact Report
EPA	U.S. Environmental Protection Agency
ERME	Environmental Resources Management Element
ESA	Endangered Species Act
ESHA	Environmentally Sensitive Habitat Area
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
GC	Government Code
General Permit	NPDES General Permit for Storm Water Discharges Associated with Construction Activity
GPA	General Plan Amendment
GHG	Greenhouse Gas
GWP	Global Warming Potential
HCM	Highway Capacity Manual
HSC	Health and Safety Code
HSWA	Hazardous and Solid Waste Act
HU	Hydrologic Unit
HWPP	Hillside and Watershed Protection Policies
IBC	International Building Code

ICU	Intersection Capacity Utilization
IPCC	Intergovernmental Panel on Climate Change
IRWM	Integrated Regional Water Management Program
KS	Key Site (Orcutt Community Plan)
KS18	Key Site 18
LAF	Sound level with 'A' Frequency weighting and Fast Time weighting
L_{eq}	Equivalent Noise Level
LLA	Lot Line Adjustment
L_{max}	Maximum sound level
L_{min}	Minimum noise level
LOS	Level of service
LUDC	Land Use and Development Code
LUST	Leaking Underground Storage Tank
MBTA	Migratory Bird Treaty Act
MND	Mitigated Negative Declaration
msl	Mean Sea Level
MT	Metric Tons
N_2O	Nitrous Oxide
NAHC	Native American Heritage Commission
NBAR	North County Board of Architectural Review
ND	Negative Declaration
NO_2	Nitrogen Dioxide
NOAA	National Oceanic and Atmospheric Administration
NOP	Notice Of Preparation
NO_X	Nitrogen Oxides
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resource Conservation Service
NRHP	National Register of Historic Places
O_3	Ozone
OASIS	Orcutt Area Seniors in Service
OCP	Orcutt Community Plan
OCP EIR	Orcutt Community Plan EIR
OPR	Office of Planning and Research
OUSD	Orcutt Union School District
P&D	Planning and Development

Pb	Lead
PG&E	Pacific Gas and Electric Company
PHT	Peak Hour Trip
PM	Particulate Matter
PM_{10}	Particulate Matter 10 Microns Or Less
$PM_{2.5}$	Particulate Matter 2.5 Microns Or Less
Porter-Cologne Act	Porter-Cologne Water Quality Control Act
ppm	Parts Per Million
ppt	Parts Per Trillion
PRC	Public Resources Code
PRT	Parks, Recreation and Trails
Registry	California Climate Action Registry
RMM	Recorded Map Modification
ROG or ROX	Reactive Organic Gases
OW	Right-Of-Way
S&HC	Street and Highways Code
SB	Senate Bill
SBCAG	Santa Barbara County Association of Governments
SBCAPCD	Santa Barbara County Air Pollution Control District
SBCFD	Santa Barbara County Fire Department
SBSO	Santa Barbara County Sheriff's Office
SBCWA	Santa Barbara County Water Agency
SCAQMD	South Coast Air Quality Management District
SCCAB	South Central Coast Air Basin
SCE	Southern California Edison
SF	Square Foot/Feet
SLF	Sacred Lands File
SO_2	Sulfur Dioxide
SR	State Route
SRRE	Source Reduction and Recycling Element
SRSWMP	Source Reduction and Solid Waste Management Plan
STLC	Soluble Threshold Limit Concentration
SWMP	Stormwater Management Plan
SWPPP	Stormwater Pollution Prevention Plan
SWQMP	Storm Water Quality Management Plan
SWRCB	State Water Resources Control Board

TDS	Total dissolved solids
Thresholds Manual	Environmental Thresholds and Guidelines Manual
TM	Tract Map
TMDL	Total Maximum Daily Load
TMP	Traffic Management Plan
TTLC	Total Threshold Limit Concentration
UBC	Uniform Building Code
Hwy 101	U.S. Highway 101
USACE	U.S. Army Corps of Engineers
USC	U.S. Government Code
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	Underground Storage Tank
v/c	Volume –Capacity Ratio
Vdb	Decibel notation
VOC	Volatile Organic Compound
Williamson Act	Land Conservation Act
WMP	Integrated Weed Management Plan
YR	Year

EXECUTIVE SUMMARY

This section summarizes the characteristics of the proposed project and the project alternatives, the environmental impacts associated with the project and alternatives, and required and recommended mitigation measures.

PROJECT SYNOPSIS

Lead Agency

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Santa Maria, CA 93455

Project Description

The proposed project involves a General Plan Amendment, Recorded Map Modification, a Government Code 65402 Consistency Determination, a Lot Line Adjustment, a Development Plan and two Conditional Use Permits (one for OASIS development/use and one for an off-site sign) to allow for the development and use of a new OASIS Senior Center on 5.28 acres within Orcutt Community Plan (OCP) Key Site 18 (KS18), on Assessor's Parcel Numbers (APNs) 105-020-063 and 105-020-064, together one legal parcel. Access would be provided across APN 105-020-041. Grading for the access driveway would include APN 105-020-053 and would extend north to the tip of APN 105-020-018 (the latter APN not a part of the project). The Recorded Map Modification affects the Southpoint Estates subdivision, which includes the KS18 open space lots and residential lots to the north of KS18, (APNs 105-020-060, -061, -062, -063, -064, -065, -068, -069, -070, 105-020-41, -038, -018, -021, -022, -052, and -053; 105-180-001 to -055; 105-200-001 to -039; 105-250-001 to -043; and 105-280-004 to -029. See OASIS EIR Section 2.0 for a detailed project description, available online on the Planning and Development OASIS project webpage at: http://www.countyofsb.org/plndev/projects/oasiscenter.sbc .

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table ES-1 summarizes the identified environmental impacts for each issue area studied in the EIR, required mitigation measures (if any), and the level of significance after mitigation. This table contains the project-specific impacts organized by impact level, followed by the cumulative impacts. Class I impacts are defined as significant and unavoidable adverse impacts, which require a statement of overriding considerations to be made per Section 15093 of the State CEQA Guidelines if the project is approved. Class II impacts are significant, adverse impacts that can be feasibly mitigated to a less than significant level, and which require findings to be made under

Section 15091 of the State CEQA Guidelines. Class III impacts are considered less than significant impacts. Class IV impacts are beneficial, reducing existing environmental problems or hazards.

Potential project-specific and cumulative impacts are listed below in summary form.

Class I – Significant and Unavoidable Impacts

- *Aesthetics/Visual Resources (Open Space Views) – Project Specific and Cumulative*
- *Biological Resources (Increased Development/Human Activities on/adjacent to Open Space/Wildlife Habitat) – Project Specific and Cumulative*
- *Land Use -Compatibility/Quality of Life~~,~~*
- *Recreational Opportunities and Loss of Open Space – Project Specific and Cumulative*
- *Transportation – Increased Traffic/Safety/Turning Movements at OCP Buildout*

Class II – Significant Impacts that Can Be Mitigated to Less than Significant Levels

- *Aesthetic/Visual Impacts (Compatible Development/Improvements)*
- *Air Quality (2016 Ozone Plan, Cumulative)*
- *Biological Resources (Habitat, Wildlife, Orcutt Creek Trail/Bikeway)*
- *Cultural Resources (Disturb Unknown Resources During Construction)*
- *Police Services (Increased Demand for Services)*
- *Geologic Processes (Orcutt Creek Sedimentation, Slope Hazards, Soil Blowing)*
- *Greenhouse Gas Emissions/Climate Change (Conflict with and Energy and Climate Action Plan)*
- *Cumulative GHG (Consistency with ECAP)*
- *Land Use - Consistency with Policies Mitigating Impacts*
- *Noise (Expose Sensitive Receptors to Construction and Operations Noise)*
- *Recreation/Open Space (Provision of Feasible Location ~~for~~ and completion of segment of OCP Trail/Bikeway)*
- *Transportation/Circulation (Roadway, Intersection, Driveway Impacts, Cumulative)*
- *Water Resources – (Supply, Water Quality from Grading and Impervious Surfaces)*

Class III – Less than Significant Impacts

- *Aesthetics/Visual Resources (Parking)*
- *Air Quality (Short-Term & Long-Term Emissions below Threshold, Cumulative)*
- *Biological Resources (Special Status Vegetation)*
- *Cumulative Cultural Resources*
- *Fire Protection Services (Increased Demand from Project)*
- *Geologic Processes (Faults, other Geologic Hazards Except Slopes)*
- *Cumulative Geologic Processes (Exposure of people/property to geologic hazards)*
- *Greenhouse Gases and Climate Change (Emissions under Threshold)*
- *Cumulative Increase in Noise Levels*
- *Public Services (Solid Waste, Wastewater, Cumulative Solid Waste and Wastewater)*
- *Recreation (Allow Bikeway within Driveway Area to be Class II)*
- *Transportation/Circulation (Congestion Management Plan, Parking Modification)*

Table ES-1 Impact Summary Table

Impacts	Mitigation Measures	Significance after Mitigation
CLASS I (SIGNIFICANT AND UNAVOIDABLE IMPACTS)		
Aesthetics/Visual Resources (Section 4.1) Class I Impacts		
Impact VIS-1 (Scenic Views): The proposed project would increase development and result in significant project specific aesthetic/visual resource impacts due to the loss of unobstructed scenic views of the Key Site 18 (KS18) contiguous natural open space setting along Orcutt Creek and to the visual character of the eastern gateway to Old Town Orcutt.	Mitigation Measures VIS-1 – VIS-9 **VIS-1 Aest-04 BAR Required**. The Owner/Applicant shall obtain North County Board of Architectural Review (NBAR) approval for project grading, building, directional sign, lighting, roadway, public improvement and landscape plans. All project elements (e.g., design, scale, character, colors, materials, lighting, sign, access, other road improvements, and landscaping) shall be in substantial conformance with the approved project, as conditioned. Consistent with required NBAR findings, project design details, including the lighting plan, shall be compatible and avoid conflicts with the surrounding neighborhood. **Plan Requirements and Timing**: The applicant shall install stakes or otherwise delineate the location of the access road in the vicinity of native trees proposed for retention, in a manner acceptable to P&D, prior to NBAR preliminary review to ensure that native trees proposed for retention will not be impacted by project development and that existing trees and proposed landscaping will provide adequate screening and adequately blend the development into the surrounding natural environment. : The Owner/Applicant shall submit grading and drainage, architectural, landscaping, lighting, off-site directional sign, access driveway and road improvements (for Foxenwood Lane and Clark Avenue) for NBAR and P&D approval prior to issuance of Zoning Clearance and shall install/construct improvements consistent with approved plans. The applicant shall submit grading, drainage, landscape and public improvement plans to Flood Control District, Public Works, and County Fire, as applicable, for review and approval prior to zoning clearance. **MONITORING**: Permit Compliance shall site inspect to monitor project compliance with approved plans prior to Final Building Inspection. VIS-2 Directional Sign. The Owner/Applicant shall submit a Sign Plan to P&D with details including dimensions, colors, materials, lighting, and location. Photos from Foxenwood Lane and east and westbound Clark Avenue shall be included showing view of poles or other material representing the sign location and parameters and views into Key Site 18. Plan Requirements and Timing: The Sign Plan shall be submitted to P&D for P&D and NBAR review and approval prior to zoning clearance. MONITORING: Compliance staff will confirm installation per approved plan.	Impact VIS-1 would be partially mitigated by Mitigation Measures VIS-1 through VIS-9. Residual impacts would remain significant (Class I).

	VIS-3 Aest-10 Lighting. The Owner/Applicant shall ensure any night lighting installed on the project site is of minimum height, low glare design, dark sky compliant, including but not limited to hooded lights to direct light downward and away from open space areas and to prevent spill-over outside of the development area. Special consideration should be given to minimizing lighting north of the development area and access road, to avoid wildlife impacts along the environmentally sensitive Orcutt Creek corridor. Lighting shall be the minimum needed (both in lighting locations and lighting intensity) for security, parking, trail, and outdoor use areas, including for activities involving use of site facilities by parties other than OASIS Center. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m. **Plan Requirements and Timing**: The Owner/Applicant shall develop a Lighting Plan incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture (photometrics). Any requirements for dimming or turning off lighting by specific hours shall be included in facility close up instructions, and shall be provided to OASIS employees/janitorial services/responsible party for rentals to facilitate compliance. Lighting shall be installed in compliance with this measure prior to Final Building Inspection. **MONITORING**: P&D shall review a Lighting Plan and ensure NBAR review of Lighting Plan for compliance with this measure prior to approval of Zoning Clearance for structures. P&D Permit Compliance staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan. The Lighting Plan shall be included on the Landscape and Building Plans. **VIS-4 Special -Temporary Structures**: Temporary ~~features~~ structures/amenities (structures not included on the approved plans for zoning clearance), including party tents, bouncy houses, “porta-potties” etc., shall be promptly removed after completion of events. **Plan Requirements and Timing**: This requirement shall be identified on project plans and rental agreements. Temporary features shall be removed from the site as part of outdoor gathering/event/rental activity clean-up (same day or next morning for evening events). Applicant shall submit a sample rental agreement to Permit Compliance staff prior to zoning clearance, which shows this requirement, including charge of additional fees if structures are not promptly removed during clean-up activities. **MONITORING**: Permit Compliance staff shall confirm submittal of rental agreement with the above requirements before zoning clearance **VIS-5 KS18-VIS-2 Landscape Access Road Slope**: The area on the slope immediately north of the new paved areas (access road, including bike path) shall be landscaped with native shrubs of sufficient height to block views of new paved area. Given proximity to Orcutt Creek, the plantings shall also be compatible with adjacent riparian habitat. Landscaping shall not reduce visibility for drivers, bicyclists, or pedestrians entering and exiting the site on Foxenwood Lane. **Plan Requirements and Timing**: The applicant shall submit landscape plans consistent with this condition to P&D and NBAR prior to zoning clearance and shall submit same to Public Works, Flood Control District and County Fire for review and approval as part of submittal of access road plans to ensure landscaping does not conflict with line of sight/other roadway access requirements, Flood Control standards or County Fire road or vegetation management requirements. **MONITORING**: Planning & Development shall ensure landscaping consistent with this measure is included on project plans for Preliminary and Final NBAR review and prior to zoning clearance. In addition Planning & Development shall confirm that the applicant has received approval from Public Works, Flood Control, and County Fire that the landscaping along the driveway is acceptable to ~~Public Works, Flood Control, and County fire~~ these agencies prior to zoning clearance. Permit Compliance shall monitor to ensure landscaping is installed and maintained per approved plans prior to release of landscape/restoration plan securities for installation and maintenance.	

VIS-6 Retention Basin: The landscape plan for the retention basin shall include native species compatible with the retention basin location, use, and physical characteristics, including but not limited to the soil type, frequency and duration of standing water, etc. There shall be adequate landscaping and maintenance of the onsite retention basin. **Plan Requirements and Timing**: Prior to zoning clearance, the applicant shall revise the landscape plan for the retention basin consistent with comments received from P&D and NBAR and shall also receive final NBAR and P&D approval of the project landscape plan and sign-off from Flood Control District with regard to long-term maintenance agreement including the retention basin. **MONITORING**: P&D shall confirm approval of landscape plan and Flood Control approved long-term maintenance agreement for the retention basin prior to zoning clearance. Permit Compliance shall confirm landscape installation and establishment during the required maintenance period before release of respective landscape securities (e.g., bonds) for landscape installation and maintenance.

VIS-7 Landscp-01 Landscape and Irrigation Plan. The Owner/Applicant shall have a licensed landscape professional prepare a final Landscape and Irrigation Plan designed to provide screening for the access road and retaining walls, to screen and break up the massing of the proposed structures and to provide a visual buffer between the OASIS development/trail/bikeway areas and the Orcutt Creek riparian corridor. Primarily native species compatible with the specific areas of the site (e.g., French drain areas, retention basin, tall tree and shrub species strategically placed to screen structures and parking areas, plantings compatible with adjacent Orcutt Creek between bikeway/trail and riparian corridor, etc.,). Drought tolerant, noninvasive non-native species may be planted for the lawn near the BBQ building and in proximity to the proposed structures. **Plan Requirements**: The plan shall include the following:

a. An agreement by the Owner to install required landscaping & water-conserving irrigation systems prior to final clearance.
b. An agreement by the Owner to maintain all required/approved landscaping for the life of the project.
c. Securities posted by the Owner for installation and three year maintenance securities for the development landscape plan (five-year maintenance for restoration plan near Orcutt Creek) per requirements in the Performance Securities condition. Specify the amount and duration of installation and maintenance securities to ensure successful implementation of this plan by P&D if the Owner fails to do so.
d. The landscaping within 100 feet of structures shall take into account County Fire vegetation fuel management requirements and shall be reviewed and approved by County Fire prior to zoning clearance. .
e. Plants used for restoration along Orcutt Creek north of access road and between the bikeway/trail and Orcutt Creek shall be with native plants from seed stock from locally obtained sources.
f. Landscaping shall be with native plants within the parking areas and between the creek and the development. Compatible, non-invasive, drought tolerant species may be used around the building, such as grass in the identified lawn area west of the buildings and adjacent to the buildings.

~~All project landscaping shall consist of drought-tolerant native and/or low-water use/Mediterranean type species, except in the proposed lawn area near the BBQ building. For non-native species, no invasive species shall be included.~~

g. Project landscaping along the new paved access road shall adequately screen the paved road as viewed from the southbound Foxenwood Lane but shall not reduce visibility for vehicles entering or exiting the OASIS property from/to Foxenwood Lane. (OCP Dev Std KS18-VIS-2).

Impacts	Mitigation Measures	Significance after Mitigation
	h. Project landscaping species, sizes, and locations shall be chosen to best screen the access road, parking areas and new buildings from public roads, including Clark Avenue and Foxenwood Lane, and to minimize loss of existing views of natural open space from surrounding land uses with existing views of the natural open space. Therefore, plantings shall be located to best provide screening and plant shapes and sizes (initial and at maturity) shall be considered with regard to ability to screen the improvements and blend the overall site with the surrounding KS 18 open space setting. . i. Project landscaping shall be compatible with the surrounding natural vegetation, including grassland species, oak trees, and riparian habitat along Orcutt Creek). j. If a permanent noise shielding feature will be included in the lawn area, this feature shall be landscaped with vines (non-invasive) or shrubs to blend it in with the surrounding area .Plan shall include clinging vines and/or vertical planting on trash enclosure walls and any other masonry walls, as determined by P&D, to soften the visual effects of the structures & to discourage graffiti. k. Plan shall include clinging vines and/or vertical planting on trash enclosure walls and any other masonry walls, as determined by P&D and NBAR, to soften the visual effects of the structures & to discourage graffiti. l. The northern side of the bikepath/trail shall be revegetated with appropriate riparian vegetation and the southern side shall be planted with oaks throughout the segment along the length of the OASIS property m. A restoration plan shall be included for the slope north of the access road to mitigate impacts from road improvements, including any vegetation removal along and within the riparian habitat of Orcutt Creek west of Foxenwood Lane and north of the proposed access road. See separate restoration plan requirements measure. **Timing**: The Owner/Applicant shall (1) submit 4 copies of the Plan to P&D processing planner for review & approval prior to zoning clearance, (2) enter into an agreement with the County to install required landscaping/restoration plantings & water-conserving irrigation systems and maintain required landscaping for the life of the project (successfully maintain restoration plantings for three years and restoration plantings for up to five years unless restoration plantings are established (including successfully weaned from supplemental irrigation for a minimum of two years), (3) Post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for three years, (4) Install landscape and irrigation prior to Final Building Inspection Clearance. **MONITORING**: The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved plan are in place as required prior to Final Building Clearance. Compliance staff will release installation security upon satisfactory installation of all items in approved plans. The applicant/owner shall demonstrate to compliance staff that the landscaping and irrigation have been established and maintained according to plans and agreements for a period of 3 years, and have achieved the original goals of this condition. Compliance staff signature is required to release the 1) installation security upon satisfactory installation of all items in the approved plans and 2) maintenance security upon satisfactory completion of maintenance, including satisfaction of success criteria. If requirements have not been met, the plants or improvements shall be replaced and/or maintained (fed, repaired, trimmed) and the security held for another year. If the applicant/owner fails to either install or maintain according to the approved plan, P&D may collect security and complete work on property per approved plans.	

Impacts	Mitigation Measures	Significance after Mitigation
	VIS-8 Aest-07 Understories and Retaining Walls. Retaining walls along the pedestrian path and access road shall be in tones compatible with surrounding terrain using textured materials or construction methods which create a textured effect. Native vegetation to screen retaining walls shall be planted. **Plan Requirements**: The Owner/Applicant shall submit retaining wall plans and vegetation screening plans to P&D and NBAR for review and approval. **Timing**: Plans shall be submitted prior to prior to zoning clearance; vegetation shall be installed prior to Final Building Inspection Clearance. **MONITORING:** P&D compliance monitoring staff shall check plans and ensure installation prior to Final Building Inspection Clearance. **VIS-9 Rooftop Equipment.** The Owner/Applicant shall submit final rooftop plans, which identify mechanical equipment and associated screening, if feasible and which identify solar panels with non-reflective materials/finishes. A long-term maintenance agreement shall also be submitted identifying required long-term maintenance of the non-reflective materials/finishes on the solar panels, including replacement as needed to retain the non-reflective characteristic these materials/finishes. **Plan Requirements**: The Owner/Applicant shall submit to P&D (for P&D and NBAR review and approval) the rooftop plans showing equipment, any feasible screening methods, solar panel locations and materials/finishes proposed to reduce solar panel reflection/glare. **Timing**: Plans shall be submitted prior to prior to zoning clearance. **MONITORING:** P&D compliance monitoring staff shall check plans and ensure installation prior to Final Building Inspection Clearance.	
Cumulative Aesthetics/ Visual Resources: The project would exacerbate loss of open space views by allowing development on property specifically designated as open space and parkland in the OCP to partially mitigate significant loss of open space views from OCP buildout.	Mitigation Measures VIS-1 – VIS-9 above would provide partial mitigation for this impact.	Cumulative Loss of Open Space Views would be partially mitigated by Mitigation Measures VIS-1 through VIS-9. Residual impacts would remain significant. (Class I)

Biological Resources (Section 4.3) Class I Impacts		
Impact BIO-5: Increased Development/ Activity in an Open Space/ Wildlife Corridor - The project would introduce development and human activities into one of the few large urban open spaces/wildlife corridors in the central urban core of Orcutt.	Mitigation Measures in Section 4.3 (Biological Resources) BIO-1 through BIO-19 would be required. **BIO-1 Special – General Bio Protection:** The following measures shall be implemented to minimize impacts to biological resources**. Plan Requirements and Timing:** These measures shall be adhered to during site preparation and construction activities: a) All construction equipment shall be limited to the use of designated access roads, staging areas, and/or previously identified work areas shown on the project plans. b) Exclusionary fencing shall be erected at the boundaries of the Project limits of work (all earth disturbance and construction activities) to avoid equipment and human intrusion into adjacent native habitats (i.e., oak trees and the riparian corridor of Orcutt Creek). The fencing shall remain throughout the duration of construction activities. c) All motorized equipment used at the Project Area shall be maintained in proper working condition and shall be free of drips and leaks of coolant, hydraulic, and petroleum products. No equipment shall be used in the Project Area unless such equipment is free of leaks and drips. d) A spill prevention and clean-up kit (including socks, absorbent pads, kitty litter, broom, dustpan, shovel, and container for dirty absorbent material) shall be available on-site for immediate use in case of an accidental spill. Any equipment or vehicles driven and/or operated adjacent to Orcutt Creek shall be checked and maintained daily to prevent leaks of materials that if introduced to water could be deleterious to aquatic life. Service and refueling activities shall not occur within 100 feet of Orcutt Creek. e) Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. Water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease unless mandatory drought restrictions limit use of water for this purpose. The construction area shall be wet down after work is completed for the day and whenever wind exceeds 15 mph. f) Erosion control measures (e.g., which may include silt fencing, jute netting, straw bales) shall be used throughout all phases of construction where sediment runoff from exposed soils could enter Orcutt Creek g) Construction material shall be stockpiled in upland habitat at least 100 feet from Orcutt Creek. BMPs (e.g., silt fencing, straw wattles) shall be installed between the work area and riparian corridor of Orcutt Creek to ensure sediment runoff from the work area does not enter the creek. Unattended soil stockpiles shall be covered. h) Trash and food items shall be kept in closed containers and removed daily. i) Open excavations shall be covered at the end of each work day. If this is not feasible, escape ramps shall be installed in the pits to ensure no entrapment of animals occur. **MONITORING**: P&D shall site inspect for compliance during the grading and construction period and shall respond to complaints.	Impact BIO-5 would be partially reduced by implementation of Mitigation Measures BIO-1 and BIO-3 through BIO-19. However, impacts would remain significant and unavoidable (Class I).

	BIO-2 Special- Special Status Species Survey: A County-qualified biologist shall conduct a pre-construction survey of the Project Area for CRLF, western spadefoot toad, Blainville's horned lizard, and SWPT. **PLAN REQUIREMENTS AND TIMING**: The survey shall be performed 7-10 days prior to the onset of grubbing and grading. No state or federally listed species shall be handled without the approval of the USFWS and/or CDFW. Any specimens found (with the exception of CRLF) shall be captured and relocated to suitable habitat within KS18 (per USFWS and/or CDFW direction). If CRLF is present with the work area, (considered highly unlikely) the USFWS and CDFW shall be consulted regarding any necessary avoidance measures (e.g. morning inspections of the work area, installation of exclusion barriers around active work zones). **MONITORING**: P&D Compliance staff shall ensure proof of pre-construction survey and any actions necessary based on the results of the survey. **BIO-3 Special – Worker Orientation:** Worker Orientation regarding biological protection measures during site preparation and construction shall be required. **Plan Requirements and Timing**: Prior to the start of work, a County-approved biologist shall oversee worker orientation for all construction contractors (including site supervisors, equipment operators, laborers) which emphasizes the presence of special-status species within/ or adjacent to the Project Area, identification of those species, their habitat requirements, applicable regulatory policies and provisions regarding their protection, measures being implemented to avoid and/or minimize impacts, and penalties for noncompliance shall be conducted. This orientation may be done as part of the standard pre-construction meeting. If new members of the crew arrive after the initial orientation meeting or have otherwise not received the orientation, they shall attend a subsequent training prior to working on the job. No staging of equipment or construction supplies shall occur prior to orientation. **MONITORING**: P&D Compliance shall confirm with applicant implementation of worker orientation and procedure for all employees to receive the orientation prior to commencement of grading and construction. **BIO-4 Special- Biological Monitor**: A County-approved biological monitor shall monitor earthwork activities (e.g., grading, trenching) within 100 feet of the outer edge of Orcutt Creek riparian canopy, including but not limited to all grading on the slope north of the access road, for the trail/bikeway, and for the sewer line extension to the Laguna County Sanitation District manhole.. Work shall be stopped if necessary, or modified to protect wildlife and other biological resources, or if violations of laws or permit conditions are observed. Duties include the responsibility to ensure all aspects of the approved biological mitigation measures are carried out per County requirements and that USFWS and/or CDFW are notified of the presence of any listed species. To the extent practical, common wildlife species entering the construction zone shall be captured and relocated to suitable habitat. Any special-status wildlife species observed in the Project Area **shall** not be physically relocated without permission from the CDFW or the USFWS, as appropriate. **Plan Requirements and Timing**: The applicant shall fund the biological monitor prior to zoning clearance. The biological monitor, in consultation with P&D, shall determine necessary frequency and duration of onsite monitoring during earthwork activities and shall periodically inspect the Project site during construction. The County-approved biological monitor shall oversee and survey the work areas prior to activities commencing. **MONITORING**: P&D shall confirm applicant funding for biological monitor tasks prior to zoning clearance P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.	

	BIO-5 Tree Protection *(Bio-01)* without a Tree Protection Plan. All grading, trenching, ground disturbance, construction activities and structural development shall occur beyond six feet of the dripline of all native trees, unless otherwise identified on the approved Development Plan exhibits. a) Prior to zoning clearance for grading or construction, all native trees proposed for retention as shown on the project plans shall be fenced at least six feet beyond the dripline as shown on the approved Development Plan exhibits. If six feet cannot be accommodated the fencing shall be placed as far away as possible from the tree trunk. If earthwork will impact more than 20% of the tree canopy, the restoration/landscape plan shall incorporate 10:1 replacement of the tree. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every six feet. The Owner/Applicant shall place signs stating "tree protection area" at 15 foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities. b) No tree removal or damage is authorized by this permit. However, any unanticipated damage to trees or sensitive habitats from construction activities shall be mitigated in a manner approved by P&D. This mitigation shall include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consulting biologist or arborist to assess damage and recommend mitigation for P&D approval. The required mitigation shall be done under the direction of P&D prior to any further work occurring onsite. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and confirmation of such installation and maintenance. c) To help ensure the long term survival of native trees, no permanent irrigation systems are permitted within six feet of the dripline of native trees unless the trees were not naturally occurring (were planted and have been irrigated as landscape trees). Any landscaping must be of compatible species requiring minimal irrigation. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding. **Plan Requirements**: Fencing shall be graphically depicted on project plans. **Timing**: This condition shall be printed on project plans submitted for zoning approval, and installed prior to Grading or Building Permit issuance. **MONITORING**: P&D compliance monitoring staff shall review plans and confirm fence installation. P&D compliance monitoring staff shall ensure compliance prior to and throughout construction. **BIO-6 Special -Nesting Birds Preconstruction Surveys.** For construction activities occurring during the nesting season (generally February 1 - September 15), surveys for nesting birds covered by the California Fish and Game Code and the Migratory Bird Treaty Act shall be conducted by a qualified biologist no more than 30 days prior to vegetation removal. The survey area for all nesting bird and raptor species shall include the disturbance footprint plus a 300-foot buffer. If active nests (nests with eggs or chicks) are located, the qualified biologist shall establish an appropriate avoidance buffer ranging from 50 to 300 feet based on the species biology and the current and anticipated disturbance levels occurring in vicinity of the nest. The objective of the buffer shall be to reduce disturbance of nesting birds. All buffers shall be marked using high- visibility flagging or fencing acceptable to P&D, and, unless approved by the qualified biologist, no construction activities shall be allowed within the buffers until the young have fledged from the nest or the nest fails. **PLAN REQUIREMENTS and TIMING:** The Owner/Applicant shall submit survey(s) and identification of buffer areas, if determined necessary (on plans and marked in field) for P&D review and approval prior to commencement of construction. Any required flagging/fencing shall remain in place until applicable construction activities are complete. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff (and/or County-contracted biological monitor) that any necessary buffer areas are protected (flagging/fencing acceptable to P&D) before initiation of grading/construction through project completion/final sign-off.	

	BIO-7 Tree Planting and Maintenance *(Bio-5).* The Owner/Applicant shall plant 10 oak trees obtained from locally occurring saplings or seed stock for every oak tree removed, relocated or damaged. The trees shall be planted, gopher fenced and irrigated (drip irrigation on a time) as part of the creek riparian area restoration plan for a five year maintenance period as identified in the related habitat restoration plan mitigation measure.**. Plan Requirements:** This requirement shall be shown on the creek riparian restoration plan and landscape plan if applicable to be reviewed and approved by P&D. **Timing:** A performance security shall be required prior to zoning clearance. Prior to final inspection, trees shall be planted, fenced and irrigated. **MONITORING**: P&D compliance monitoring staff shall ensure tree installation and maintenance. Performance security release requires P&D staff sign-off. **BIO-8 Habitat Setback** *(Bio-7).* With the exception of Orcutt Creek Trail/Class I Bikeway installation/use and restoration activities, all ground disturbances, vegetation removal, landscaping, parking, development, OASIS programs and activities, and rentals/special events shall be restricted to the areas identified on the approved Development Plan exhibits. The final grading plan shall minimize grading on the slope north of the access road and any grading approved within 100 feet of Orcutt Creek (e.g., for the trail/bikeway) to the greatest degree feasible. Earth disturbance associated with the proposed access road improvements shall be restricted to the Foxenwood Lane right of way and APNs 105-020-063, -041, and -053. If grading is proposed to extend onto adjacent APN 105-020-018 (Lee), such change to the grading plan shall require sign off from that property owner and additional environmental review. Restoration plantings shall be required to offset vegetation removal or grading (proposed or unintentional) within 50 feet of the edge of riparian habitat. The exception to this is grading within the graded footprint of the area covered by the existing dirt access road. a) Construction Period Fencing and erosion control materials/methods (type and location acceptable to P&D) shall be shown on grading plans and shall be installed prior to any earth movement to ensure excavation work within or adjacent to sensitive habitats including native trees and riparian habitat shall be avoided to the maximum extent feasible. Where excavation must be performed within sensitive areas (as determined by P&D), it shall be performed with hand tools only. If the use of hand tools is deemed infeasible by P&D, excavation work may be authorized by P&D to be completed with rubber-tired construction equipment weighing five tons or less. If significant large rocks are present, or if spoil placement will impact surrounding trees, then a small tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by P&D staff. b) Long-Term: The boundaries of the OASIS development and parking areas shall be visually delineated with a combination of fencing, vegetation, and/or other features (e.g., rock) acceptable to P&D before final sign-off/occupancy clearance to facilitate compliance with this condition. **MONITORING**: P&D compliance monitoring staff shall ensure compliance throughout construction and shall respond to any complaints during operational phase	

	BIO-9 Storm Water BMPs *(Bio-10).* To minimize pollutants impacting downstream waterbodies or habitat, the parking area, driveway, and paved bikeway shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as landscaped areas for infiltration (vegetated filter strips, bioswales, or bioretention areas with compatible native species), designed in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Stormwater Quality Association) or other County approved method shall be installed to intercept and remove pollutants prior to discharging to the storm drain system. The BMPs selected shall be maintained in working order. The landowner is responsible for the maintenance and operation of all improvements and shall maintain annual maintenance records. A maintenance program shall be specified in an inspection and maintenance plan and include maintenance inspections at least once a year. Long term maintenance shall be the responsibility of the landowner. A maintenance program shall be specified in a maintenance program submitted by the landowner and recorded with the Clerk of the Board. The plans and a copy of the long-term maintenance program shall be submitted to P&D and Public Works, Water Resources Division staff, for review prior to approval of zoning clearance. BMP maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once a year and retain proof of inspections. **Plan Requirements:** The BMPs shall be described and detailed on the site, grading and drainage and landscape plans, and depicted graphically. The location and type of BMP shall be shown on the site, building and grading plans. **Timing**: The plans and maintenance program shall be submitted to P&D for approval prior to zoning clearance. **MONITORING**: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction and shall inspect for installation prior to Final Building Inspection. The landowner shall make annual maintenance records available for review by P&D and Public Works upon request. **BIO-10 Compliance with Mitigation Measure VIS-7 (Landscape/Irrigation/Restoration Plan)** **BIO-11 Eliminated – duplicated measure.** **BIO-12 Habitat Restoration** *(Bio-12).* The Owner/Applicant shall submit for P&D approval of a Creek Riparian Area Buffer Restoration Plan prepared by a P&D-approved biologist and designed to provide a buffer for increased development and activities adjacent to Orcutt Creek, consistent with the Orcutt Community Plan (OCP), including direction regarding creek buffer plantings in the OCP Biological Resources and Parks, Recreation and Trails sections. The restoration plantings shall take into consideration the proposed location of the future Orcutt Creek Multi-Use Trail (including Class I bikeway) proposed as part of the project and future segments of the trail connecting to Broadway. ~~and the tentative trail location.~~ The approved location of the OASIS trail/bikeway easement shall be included on the restoration plans. The applicant may choose to combine the Restoration Plan with the Landscape Plan and/or plans for the portion of the Orcutt Creek Trail that crosses the project parcels. If combined with the Landscape Plan, the installation security shall separately ~~only need~~ to cover the Restoration component of the plan. The Restoration Plan shall include the following components: a) Plantings shall be with compatible native riparian species. b) Species shall be from locally obtained plants and seed stock.	

	c) The new plantings shall be irrigated with drip irrigation on a timer, and shall be weaned off of irrigation over a period of not less than two ~~to three~~ years, sufficient to ensure plantings remain successful a minimum of one year following cessation of supplemental irrigation. Restoration plantings must be established without irrigation for a minimum period of one year. The maintenance period shall be extended, if needed, beyond the minimum five-year period to accommodate this requirement for success of plantings for a minimum period of one year after cessation of supplemental irrigation. d) The creek area shall be fenced (or other method acceptable to P&D) at the limits of disturbance during grading and construction activities and shall be protected to the extent necessary (as determined by P&D and the plan biologist during restoration activities to ensure success of the restoration plan). e) If it becomes necessary (as authorized by P&D) to disturb or remove any plants w/in the habitat area, a P&D-approved biologist shall monitor and direct the work. Where feasible, specimens shall be boxed and replanted. If a P&D-approved biologist certifies that it is not feasible to replant, plants shall be replaced at a minimum using the standards of P&D's standard Habitat Restoration Plan and under direction of the P&D-approved biologist. f) A plan shall be included for removal of non-native invasive species in the buffer area between the project development and the creek. **Plan Requirements**: Include applicable components of the plan in the Landscape and Irrigation Plans if not proposed as a combined Landscape/Restoration Plan. **Timing**: Plans shall be submitted for review and approval by P&D prior to zoning clearance and the Owner/Applicant shall post a performance security to ensure installation prior to Final Building Inspection and maintenance for three years. The landowner shall maintain the plants and irrigation for ~~three~~ five years following Final Building inspection or until successful establishment of restoration plantings for a minimum of one year following cessation of supplemental irrigation. **MONITORING**: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required components of the approved plan(s) are in place as required prior to Final Inspection Clearance. P&D compliance monitoring staff signature is required to release the installation security for the restoration plantings upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of this plan. Successful implementation includes monitoring report confirming successful establishment after cessation of supplemental irrigation. If replanting and/or an extended supplemental irrigation period is necessary to ensure successful establishment, this will extend the minimum maintenance period. Restoration plantings must be established for at least one year after cessation of irrigation because, unlike landscaping near buildings, restoration plants will not have long-term irrigation. **BIO-13 Use Natives** *(Bio-21).* Landscaping between Orcutt Creek and the project development, within the parking areas, and along the access road shall be with native plants. Plantings within 100 feet of Orcutt Creek shall be plants or seed stocks from locally obtained sources. Compatible, non-invasive drought tolerant plant species may be used in the lawn area to the west of the proposed buildings and adjacent to structures. **Plan Requirements**: The Owner/Applicant shall incorporate this requirement into a landscape plan to be prepared by a P&D approved landscape architect or arborist. The landscape plan can be combined with the restoration plan, although the restoration plan is subject to additional requirements. **Timing**: The landscape plan shall be reviewed and approved by P&D prior to zoning clearance. Landscaping shall be installed prior to Final Building Inspection. **MONITORING**: The landscape architect or arborist shall verify to P&D compliance monitoring staff, in writing, using receipts, etc., the use of native seed stock on the property prior to release of performance security.	

	BIO-14 Equipment Washout-Construction *(Bio-20a).* The Owner/Applicant shall designate one or more washout areas for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in these areas and removed from the site at intervals sufficient to ensure adequate capacity is maintained onsite. The areas shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **Plan Requirements**: The Owner/Applicant shall designate the P&D approved location on all grading and building permits. **Timing**: The Owner/Applicant shall install the area prior to commencement of construction. **MONITORING**: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction. **BIO-15 Special- Trails**. Design of the Orcutt Creek Trail (including Class I Bikeway) shall be designed to minimize removal of native vegetation and to minimize erosion that could impact Orcutt Creek water quality or the creek banks. In addition either the trail or the project layout shall be revised to accommodate restoration plantings between the trail/bikeway and Orcutt Creek consistent with OCP DevStd BIO-O-5.3 and DevStd KS 18-4..Prior to approving the final trail alignment, the proposed trail route shall be surveyed by a qualified botanist. The botanist, in consultation with P&D, shall reroute the trail/bikeway alignment to avoid sensitive species where feasible. The final trail/bikeway alignment shall be approved by P&D and the Community Services Department, Parks Division prior to issuance of Zoning Clearance. Signage shall be included in the trail design, providing educational and interpretive information. (The trail location shall also be consistent with the requirements of Mitigation Measure Rec-1 in Section 4.11.5). **PLAN REQUIREMENTS**: The Owner/Applicant shall submit the proposed trail/bikeway plan for County review and approval prior to zoning clearance. The Owner/Applicant shall coordinate with P&D prior to finalizing the proposed trail/bikeway design to ensure coordination with botanist reviewing trail route and other County departments (Flood Control, Public Works, Parks). The proposed restoration/buffer plantings on both sides of the trail/bikeway shall be included with the proposed trail/bikeway plans. **TIMING**: The Owner/Applicant shall install the trail/bikeway and associated restoration/buffer plantings concurrent with development and prior to final occupancy inspection. Financial sureties for installation of the trail/bikeway and restoration plantings and a ~~3~~ 5-year maintenance period shall be required prior to zoning clearance. (Also see requirements for success of plantings after cessation of supplemental irrigation in MM# BIO-12). The restoration component may be combined with the landscape plan or other project related restoration plan (e.g., north slope of access road). **MONITORING**: P&D compliance staff shall ensure compliance prior to and throughout construction and trail installation. **BIO-16 Fence Design (Bio-3d)**. Project fencing for accessory components (i.e. roads, trail, etc.) shall be designed to minimize impacts to wildlife. Fencing shall not block wildlife movement. Where fencing is required for public safety concerns, the fence shall be designed to permit wildlife movement by incorporating design features such as: a) A minimum 18 inches between the ground and the bottom of the fence to provide clearance for small animals; b) A minimum 12 inches between the top two wires, or top the fence with a wooden rail, mesh, or chain link instead of wire to prevent animals from becoming entangled; and c) If privacy fencing is required near open space areas, openings at the bottom of the fence measure at least 16 inches in diameter shall be installed at reasonable intervals to allow wildlife movement. **Plan Requirements and Timing**. Grading and building plans shall include the above measures and shall be submitted to P&D for review and approval prior to issuance of land use clearance for grading and subdivision improvements. The information brochure shall be submitted to P&D for review and approval prior to zoning clearance for the first residence. **MONITORING**. P&D shall site inspect upon completion of construction.	

	BIO-17 Lighting Plan (Bio-3e, modification of OCP EIR Mitigation Measure KS3- BIO-6). The applicant shall develop a lighting plan for the entire development that shall reduce light pollution in open space habitat areas. All exterior lighting features within 100 feet of open space shall include installation of hoods to prevent "spill-over" into adjacent habitat. Night lighting of public areas shall be kept at the minimum necessary for safety purposes. Excessive night lighting, shall not be permitted within 100 feet of open space areas. No lighting shall be permitted along the multi-use trail along Orcutt Creek, unless required by the County for safety purposes. and any required trail/bikeway lighting shall include the minimum number of locations, height, intensity, and extent of illumination deemed necessary by the County for safety purposes. Use of high-intensity ~~flood~~lights ~~onsite~~ including but not limited to floodlights, shall be prohibited onsite and dark sky fixtures shall be specified on the lighting plan. Plan **Requirements and Timing**. The applicant shall submit the Lighting Plan to Planning and Development (P&D) for review and approval prior to issuance of Land Use Permits. **MONITORING**. P&D shall site inspect all exterior light fixtures after installation to ensure compliance. **BIO-18 Fish and Wildlife** (*Bio-08*) No alteration to stream channels or banks shall be permitted (no Zoning Clearance shall be issued) until the Owner/Applicant demonstrates receipt of all authorizations from the California Department of Fish and Wildlife, Regional Water Quality Control Board and/or federal agencies for any planned alteration to stream channels or banks, (e.g., grading on the slope north of the proposed access drive and for the proposed trail/bikeway). **BIO-19 Threatened and Endangered Species Approvals** *(Bio-9a):* The permittee shall obtain all necessary approvals from the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, and/or National Marine Fisheries Service, including an Incidental Take Permit and/or Habitat Conservation Plan for Cooper's Hawk, California red-legged frog, western spadefoot toad, southwestern pond turtle, and Blainville's horned lizard, if required, prior to Zoning Clearance. **TIMING** Permittee shall provide to P&D copies of approvals obtained from CDFW, FWS and/or NMFS or confirmation that no permit is required prior to issuance of Zoning Clearance. **MONITORING:** Permittee shall provide to P&D copies of approvals from CDFW, FWS and/or NMFS. P&D staff shall confirm receipt of any necessary approvals prior to issuance of Zoning Clearance.	

CUMULATIVE Biological Resources Impact: The project would develop an area set aside, in part, to reduce identified impacts to biological resources by preserving and protecting a contiguous band of open space. The project would increase habitat fragmentation of the KS18 open space, compared to the open space and potential public park envisioned for the property in the OCP, without provision of offsetting open space land with biological resources elsewhere in the planning area. Therefore, the project would exacerbate the previously identified significant impacts to biological resources from OCP buildout.	Mitigation measures BIO-1 through BIO-19 included above.	Impacts would be partially reduced by Mitigation measures BIO-1 through BIO-19, but would remain significant and unavoidable (Class I)

Impacts	Mitigation Measures	Significance after Mitigation
Land Use (Section 4.8) Class I Impacts		
Impact LU-1 Compatibility: The project would result in a change in character of the site and the scale of development on the site, which would present potential quality of life compatibility issues.	Mitigation identified in the environmental impact issue area sections, particularly Sections 4.1 (*Aesthetics/Visual Resources*), 4.9 (*Noise*), and 4.11 (*Recreational and Open Space*), and 4.12 (*Transportation and Circulation*) would provide partial mitigation.	Impacts LU-1 would be partially mitigated by mitigation identified in Sections 4.1 *Aesthetics/Visual Resources*), 4.9 (*Noise*), and 4.11 (*Recreational and Open Space*), and 4.12 (*Transportation and Circulation*) However, residual impacts would remain significant and unavoidable. (Class I)

Recreation and Open Space (Section 4.11) Class I Impacts		
Impact REC-1: The project would amend the OCP to allow the OASIS development/use on property that is otherwise restricted to open space and potential public park uses. The land use restrictions were adopted as partial mitigation for significant unavoidable impacts to recreation, loss of open space/open space views. The proposed conversion of open space/parkland to development would increase the previously identified significant unavoidable loss of open space, scenic open space views, and recreation impacts identified in the OCP EIR and Southpoint Estates' Orcutt 13 EIR, 79-EIR-1.	Mitigation Measures Rec-1 through Rec-4 would be required. **Rec-1 Trail/Bikeway Location:** A 25-foot easement for the Orcutt Creek Trail (per OCP Parks Recreation and Trails Map, Open Space Plan criteria, and the Multi-use Trails Plan & Trails Siting Guidelines) and parallel Class I Bikeway (per OCP Bikeway Map) shall be sited in a location that assures the public's ability to access and use the trail over the long-term. The following options are identified to ensure the intent of dedicating the public bikeway/trail easement [for the public's use] in perpetuity, including ensuring the proposed easement is not in conflict with the existing 20-foot access easement in favor of APNs 105-020-060, -061, and -062 (pursuant documents recorded April 2018: #2018-0015194 and #2018-00151). • The above identified access easement across the OASIS property in favor of APNs 105-020-060, -061, and -062 shall be relinquished/terminated and/or shall be relocated to another location that would not conflict with the location of the Orcutt Creek Trail/Class I Bikeway easement (e.g., trail/bikeway must be physically separated from vehicle traffic) and the proposed public trail/bikeway easement shall be increased to 25 feet; • The project development, including buildings, parking lot, landscaping, etc. shall be shifted/reoriented within the OASIS property to accommodate the Class I Bikeway/Orcutt Creek Trail in a location acceptable to Public Works, Parks and P&D (e.g., shift development to the west and south to allow the trail/bikeway to be located outside of the recorded access easement and within the OASIS property. Relocation of the proposed Class I Bikeway/Trail easement shall: o Eliminate overlap between the proposed public bikeway/trail easement and the existing access easement to the adjacent parcels; o Take into consideration OCP guidance on bikeway and trail design (see applicable OCP references in first paragraph above); and o Take into consideration OCP guidance for location of development (e.g., avoid development on steep slopes). **Plan Requirements**: Prior to Planning Commission, the applicant shall identify how a 25-foot trail/bikeway easement will be accommodated based on the above requirements. Prior to recordation of documents for the recorded map modification or zoning clearance whichever is first, the applicant shall submit documentation that there is no longer a conflicting access easement in the location of the proposed a 25-foot Orcutt Creek Trail/Class I Bikeway easement location and easement document for review and approval by County Parks, P&D, Public Works and County Counsel. Prior discussion with the above department representatives regarding the easement location is recommended before completing final bikeway/trail plans for formal submittal/review. The easement for the trail/bikeway shall be recorded with the recorded map modification documents. The public trail/bikeway improvements must be completed by the applicant/property owner and signed off as complete by Parks, P&D and Public Works, prior to issuance of occupancy clearance on the first structure. **MONITORING:** The easement document shall be approved by P&D, County Counsel, County Surveyor, Parks and Public Works. P&D and County Surveyor shall ensure the easement is included as an exhibit to be recorded with the recorded map modification documents. P&D and Public Works shall site inspect in the field to ensure bikeway is in compliance with approved easement, grading and building plans. P&D and Parks shall site inspect in the field to ensure trail is in compliance with grading and building plans	Impact REC-1 would be partially mitigated by Mitigation Measures Rec-1, Rec-2, Rec-3 and Rec-4, but residual impacts would remain significant and unavoidable. (Class I)

	Rec-2 Plans for Bikeway/Trail: The Owner/Applicant shall submit plans for review and approval of the Orcutt Creek Trail/Class I Bikeway segment, including planted buffers on both sides of the trail and shall install the bikeway/trail and plantings. All trail improvements shall conform to OCP specifications, including OCP Appendix C, the Multi-use Trails Plan & Trails Siting Guidelines), with additional County Parks Department specifications, as applicable, for the trail and Public Works specifications, as applicable, for the bikeway. The plans shall include specific alignment (subject to prior site visit with P&D, County Parks and a qualified biologist), landscaping/restoration plantings, fencing, signage, and maintenance funding/responsibility. **Plan Requirements**: The applicant shall submit the plans for review and shall receive approval of the plans by County Parks, P&D and Public Works prior to recordation of documents for the recorded map modification. The bikeway/trail improvements must be completed by the applicant/property owner and signed off as complete by Parks, P&D and Public Works, prior to issuance of occupancy clearance on the first structure. **MONITORING:** P&D and Public Works shall site inspect in the field to ensure bikeway is in compliance with grading and building plans. P&D and Parks shall site inspect in the field to ensure trail is in compliance with grading and building plans **Rec-3 Public Easement**. The Owner/Applicant shall submit a public easement to the County in perpetuity for review and approval by P&D, County Counsel, Public Works, and Parks for the trail/bikeway segment. The easement width and location shall be approved by P&D, County Parks and Public Works and shall not conflict with existing recorded easements). **Plan Requirements and Timing:** The easement document shall be submitted for approval prior to recordation of documents for the recorded map modification. **MONITORING**: P&D shall confirm approval of easement documents prior to P&D sign-off on documents for the recorded map modification. **Rec-4 Financial Surety for Public Bikeway/Trail Improvements**: The applicant/property owner shall post a financial surety (e.g. bond) acceptable to P&D, Parks and Public Works for completion of the Class I Bikeway/Orcutt Creek Trail segment plans approved by P&D, Parks and Public Works. **Plan Requirements and Timing:** The applicant/property owner shall post the surety prior to prior to the first zoning clearance for grading or development. The financial surety shall not be released until improvements have been completed. The final building and grading plan shall be reviewed and approved by P&D, County Parks and Public Works prior to approval of zoning clearance. **MONITORING:** The County of Santa Barbara shall site inspect in the field to ensure compliance with grading and building plans prior to occupancy clearance.	
Cumulative Recreation/Loss of Open Space: The project would exacerbate significant loss of open space and recreational opportunities identified in the OCP by removing high priority open space/parkland.	Mitigation Measures Rec-1 through Rec-4 would be required.	Cumulative recreation impacts would be partially mitigated by Mitigation Measures Rec-1, Rec-2, and Rec-3, but residual impacts would remain significant and unavoidable (Class I)

Impacts	Mitigation Measures	Significance after Mitigation
Transportation/Circulation (Section 4.12) Class I Impacts		
Impact TC-7: (Exacerbate Foxenwood/Clark Intersection Impact at OCP Buildout): The project would contribute vehicle trips to OCP buildout conditions that would result in increased congestion, turning movement and safety impacts at the Foxenwood Lane/Clark Avenue Intersection. ~~This~~ Project related traffic, unaccounted for in the OCP, would exacerbate this previously identified, cumulative, significant and unavoidable impact (Class I)	Mitigation measures TC-1, TC-2, and the standard payment of development impact fees toward OTIP improvements would partially reduce this impact. **TC-1 Traf-06 Traffic Roadway Improvements**. The Owner/Applicant shall submit final roadway improvement plans for review and approval by Public Works, County Fire, Parks and P&D for the proposed improvements identified on Figures 4.12-2 (which show the preliminary improvement designs)**.** The County shall allow concurrent construction of the project and proposed roadway improvements; however Zoning Clearance will not be issued until the traffic improvement(s) have commenced. **PLAN REQUIREMENTS ANDTIMING**: The Owner/Applicant shall submit the plans and schedule for roadway, median, intersection, and related trail/bikeway components, including construction management component for roadway improvements, and must receive approvals prior to the first Zoning Clearance for grading or development of the project. **MONITORING:** The Owner/Applicant shall provide P&D compliance monitoring staff with proof that all improvements have been fully completed pursuant to approved plans prior to Final Building Inspection Clearance. **TC-2 Transportation/Circulation. Driveway.** The Owner/Applicant shall receive approval of exception from design standards for the proposed driveway. In addition, the Owner/Applicant shall install all required driveway improvements (e.g., "Keep Clear" pavement markings or other features at Foxenwood Lane/OASIS driveway intersection) and incorporate pedestrian safety measures, as applicable, into the project road improvements plans to improve pedestrian and bicycle safety for school children at the driveway entrance and the Clark Avenue/Foxenwood Lane intersection. **PLAN REQUIREMENTS:** The Owner/ Applicant shall identify all required driveway details (e.g., new striping and pavement markings) on plans for Public Works ~~as part of approval of design exceptions from roadway standards for the proposed driveway~~ prior to zoning clearance. Plans shall also be reviewed and approved by Planning, Grading, and Building. **TIMING**: The Owner/Applicant shall receive approval of the design exception prior to ~~zoning clearance and~~ Planning Commission hearing on the project. ~~and~~ The Owner/Applicant shall install all required driveway improvements prior to Final Building Inspection Clearance. Pavement improvements shall be reviewed and approved by Public Works Transportation prior to Zoning Clearance Issuance for grading and site improvements. **MONITORING**: P&D permit processing staff shall ensure compliance prior to and throughout construction.	Impact TC-7 would be partially mitigated by TC-1 and TC-2. However, residual impacts would remain significant and unavoidable (Class I)

CLASS II PROJECT (POTENTIALLY SIGNIFICANT BUT MITIGABLE IMPACTS)		
Impacts	**Mitigation Measures**	**Significance after Mitigation**
Aesthetics/Visual Resources (Section 4.1) Class II Impacts		
Impact VIS-2: The directional sign on Foxenwood Lane would result in potentially signifvisual/aesthetic impacts.	**VIS-2 Directional Sign**. The Owner/Applicant shall submit a Sign Plan to P&D with details including dimensions, colors, materials, lighting, and location. Photos from Foxenwood Lane and east and westbound Clark Avenue shall be included showing view of poles or other material representing the sign location and parameters and views into Key Site 18. **Plan Requirements and Timing**: The Sign Plan shall be submitted to P&D for P&D and NBAR review and approval prior to zoning clearance. **MONITORING**: Compliance staff will confirm installation per approved plan.	Impact VIS-2 would be reduced to less than significant levels by Mitigation Measure VIS-2. (Class II)
Impact VIS-3: The project includes a retention basin in the west end of the OASIS property, which if not maintained would result in significant visual impacts.	**VIS-6 Retention Basin**: There shall be adequate landscaping and maintenance of the onsite retention basin. **Plan Requirements and Timing**: Prior to zoning clearance, the applicant shall receive final NBAR and P&D approval of the project landscape plan and sign-off from Flood Control District with regard to long-term maintenance agreement including the retention basin. **MONITORING**: P&D shall confirm approval of landscape plan and Flood Control approved long-term maintenance agreement for the retention basin prior to zoning clearance. Permit Compliance shall confirm landscape installation and establishment during the required maintenance period before release of respective landscape securities (e.g., bonds) for landscape installation and maintenance.	Impact VIS-3 would be reduced to less than significant levels by Mitigation Measure VIS-3. (Class II)
Impact VIS-5: Temporary Structures Inconsistent with visual character of the area: If outdoor gatherings/special events/rentals involve structures or features are not promptly removed after events (e.g., party tents, etc.), this could result in incompatible semi-permanent structures onsite, which are inconsistent with the visual character of the surrounding area.	**VIS-4 Special -Temporary Structures**: Temporary structures/amenities (structures not included on the approved plans for zoning clearance), including party tents, bouncy houses, "porta-potties" etc., shall be promptly removed after completion of events. **Plan Requirements and Timing**: This requirement shall be identified on project plans and rental agreements. Temporary features shall be removed from the site as part of outdoor gathering/event/rental activity clean-up (same day or next morning for evening events). Applicant shall submit a sample rental agreement to Permit Compliance staff prior to zoning clearance, which shows this requirement, including charge of additional fees if structures are not promptly removed during clean-up activities. **MONITORING**: Permit Compliance staff shall confirm submittal of rental agreement before zoning clearance.	Impact VIS-5 would be reduced to less than significant levels by Mitigation Measure VIS-4. (Class II)

Impacts	Mitigation Measures	Significance after Mitigation
Air Quality (Section 4.2) Class II Impacts		
Impact AQ-3: The project would potentially conflict with implementation of the 2016 Ozone Plan in reducing ozone precursor emissions and attainment of state and federal air quality standards for ozone. **Impact AQ-4:** The project would result in potentially significant impacts associated with project generated smoke, odors, and dust (PM_{10}) generated by onsite activities, resulting in nuisance complaints and increasing the challenge of meeting SBCAPCD attainment of PM_{10} standards. **Cumulative Air Quality Impact:**	~~**AQ-1 Special – Gas Fireplace/BBQ:** Barbeques, fire pits, fireplaces, etc. shall be gas fired to reduce particulate (PM_{10}) emissions and nuisance complaints from residential neighbors. **Plan Requirements and Timing**: Prior to zoning clearance/issuance of building permits, the applicant shall ensure project plans (building plans, landscape plans, other plans as applicable) identify all barbeques, fire place, fire pits, etc. and include a note on the plans that these amenities shall not be not wood-fired. In addition a note shall be included on the cover page identifying this restriction. **MONITORING**: P&D shall confirm compliance with this measure prior to zoning clearance and prior to stamping building permits. Building and Safety and Permit Compliance shall confirm compliance with approved plans in the field and prior to occupancy.~~ **AQ-2 Special – Transportation Demand Program (TDM):** The applicant shall develop a plan to reduce single occupant vehicle trips and related emissions. **Plan Requirements and Timing**: Prior to zoning clearance, the applicant shall submit a plan with the following components: a. Shuttle service i. At a minimum shuttle service shall provide rides to and from the OASIS facility for area seniors attending daily lunches and shall be available for other activities/events involving more than ~~20~~ 30 individuals (both OASIS and non-OASIS programs/activities); ii. Proposed shuttle program (vehicle occupant size, typical pick-up/drop-off schedule); iii. Rental agreement language for events/rentals shall identify required use of shuttle service; iv. Proposed method to document use of shuttle program (number of riders, actual schedule, etc.). b. Assistance to members wishing to carpool – OASIS shall facilitate member carpools by gathering and providing member information (contact information provided by members on a voluntary basis only), OASIS programs regularly attending, etc. c. Priority parking and/or other opportunities to encourage members to carpool; d. Installation of bike racks; e. Other vehicle trip reduction methods acceptable to County (e.g., agreement with Santa Maria Area Transit to provide shuttle services or other assistance to reduce single occupant vehicle trips~~)~~; If availability of shuttle service (or other previously approved method acceptable to County) ceases, an alternative TDM plan shall be approved by the Director of Planning and Development, which may include reducing the any given time maximum attendance. OASIS shall provide confirmation of shuttle service available to implement the TDM, but OASIS is not required to own shuttle vehicles (e.g., contract(s) for provision of shuttle service, consistent with the TDM requirements). **MONITORING**: P&D shall review proposed TDM to reduce single occupant vehicle use and related vehicle miles traveled, prior to zoning clearance, including confirmation of long-term shuttle service. Permit compliance shall receive and review annual monitoring reports to confirm implementation. Permit compliance to confirm TDM ready to implement, including shuttle(s) onsite, etc. prior to occupancy.	Impact AQ-3, Impact AQ-4, and Cumulative Air Quality impacts would be mitigated to less than significant levels by Mitigation Measures AQ-1 and AQ-2. (Class II)

Long-term operation of wood fired barbeques and fireplaces and lack of proximate bus stops or other transit options that reduce vehicle trips/vehicle miles travelled would be inconsistent with OCP policies/development standards, the County's Energy and Climate Action Plan, and achieving the 2016 Ozone Plan goals, which address attainment of PM10 and ozone precursor standards and provision of expanded transit opportunities, and other alternative modes of transportation (alternative to single occupant vehicle trips).		Cumulative Air Quality impact would be mitigated to less than significant levels by Mitigation Measures AQ-1 and AQ-2. (Class II)

Impacts	Mitigation Measures	Significance after Mitigation
Biological Resources Section 4.3 Class II Impacts		
Impact BIO-2: <u>Sensitive Habitat and Oak Trees</u> - The project would result in potentially significant direct (e.g., vegetation removal) and indirect/secondary impacts (e.g., erosion, degraded water quality) to sensitive habitat on Key Site 18, including the Orcutt Creek riparian corridor as well as impacts to individual oak trees. This includes potentially significant impacts if OCP resource protective measures and restoration requirements are not adhered to, including during the construction period, post-construction restoration, and long-term use of the OASIS facility and Class I Bikeway/Orcutt Creek Trail segment.	Mitigation measures BIO-1, BIO-3 through BIO-19 would apply to Impact BIO-2. These mitigation measures are included above as mitigation for Class I Impact BIO-5.	Impact BIO-2 would be mitigated to a less than significant level by Mitigation Measures BIO-1, BIO-3 through BIO-19 (Class II)

Impacts	Mitigation Measures	Significance after Mitigation
Impact BIO-3: <u>Special Status Wildlife</u> - Direct and indirect impacts to unique, rare, threatened or endangered wildlife have the potential to occur as a result of the Project. Impacts would potentially occur from grading/ground disturbance, increased human presence (noise, lighting) and activities. **Impact BIO-4: <u>Nesting Birds -</u>** Potentially significant impacts to nesting birds could result if construction occurs during the breeding season (February 1 through August 31) and nests are present.	Mitigation measures BIO-2, BIO-4, BIO-6, BIO-18, and BIO-19 would apply to Impact BIO-3 and Impact BIO-4. These mitigation measures are included above as mitigation for Class I Impact BIO-5.	Impacts BIO-3 and BIO-4 would be mitigated to less than significant levels by Mitigation Measures BIO-2, BIO-4, BIO-6, BIO-18, and BIO-19. (Class II)
Impact BIO-6 <u>Orcutt Creek Trail/ Bikeway</u>:Installation /long-term use of the Orcutt Creek Trail/Class I Bikeway would result in potentially significant biological impacts.	**Mitigation Measures BIO 1 through BIO-19 would apply to Impact BIO-6.** Mitigation Measures BIO-1 through BIO-19 are included above as partial mitigation for Class I Impact BIO-5.	Impact BIO-6 would be mitigated to a less than significant level by Mitigation Measures BIO-1 through BIO-19 (Class II)

Cultural Resources (Section 4.4) Class II Impacts		
Impact CR-2: Undiscovered subsurface cultural resources could reasonably be encountered during earth disturbance activities associated with the project requests (e.g., grading, construction, landscaping, etc.	**CR-1 CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event potential archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. Cultural resource remains may include artifacts, shell, bone, features, foundations, and trash pits, etc. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 and Phase 3 investigations of the County Archaeological Guidelines. All work shall be funded by the Owner/Applicant. **Plan Requirements:** This condition shall be printed on all building and grading plans. **MONITORING:** P&D permit processing planner shall check plans prior to issuance of Zoning Clearance and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.	Impact CR-2 would be reduced to a less than significant level by Mitigation Measure CR-1. (Class II)
Fire and Police Services (Section 4.5) Class II Impacts		
Impact FP-2: Proposed activity levels (up to 200 people at any given time onsite), and use of the facilities as a rental venue, could significantly increase demand on already stretched Santa Barbara County Sheriff's Office services.	**FP-1 Special- Event Contractor**. The Owner/Applicant shall be responsible for ensuring adequate security and traffic control for all activities onsite, including regular OASIS activities/programs and rentals involving non-OASIS activities/events. A contract for private security/traffic control shall be required for non-OASIS activities involving more than 100 people onsite. For OASIS activities, OASIS shall provide adequate security/traffic control themselves or may contract for this service. **Plan Requirements and Timing**: At least one week prior to the date of non-OASIS program events/activities involving more than 100 people onsite at any given time, the party legally and financially responsible for the event/activities shall submit a copy of a contract for security/traffic control to the Santa Barbara County Sheriff's Office (SBSO) at 812-A West Foster Road for review and approval. SBSO may also require a permit for the day's activity. This requirement shall be included all facility rental agreements. For OASIS activities involving more than 100 people onsite, OASIS shall coordinate with the SBSO to determine whether a SBSO permit and private security/traffic control will be needed. **MONITORING**: The Owner/Applicant shall provide P&D with sample rental contract wording. P&D compliance monitoring staff will respond to complaints as necessary. In the event, compliance staff is contacted on a regular basis, P&D may require the applicant to provide separate funds ~~may be required for~~ to allow P&D to contract with a monitor for project specific monitoring.	Impact FP-1 would be reduced to a less than significant level by Mitigation Measure FP-1. (Class II)

Impacts	Mitigation Measures	Significance after Mitigation
Geologic Processes (Section 4.6) Class II		
Impact GEO-1: The project would result in potentially significant impacts from siltation/ sedimentation of Orcutt Creek (Short-Term Construction Period and Long-Term Operations). **Impact GEO-2:** The project would result in potentially significant impacts related to unstable slopes/soil collapse due to the steep slopes, the weight of future structures on Clark Avenue above the OASIS building pad, and potential for unstable slopes along the proposed access road. **Impact GEO-3:** The project would result in potentially significant impacts from soil blowing during the short-term construction period.	**GEO-1. WatConv-01 Erosion and Sediment Control Plan**. As determined by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP or ESCP shall be a part of the Grading and Drainage Plan submittal and will be reviewed for its technical merits by P&D, Flood Control District and Project Clean Water as applicable. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (http://sbcountyplanning.org/building/grading.cfm, (refer to California Stormwater Best Management Handbook and Erosion and Sediment Control Plan Requirements); and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements. **Plan Requirements**: The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to approval of zoning clearances. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized. **Timing**: The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year round. **MONITORING**: P&D shall perform site inspections throughout the construction phase. **GEO-2. (Slopes)** Grading plans shall clearly address slope stability and soil collapse issues for the access road, pedestrian path, bikeway, and buildings, including the use of retaining walls or other slope stabilization methods. **Plan Requirements and Timing**: The grading plan shall be submitted for P&D review and approval prior to ~~land use clearance~~ recordation of the documents effectuating the recorded map modifications to the Southpoint Estates conditions of approval and recorded maps. P&D review will require peer review under contract to P&D of the geotechnical analysis (funded by the applicant) to ensure adequate evaluation of geotechnical hazards and methods for addressing hazards which ensure, as proposed by the project engineer, that no grading will occur within the banks of Orcutt Creek. Dependent on the need for/ visibility of/location in relation to riparian habitat, the project landscape and restoration plans shall be supplemented to address additional restoration associated with grading and native vegetation removal on the slope north of the access road and for grading/paving work for the trail/bikeway near the creek. The proposed slope stabilization methods shall be documented in a soils report if deemed necessary by P&D, including Building & Safety. **MONITORING**: P&D shall perform site inspections throughout the construction phase.	Impact GEO-1 would be reduced to less than significant levels by the standard regulatory process and Mitigation Measure GEO-1, Mitigation Measures W-3, W-5, and W-6 in Section 4.13 (Water Resources and Flooding) and compliance with the Flood Control District and Project Clean Water letters included in Appendix D-13. (Class II) Impact GEO-2 would be reduced to less than significant levels by Mitigation Measure GEO-2. (Class II) Impact GEO-3 would be reduced to less than significance by Mitigation GEO-1 and compliance with SBCAPCD standard measures for control of fugitive dust.

Greenhouse Gas Emissions/Climate Change (Section 4.7) Class II Impacts		
Impact GHG-2: The project would potentially interfere with the goals/conflict with strategies for reducing County-wide greenhouse gas emissions (GHGs) in the County's Energy and Climate Action Plan (ECAP).	Mitigation Measure AQ-2 (Transportation Demand Management Measures) is required. Mitigation Measure AQ-2 is included above as mitigation for Impact AQ-3.	Impact GHG-2 would be reduced to less than levels by Mitigation Measure AQ-2. (Class II)
Land Use (Section 4.8) Class II Impacts		
Impact LU-2 *Policy Consistency: Impact LU-2: The project would be potentially consistent with the applicable policies and development standards in the OCP, which were adopted for the purpose of avoiding or mitigating significant environmental effects.*	Implementation of standard conditions (standard regulatory process) and mitigation measures in Sections 4.1 through 4.13 and included in this Impact Summary Table.	Impact LU-2 would be reduced to less than significant levels by standard conditions and mitigation measures identified in EIR Sections 4.1 through 4.7 and 4.9 through 4.13. (Class II)

Noise (Section 4.9) Class II Impacts		
Impact N-1 Project grading and construction would temporarily expose sensitive receptors (residential neighbors) to potentially significant short-term noise impacts.	**NS-1 Noise-02 Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. Plan Requirements: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. Timing: Signs shall be posted at least one week prior to commencement of construction and maintained throughout construction. MONITORING: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints. **NS-2 Noise-04 Equipment Shielding-Construction.** Stationary construction equipment that generates noise which exceeds 65 dBA at the closest residential property line shall be shielded with appropriate acoustic shielding to P&D's satisfaction. Plan Requirements: The Owner/Applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans. Timing: Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities. MONITORING: The Owner/Applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance.	Impact N-1 would be reduced to an adverse but less than significant level by implementation of Mitigation Measures NS-1 and NS-2. (Class II)

Impact N-3: Sensitive receptors (surrounding residential neighbors) would be exposed to a potentially significant increase/change in noise levels during the life of the OASIS project, compared to existing noise generated from the undeveloped open space. This includes exposure to a considerable increase in periodic peak noise levels compared to the existing setting without the project (Class II).	**NS-3 Special Noise Limiters**: Noise limiters shall be used for activities involving indoor and outdoor amplification (recorded music, instruments, voice) and for all outdoor music (acoustic or amplified). The noise limiters shall restrict the sound level of amplified music or voice to the 80.5 dBA level identified in the 45 dB.com Supplemental Noise Assessment. If amplification will be used indoors, the noise limiter may measure noise levels on the exterior of the building, at the location where noise levels would be highest. In order to accommodate this sound level, the applicant may incorporate measures to reduce noise levels (e.g., 8-foot partition walls, noise insulated party tent, etc.). This requirement shall apply to all OASIS and non-OASIS activities, events, and programs onsite. For non-amplified music which exceeds this noise level, the music shall be performed indoors unless measures can be implemented that effectively limit the sound level of the music to no more than 80.5 dBA.. **Plan Requirements and Timing**: The requirements of this condition shall be included on the plans prior to zoning clearance. Noise limiters shall be operational consistent with this condition prior to commencing any activities involving amplification and before commencing activities involving outdoor music. Sign-off by OASIS staff or other personnel with appropriate expertise to setup the noise limiter shall confirm that noise limiters are installed, programmed and functioning to ensure compliance with this condition before use of associated instruments, microphones, etc. and OASIS shall maintain a record of such sign-offs including date and time of sign-off. In addition, this condition language shall be included in all rental agreements for use of any OASIS facilities, including indoor and outdoor areas. In response to comments received from neighbors regarding onsite noise, the applicant shall provide a hand-out with the language of this condition and P&D contact information. If noise limiters are not set properly and noise levels exceed 80.5 dBA, the noise generating activity shall cease. Noncompliance with this measure shall result in increased restrictions on amplification and non-amplified music involving loud instruments (e.g., horns, bagpipes, drums, etc.), by limiting these activities to indoor areas away from doors and windows. **MONITORING**: P&D shall confirm condition language on plans, condition language in a sample rental agreement, and in hand-out for interested members of the public with noise concerns prior to zoning clearance. **NS-4 Special Amplification**: Use of amplification shall be limited. **Plan Requirements and Timing:** Amplification (e.g., voice, music, bullhorns, etc.) and loud acoustic music (e.g., bagpipes, horns, drums, etc.) shall be limited as follows: a. Maximum of three hours per day. b. Sunday through Thursday, limited to the hours of 10:00 AM to 7:00 PM. c. Friday and Saturday, limited to the hours of 10:00 AM to 9:00 PM. These limits shall be included on all rental agreements, but shall apply to all amplification and loud acoustic music (OASIS and Non-OASIS). **MONITORING**: P&D shall confirm condition language on plans, condition language in a sample rental agreement, and in hand-out for interested members of the public with noise concerns prior to zoning clearance **NS-5 Acoustical Leaks**: The following measures are required to maximize noise attenuation in the proposed main building from common acoustic leaks, such as electrical outlets, pipes, vents, ducts, flues and other breaks in the integrity of the wall, ceiling or roof insulation shall be insulated, sealed and caulked with putty pads and a resilient, non-hardening caulking material, as appropriate. All such openings and joints shall be airtight to maintain sound isolation.	Impact N-3 would be reduced to an adverse, but less than significant level by implementation of Mitigation Measures NS-3 through NS-8 (Class II).

	• Windows: Windows on the north side of the buildings shall be of double glazed construction and installed in accordance with the recommendations of the manufacturer. Windows shall be fully gasketed, with an STC rating of 30 or better, as determined in testing by an accredited acoustical lab. • Doors: Doors shall be solid core with sound dampening and fully gasketed, sealed jambs and grouted frames, with an overall STC rating of 30 or better, as determined in testing by an accredited acoustical laboratory. Doors meeting "Double Door Construction" criteria, the addition of a laminated glazed second door at least 3 inches from the primary door, shall be considered to meet the STC 30 rating. **Plan Requirements and Timing**. All construction techniques shall be incorporated and detailed on building plans. Plans shall note all noise-resistant construction measures. An acoustical engineer shall confirm compliance with these requirements and/or shall demonstrate the achievement of equivalent noise reduction construction methods. **MONITORING**: Building & Safety shall ensure that all noise control measures have been included according to the approved plans. **NS-6 S**pecial Windows/Doors Closed: Windows and doors shall remain closed, as indicated below, to minimize nuisance noise to residential neighbors. **Plan Requirements and Timing**: The north and west facing windows and doors shall remain closed (except for entering and exiting the buildings) when the indoor areas of the facility are rented and when indoor OASIS activities involve music or amplification (voice or instruments). This requirement shall be included on all rental agreements and shall be posted at all times to facilitate neighborhood compatibility. **MONITORING**: P&D shall review example rental agreement language and signs for posting in buildings prior to zoning clearance and shall respond to complaints as necessary. **NS-7** Noise Contact: OASIS shall identify a contact person to promptly respond to noise complaints, hours of operation and attendee numbers. **Plan Requirements and Timing**: OASIS shall designate a contact person to facilitate resolution of potential complaints involving noise levels, number of attendees (larger attendance increases noise levels) and hours of use (if activities extend past dusk outdoors and past 9:00 PM indoors). The contact information shall be listed in a prominent location on the OASIS website. The OASIS noise contact shall be available during rental activities to promptly address neighbor complaints and to ensure activities are consistent with identified noise mitigation, including use of noise limiters, door/window closures, hours of operation, etc. **MONITORING**: P&D shall confirm a contact to address noise issues is included on the OASIS website and in a hand-out prior to zoning clearance. The hand-out shall be made available upon request to interested members of the public with noise concerns**.** **NS-8 Special Deliveries**: To reduce noise from vehicle back-up beeping before 8:00 AM and after 7:00 PM (e.g., trucks delivering supplies, food for hot lunches, rental supplies pick-up/drop-offs, etc.), vehicles shall avoid backing into loading areas to the maximum extent feasible during these times. **Plan Requirements and Timing**: This requirement shall be included in rental agreements and OASIS shall communicate this requirement to their clients and vendors. **MONITORING**: P&D shall confirm this inclusion in sample rental agreement and in hand-out for interested members of the public with noise concerns prior to zoning clearance.	

Recreation and Open Space (Section 4.11) Class II Impacts		
Impact REC-2 Trail Feasibility: The project plans revised August 2020 include a proposed ~~12~~ 25-foot easement for the OCP multi-use ~~a Class I Bikeway, which it is presumed would also accommodate the parallel pedestrian trail component of the~~ Orcutt Creek Trail, including Class I bike path. The proposed location along the OASIS property eastern and northern property lines would be potentially infeasible, as the proposed trail/bikeway easement is identified in a location which conflict with recorded and proposed access easements. ~~within a recently recorded access easement to~~ adjacent. In addition, a second short, u-shaped 25-foot easement is proposed on the	Compliance with Mitigation Measures Rec-1, Rec-2, Rec-3 and Rec-4 (identified above as partial mitigation for Class I Impact REC-1) would be required.	Impact REC-2 would be reduced to an adverse but less than significant level by Mitigation Measures REC-1 REC-2, REC-3 and REC-4 (Class II)

adjacent parcel to the east, which would reduce usability and flexibility of siting future park amenities envisioned in the OCP on this remaining park land ~~consistent with OCP Figure 17 (Figure 4.11-6, *Schematic Orcutt Creek Trail Open Space Corridor)*, County Parks recommends the Orcutt Creek Trail/Class I Bikeway be included within a larger 25-foot (versus 12-foot) easement.~~ (Class II)		

Transportation/Circulation (Section 4.12) Class II Impacts		
Impact TC-1 (Roadways): The project would add new trips to the study area roadways. All roadways would continue to operate at acceptable capacity with implementation of the project. If project improvements are not implemented as proposed and/or adequate traffic control is not adhered to during project construction activities, the project would result in potentially significant project-specific traffic impacts.	Mitigation measures TC-1 and TC-2 would be required and are listed under Class I Impact TC-7 above.	Impact TC-1 would be reduced to less than significant levels by implementation of Mitigation Measures TC-1 and TC-2 (Class II)

Impact TC-2 (Intersections Project Specific): The project would add new trips to the study area roadways and intersections. The project would not result in ~~traffic that increases the volume-to-capacity (V/C) ratio at~~ significant impacts to local intersections, assuming construction of project roadway improvements. ~~The project would add new trips to the study area roadways and intersections.All roadways and intersections would continue to operate at acceptable levels of service with implementation of the project, subject to approval of final roadway improvement plans. Therefore, the project would result in less than significant project-specific traffic impacts.~~ However, the project would result in potentially significant project specific impacts to local intersections	Mitigation measures TC-1 and TC-2 would be required and are listed under Class I Impact TC-7 above	Impact TC-2 would be reduced to less than significant levels by implementation of Mitigation Measures TC-1 and TC-2 (Class II)

if project road improvements are not implemented as proposed. (Class II). **Impact TC-3: (Roadways Cumulative Sec 3.0 list):** The project would contribute new vehicle trips to cumulative roadway conditions in the study area (based on cumulative projects list in Section 3.0). ~~All roadways would continue to operate at acceptable levels of service with implementation of the project, subject to project improvements being implemented as proposed.~~ The project would not result in significant cumulative roadway impacts, assuming implementation of project improvements. However, if project improvements are not implemented, t~~T~~he project would result in potentially significant cumulative roadway impacts (Class II).	Mitigation Measure TC-1 is included under Class I Impact TC-7 above.	Impact TC-3 would be mitigated to less than significant levels by Mitigation Measure TC-1. (Class II)

Impact TC-4: (Intersections Cumulative, based on EIR Section 3.0 Cumulative Projects List) The Clark Avenue/ Foxenwood Lane intersection would operate at LOS F with or without Project generated traffic, but the Project's traffic additions to this intersection would exceed the County's threshold of significance (project increase in V/C ratio under cumulative LOS); thus, the Project would result in a significant, but mitigable cumulative impact at this intersection. The project would contribute new vehicle trips to cumulative conditions that would result in an unacceptable level of service at the Foxenwood Lane/Clark Avenue Intersection. This cumulative impact would be mitigated	Mitigation measures TC-1 and TC-2 would be required and are listed under Class I Impact TC-7 above.	Impact TC-4 would be reduced to less than significant levels by implementation of Mitigation Measures TC-1 and TC-2 and required payment of development impact fees toward transportation improvements identified in the OTIP. (Class II)

to less than significant levels (Class II). **Impact TC-5: (Design Exception for Driveway):** The proposed driveway does not meet design standards, including due to proximity to the Clark Avenue/Foxenwood Lane intersection, ~~for which a design exception has not been approved~~. In addition, the driveway entrance would potentially be blocked by vehicles queuing to turn left onto Clark Avenue could impact operation of this intersection. This impact would be less than significant with mitigation (Class II). .	Mitigation measure TC-2 would be required and is listed under Class I Impact TC-7 above.	Impact TC-5 would be reduced to less than significant levels by Mitigation Measure TC-2. (Class II)

Water Resources and Flooding (Section 4.13) Class II Impacts		
Impact W-1 Impacts to water supply/Santa Maria Groundwater Basin would result in potentially significant impacts if supplemental purchase is not purchased to offset the project increased water demand which could result in overdraft of the adjudicated Santa Maria Groundwater Basin.	**W-1 WatCons-01 Water Conservation-Outdoor**. To ensure water conservation consistent with the project description and water demand assumptions, the Owner/Applicant shall include the following in Landscape and Irrigation Plans to be approved by P&D: a. Landscaping that reduces water use: i. Except in areas specifically approved for lawn, plant species shall be drought tolerant. . ii. Group plant material by water needs. iii. Extensive mulching (2" minimum) shall be used in all landscaped areas to reduce evaporation. b. Irrigation that reduces water use: c. Install drip irrigation or other water-conserving irrigation. d. Permeable surfaces such as shall be used for hardscape areas wherever feasible. **Plan Requirements:** The Owner/Applicant shall submit a landscape and irrigation plan to P&D for review and approval prior to zoning clearance. **Timing**: The Owner/Applicant shall implement all aspects of the landscape and irrigation plan in accordance with the Landscape and Performance Security Conditions. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required water conserving landscape and irrigation features are installed prior to Final Building Inspection and that project landscaping and irrigation are maintained per approved landscape plans. Any part of irrigation plan requiring a permit shall be inspected by building inspectors.	Impact W-1 would be reduced to a less than significant level by Mitigation Measure WS-1 and WS-2 and standard submittal of final "can and will" serve letter from Golden State Water Company. (Class II)
Impact W-2: Grading and construction activities associated with the proposed project would result in potentially significant impacts from disturbance (grading) of more than one acre of land, grading in proximity to Orcutt Creek, and from degraded water quality through increased rates of erosion and sedimentation	**W-2 Special- Supplemental Water:** The project shall purchase supplemental water from the City of Santa Maria to offset increased demand for water from the Santa Maria Groundwater Basin. **Plan Requirements & Timing**: Prior to zoning clearance, the applicant shall provide proof of purchase of 1 AFY of supplemental water from the City of Santa Maria. **MONITORING**: P&D shall confirm receipt of agreement from City of Santa Maria for 1 acre foot of supplemental water before zoning clearance or recordation of recorded map modification documents, whichever is first. **W-3 Storm Water Pollution Prevention Plan (SWPPP).** The Applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board. **Plan Requirements and Timing**. Prior to approval of Zoning Clearance the applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan to P&D's Building & Safety Division. The applicant shall keep a copy of the SWPPP on the project site during grading and construction activities. **MONITORING**: P&D permit processing planner shall review the documentation prior to approval of a Land Use Permit P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP. **W-4 Equipment Washout-Construction**. The applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The area shall be located at least 100 feet from any storm drain, water body or sensitive biological resources. **Plan Requirements and Timing**: The applicant shall designate the P&D approved location on all grading and building permits. The applicant shall install the area prior to commencement of construction. **MONITORING**: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.	**Impact W-2** Construction related impacts to water resources would be reduced to a less than significant level by Mitigation Measures W-3 through W-6, Section 4.6 (Geology) Mitigation Measure GEO-1 and Section 4.3 (Biology) Mitigation Measure BIO-1. (Class II)

	W-5 Low Impact Development (LID) Measures. LID is a site design strategy that uses natural and engineered infiltration and storage techniques to retain storm water runoff where it is generated to mimic a site's pre-development hydrology and reduce downstream impacts. The Environmental Protection Agency has determined that the following LID measures are highly beneficial at protecting receiving waters. In order to further reduce flooding and water quality impacts, the SWQMP and project design shall include the following LID measures, to the extent feasible: *Design Measures* a. Vegetated swales, buffers and strips throughout the project site; b. Use of permeable pavement to the extent feasible; c. Two-foot permeable pavement strips located at the base of driveways, spanning the width of the driveway; d. Impervious surface reduction and disconnection; *Structural Measures* a. Bioretention facilities to capture and infiltrate street runoff upstream of retention basins; b. Roof leader flows directed to planter boxes, amended soil, or other low-gradient vegetated areas and/or vegetated swales and buffers; c. Soil amendments to increase infiltration rates; and d. Rain gardens, rain barrels, and cisterns. **Plan Requirements and Timing.** Plans indicating LID techniques to be used shall be submitted by the applicant for review and approval by the Santa Barbara County Public Works Department prior to land use clearance for grading and subdivision improvements. Installation of structural LID technologies shall be performed by the project applicant per approved plans and completed prior to occupancy clearance of the first home. **MONITORING.** Public Works and Planning and Development staff shall review plans and monitor compliance. **W-6 Operational Erosion Control Measures**. The development shall incorporate and maintain the following operational erosion control measures into final grading and drainage plans. a. Erosion control measures, such as plantings or hard surfaces, shall be incorporated into the drainage plan for all project drainages as required by the Flood Control District and P&D. b. Development in areas of high erosion potential shall be sited and designed to minimize increased erosion and may be required to have a site-specific evaluation of erosion-control measures. Project approval shall be conditioned to ensure that erosion will be reduced to acceptable levels. c. Landscaped areas adjacent to structures shall be graded so that drainage is away from structures. d. Irrigation shall be controlled so that overwatering does not occur. An irrigation schedule shall be reviewed and approved by P&D prior to land use clearance for grading. **Plan Requirements and Timing.** This requirement shall be printed on final grading, drainage, and landscaping plans and submitted to P&D and Flood Control for review and approval prior to approval of Land Use Permits for grading. Compliance with these measures shall be confirmed by P&D prior to Final Building Inspection Clearance. **MONITORING.** The applicant shall demonstrate to P&D compliance monitoring staff and Building and Safety grading inspector(s) that all components of the required measures are in place. Compliance monitoring staff will verify compliance including on-going requirements. Mitigation GEO-1 is included above for Class II Impact GEO-1. Mitigation BIO-9 is included for Class I Impact BIO-5	

Impact W-3 (Water quality): Project includes structural development and hardscape areas (e.g., parking lot, access road, etc.) resulting in new impervious surface on property that currently has none. Impervious surfaces would alter drainage patterns and increase stormwater runoff, which could result in significant increase in flooding /degraded water quality in Orcutt Creek, an impaired water body.	Mitigation Measures W-3 and W-4 above and BIO-9 (included under BIO-5 Class I Impact) would be required.	Impact W-3 would be reduced to a less than significant level with implementation of Mitigation Measures W-3 and - 4 and Section 4.3 (Biological Resources) Mitigation Measure BIO-9 (Class II).

CLASS III IMPACTS (Adverse but Less than Significant Impacts)		
Aesthetics/Visual Resources (Section 4.1) Class III		
Impact VIS-4 (Parking Outside Landscaped Parking Areas) If activities onsite generate parking demand in excess of the onsite parking supply, this would result in vehicles being parked outside of the identified, landscaped, parking areas.		Impact VIS-4 would not require mitigation, as parking is limited to proposed landscaped parking areas in the project description. (*Also refer to Impact VIS-1 as proposed parking areas would contribute to overall development impacts discussed under Impact VIS-1*). (Class III)

Air Quality (Section 4.2) Class III		
Impact AQ-1: The project would generate less than significant short-term air quality impacts during the construction period.	No mitigation required to reduce short-term construction period emission impacts to a less than significant level.	Standard regulatory requirements for implementation of dust and emissions control measures during grading/construction would be effective in controlling emissions to an adverse but less than significant (Class III)
Impact AQ-2: Project operations would increase long-term emissions.	No mitigation required to reduce CalEEMod estimated emissions below long-term threshold.	Project would increase emissions but would not exceed the long-term emissions threshold. Impacts would be adverse, but less than significant (Class III)
Biological Resources (Section 4.3) Class III		
Impact BIO-1: Special Status Vegetation -The project would not result in significant impacts to unique, rare, or threatened plant species or non-native vegetation with significant habitat value.	No mitigation is required. No special status vegetation would be impacted by the project development. Although non-native vegetation would be removed, this vegetation does not provide significant habitat value.	Impacts would be adverse, but less than significant. (Class III)
Cumulative Cultural Resources Impacts	The project's contribution to cumulative impacts to cultural resources would not be considerable and would be less than significant.	Impacts would be less than significant. (Class III)

Fire and Police Services (Section 4.5) Class III Impacts		
Impact FP-1: The project would increase demand on fire protection services. **Cumulative Fire Protection Impacts:** The project would contribute to increased demand for fire services under OCP buildout.	No mitigation required. As part of the standard regulatory process, the project would be subject to new development impact fees to fund the project's fair share contribution toward fire protective services serving the Orcutt area.	Impact FP-1 and Cumulative impacts to Fire Protection Services would be less than significant. (Class III)
Geologic Processes (Section 4.6) Class III Impacts		
Cumulative Geologic Impacts: **C**umulative geologic impacts from new development under OCP buildout would be addressed on a case-by- case basis.	No mitigation required	The project would not result in cumulatively considerable impacts. Cumulative geologic hazard impacts would be adverse, but less than significant (Class III)

Impact GEO-4: The project is not expected to result in significant impacts related to faults, lateral spreading, liquefaction, coastal hazards, unique or significant geologic, paleontological or physical features, soil constraints for onsite septic disposal, geologic constraints requiring the need for caissons or other construction methods associated with significant vibrations, and the project does not involve mining, or excessive spoils, tailings or over-burden**.**	No mitigation required	Impact GEO-4 would be less than significant as the site is not associated with these geologic hazards. (Class III)
Greenhouse Gas Emissions/Climate Change (Section 4.6) Class III Impacts		
Impact GHG-1: The proposed project's total greenhouse gas emissions would be less than the applicable threshold, which itself addresses cumulative increases in GHGs.	Bright line threshold would not be exceeded.	Impact GHG-1: No mitigation is necessary. Residual impacts would be less than significant (Class III)

Noise Section (Section 4.9) Class III Impacts		
Cumulative Noise: The project in combination with other cumulative development would not result in significant noise impacts.	The project's contribution to increased noise levels from cumulative development would not be cumulatively considerable. Therefore, the project's contribution to cumulative noise impacts is considered adverse, but less than significant	Cumulative noise impacts - Project contribution to increased noise levels under buildout would be adverse but less than significant (Class III)
Public Services (Section 4.10) Class III		
SW-1: The project would result in an adverse, but less than significant project specific and cumulative increase in demand for solid waste disposal services**.**	Project related increases in solid waste generation would not exceed the project specific or cumulative solid waste generation threshold.	Impact SW-1 would be adverse but less than significant (Class III)
WW-1: The project would not result in significant project specific or cumulative impacts related to wastewater disposal and treatment services	The project's increase in wastewater generation and demand for wastewater treatment would result in adverse but less than significant impacts, as the project site is already in the LCSD service territory, and LCSD has adequate capacity to serve the project. As part of the standard development regulatory process, the applicant would need to provide a final "can and will" serve letter from LCSD prior to zoning clearance. The project would contribute incrementally (a less than considerable contribution) to cumulative increases in demand for wastewater treatment.	Impact WW-1 would be adverse but less than significant (Class III)

Recreation/Open Space (Section 4.11) Class III		
Impact REC-3: The project proposes to amend the OCP to allow a section of the OCP Class I Bikeway across KS18 to instead be designated as a Class II bikeway. The Class II bikeway section would be located within the proposed OASIS driveway between Foxenwood Lane and the eastern property line of the OASIS property	This involves a short section of the overall bikeway, would be located within a private driveway versus a public road, and would connect with the proposed Class I bikeway segment at the OASIS eastern property line. No mitigation is required.	Impact REC-3 would be less than significant.

Transportation/Circulation Section 4.12 Class III Impacts		
Impact TC-6: The project is requesting a parking modification as the County Land Use and Development Code (LUDC) require 228 on-site parking spaces and the project proposes 155 spaces. The project would provide adequate parking onsite and would not cause vehicles to park offsite in a manner that would cause traffic safety issues (e.g., parking along Foxenwood Lane, where parking is not permitted).	No mitigation required.	Impact TC-6 would be less than significant. (Class III)

Impact TC-8: Congestion Management Program (CMP): The project would contribute new vehicle trips to regional transportation facilities in the study area. All facilities would continue to operate at acceptable levels of service with implementation of the project. The project would result in less than significant impacts to the CMP	No mitigation required.	Impact TC-8 would be adverse, but less than significant. (Class III)
Cumulative Water Resources: The project would contribute incrementally to Cumulative impacts to Water Supply, Water Quality and Flooding impacts under OCP buildout.	No mitigation required.	The project's contribution to water supply, water quality and flooding impacts under buildout would be adverse but less than significant. (Class II)

CLASS IV IMPACTS (Beneficial Impacts)		
Air Quality (Section 4.2) Class IV Impacts		
Impact AQ-6: The OASIS development includes installation of solar panels. The specific size and design of the onsite solar energy system (number of panels, etc.) is not known at this time. However, long-term use of solar panels would reduce overall energy demand and associated emissions. (Class IV, Beneficial Impact)	No mitigation required.	Class IV
Impact REC-4: The project would provide an indoor facility and outdoor senior accessible areas with recreational opportunities, a beneficial recreation impact	No mitigation required.	Class IV

ALTERNATIVES

The following nine alternatives to the proposed project have been analyzed in this EIR:

1. The "No Project" Alternative
2. Off-Site Alternative - Existing OASIS Location at Orcutt Union School District/Key Site 17
3. Off-Site Alternative – Approved AquaCenter Site
4. Reduced OASIS Facility with Public Park Alternative and Wider Trail Easement
5. Alternative Access Route from Clark Avenue at Norris Street
6 Alternative Access Route from Broadway/California Boulevard
7. Alternative Access Route from Park Avenue
8. Alternative Access Route from Foxenwood Lane North of Proposed Driveway
9. Previously Proposed OASIS Project at 400 West Foster Road (City of Santa Maria)

Section 7.0 (*Alternatives*), Table 7-1 provides a comparison of the alternatives' impacts compared to the proposed project and a discussion of each alternative follows that table.

Alternative #9 is considered the environmentally superior alternative. Alternative #9 is OASIS' previously proposed project at 400 West Foster Road, adjacent to the Foodbank. This site is on 2.6 acres of a 90.94 acre parcel owned by the County and is known as the "Curtis Tunnel Center County Complex." The property includes a number of County and other agency offices, and the project would be adjacent to the Foodbank. The property is located within the jurisdictional boundaries of the City of Santa Maria. Alternative #9 is considered the environmentally superior overall based on the following:

- A Mitigated Negative Declaration (MND) was approved by the City of Santa Maria for a similar OASIS activity and meeting center for area seniors, with on-site parking, landscaped areas, indoor and outdoor recreational facilities, including a ceramics room, crafts room, yoga room, a library, reception areas, several meeting rooms, a large dining room, outdoor patio and barbeque areas, over 50,000 square feet of outdoor space with a bowling lawn, putting green, vegetable garden, bird/butterfly garden, aerobics areas, and passive outdoor seating areas;

- The City's MND determined the project on Foster Road would result in no significant unavoidable (Class I) impacts;

- According to City of Santa Maria OASIS project staff report, the site is designated for development (instead of open space and parkland) and the proposed project is a permitted use for both a meeting facility and a community center, consistent with the City of Santa Maria General Plan Classification (Community Facilities "CF") and Zoning Classification (Public Facilities and Institutional ("PF") for the property. Therefore, the project would not necessitate amendments to the General Plan, modifications to conditions of approval and recorded maps for an approved subdivision, acquisition of

County held development rights, or a Conditional Use Permit;

- Given the differing development restrictions and settings of the KS18 and Foster Road properties, the MND and staff report for the former OASIS proposal on Foster Road did not identify the need for restrictions on the frequency, hours, maximum attendance, use of amplification, etc., for revenue generating events at the Foster Road site. Therefore, the Foster Road site would also allow OASIS to generate more revenue onsite from fewer restrictions on the number, attendance and type of income generating activities that could occur at a new facility compared to the KS18 site

- Potentially significant but mitigable (Class II) impacts identified in the MND would result from biological impacts, including impacts to California Legless Lizard, California Red Legged Frogs and California Tiger Salamanders, to nesting birds, nesting raptors, and from non-native tree removal (eucalyptus and pine), for which feasible mitigation is identified. The applicant has indicated the cost of mitigation was prohibitive, however, a specific mitigation fee was not determined by California Department of Fish and Wildlife. In addition, OASIS now owns an undeveloped open space property along Orcutt Creek, and it is not known whether continued development restrictions at KS18 could be considered in the negotiation of CTS mitigation fees;

- The site is level, immediately adjacent to a public road and existing utilities, greatly reducing the amount of necessary earthwork for site development and allowing the project to be served by two points of access (driveways) for improved circulation and emergency access~~;~~ from the abutting public road and two routes of access to Foster Road, for improved circulation and emergency access;

- The site is level, immediately adjacent to an existing public road and existing utilities, greatly reducing the amount, ~~and~~ extent, and cost of necessary earthwork for site development and utility extensions, compared to the earthwork and construction of retaining walls required to improve the existing KS18 dirt road for vehicular access meeting County Fire requirements and proposed parallel pedestrian path

- There is an existing SMAT bus stop for the adjacent Foodbank facility, facility, accessible over flat terrain, approximately 1/5 of a mile to the north of the site facilitating access to transit and reducing emissions and vehicle miles traveled, consistent with the 2016 Ozone Plan, ECAP, and Santa Barbara County Association of Governments (SBCAG) Regional Transportation Plan;

- The site is designated for development (instead of open space and parkland) and the proposed project is a permitted use, consistent with the City of Santa Maria General Plan Classification (Community Facilities “CF”) and Zoning Classification (Public Facilities and Institutional (“PF”) for the property.
- This alternative would avoid several impacts that were noted as significant and unavoidable (Class I) for the proposed project at KS18, including project specific and cumulative aesthetic visual impacts, project specific and biological impacts, project specific and cumulative recreation/loss of open space impacts, and cumulative traffic impacts.

- This alternative would not result in any new significant, unavoidable impacts compared to the proposed project, nor would it increase the severity of the impacts identified for the proposed project.

Alternative #9 would feasibly accomplish four of the five project objectives (EIR Section 2.5, Project Objectives). In addition, OASIS proposed this site for their project prior to their acquisition of the proposed project site at KS18.

However, the applicant believes the Reduced Project Alternative (#4) should be the identified Environmentally Superior Alternative as discussed in Letter "A" from Laurie Tamura, project agent, included in EIR Section 9.0 (Response to Comments). Letter "A" identifies a number of disagreements with the analysis and conclusions regarding the Foster Road site and identifies that the members of OASIS did not support the Foster Road site because it was isolated form Old Town Orcutt by Union Valley Parkway and they wanted to be part of that community.

The Planning Commission and Board of Supervisors will consider this EIR, the Planning Commission staff report, Board letter, as well as letters, comments, presentations, and testimony submitted as part of the environmental review process at the decision-maker public hearings for the OASIS project.

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1.0 INTRODUCTION

This document is an Environmental Impact Report (EIR) that examines the potential effects of implementing the proposed Orcutt Area Seniors in Service (OASIS) Center meeting facility project (Project) on a 5.28-acre site (APNs 105-020-063 and -064, together one legal lot), currently known as the "OASIS property", located within the Orcutt Community Plan (OCP) Key Site 18 (KS18) open space area, in northern Santa Barbara County. The property is also part of the Southpoint Estates subdivision open space, (TM 13,345 open space lot 89); see Figures 2-1 to 2-4 and 2-11 to 2-12b~~2-2~~. The proposed project is described in detail in Section 2.0, *Project Description*.

This section describes: (1) the project background; (2) the purpose of and legal authority for the EIR; (3) the general scope and content of the EIR; (4) lead, responsible and trustee agencies; and (5) the environmental review process required under the California Environmental Quality Act (CEQA). Additional information regarding the Project and the project site history is available on the County of Santa Barbara Planning & Development Department project webpage at http://www.countyofsb.org/plndev/projects/oasiscenter.sbc and by contacting the project planner, Natasha Campbell, at 805-570-4871 or 805-934-6250 (Santa Barbara County Planning & Development, North County reception), ncampbell@co.santa-barbara.ca.us, 624 W. Foster Road, Santa Maria, CA 93455-3623.

1.1 PROJECT BACKGROUND

1.1.1 SUMMARY OF PROPOSED PROJECT

The proposed project involves amendments to the Orcutt Community Plan (OCP) of the Santa Barbara County Comprehensive Plan, modifications to the Southpoint Estates (TM 12,679/78-RZ-19 and TM 13,345) conditions of approval and recorded final tract maps, a Lot Line Adjustment, a Development Plan and Conditional Use Permit for the proposed OASIS development and use, a Conditional Use Permit for an off-site sign, and a Government Code Consistency Determination to address OASIS acquisition of the property's development rights which were deeded to the County as part of the Southpoint Estates project. The project requests are proposed to allow the development of a "private meeting facility" on 5.28-acre OASIS property portion of OCP KS18. Each of these components of the project is described in detail in Section 2, Project Description.

OCP KS18 is approximately 39.73 acres and is composed of 15 parcels including: Assessor's Parcel Numbers (APNs) 105-020-018, -022, -038, -041, -052, -053, -060, -061, -062, -063, -064, -065, -068, -069, and -070. The OASIS property includes APNs 105-020-063 and 105-020-064, and the proposed access driveway from Foxenwood Lane would cross APN 105-020-041(see Figure 2-4 KS18 Assessor's Parcel Numbers). Grading for the proposed access road to OASIS would also involve APN 105-020-053. The Southpoint Estates subdivision is located immediately north of KS18 and includes the following APNs: 105-180-001 to -055; 105-200-001 to -039; 105-250-001 to -043; and 105-280-004 to -029.

The OCP and existing recorded ~~tract~~ final maps for the Southpoint Estates subdivision restrict the land use of approximately 35 acres of KS18, including the OASIS property, to open space and non-commercial recreational uses. The Southpoint Estates conditions of approval further required the development rights for the opens space to be deeded to the County and for the open space to be labeled as "Not a Building Site" on recorded ~~tract~~ maps for the subdivision. Excerpts of the recorded

maps with this label are included in Section 2 (*Project Description*) and copies of the recorded maps[1] are included in Appendix B (*Southpoint Estates Background)*.

Given the existing land use restrictions affecting the OASIS property, in order to approve the proposed OASIS Center project identified in the Development Plan and Conditional Use Permit requests, the Board of Supervisors must also approve the necessary amendments to the OCP, modify conditions of approval and recorded maps for the Southpoint Estates subdivision, and determine that OASIS' acquisition of the County-held development rights to the property would be consistent with General Plan.

Since adoption of the OCP, no development has been constructed on KS18. The LeBard commercial project is an approximately 7.771 square foot, 2-story, commercial development that was approved for APN 105-020-041 with development located near the corner of Foxenwood Lane and Clark. However, the project has not been constructed. The 2006 and 2016 permits expired and the current permit was approved in 2019 (Case Nos. 05DVP-00000-00003, 06LUP-00000-00982, 06LUP-00001-00982, 16LUP-00000-00141, 18TEX-00000-00007, and 19LUP-00000-00099). See Figure 4.1-2c for approved LeBard commercial project layout. Access to the OASIS project would be provided from Foxenwood Lane by a shared driveway on this adjacent LeBard corner commercial property.

1.1.2 HISTORY OF ENVIRONMENTAL REVIEW FOR OASIS PROPERTY

Orcutt Community Plan (OCP) EIR

The OCP provides a blueprint for the overall development of the community of Orcutt. In 1997, the County of Santa Barbara Board of Supervisors certified the OCP Program Environmental Impact Report EIR (95-EIR-01), which analyzed the general environmental effects of the proposed Community Plan and evaluated the specific impacts of developing 45 "key sites" that were identified in the OCP. The 5.28-acre OASIS property is located in the southern portion of OCP Key Site 18 (see Figures 2-4 and 2-5). KS18 totals approximately 39.73 acres, of which approximately 35 acres[2] (including the OASIS property) are identified for open space, recreation, and public park uses. An approximately 8.5-acre park[3] (Orcutt Creek Park) is identified for the ~~southern~~ south side of Orcutt Creek in the eastern portion of KS18. The OASIS property portion of the proposed park (~~5.28~~ 5.16 acres) comprises approximately ~~62~~ 61 percent of the area designated for a future public park.

OCP EIR Volume II includes "Mini-EIRs" for a number of the OCP "Key Sites", including KS18. The KS18 Mini EIR identifies general and site-specific impacts that could occur if the site were developed as envisioned in the OCP. Buildout of KS18 under the OCP assumed:

- ~ 2.77 acres - Residential (up to 8 units) in the northeast corner of KS18, north of Orcutt Creek;
- ~ 1.85 acres - Commercial (30,000 square feet) adjacent to Clark Avenue; and
- ~35.00 acres – Open Space, Orcutt Creek Trail/Class I Bikeway, future 8.5- acre public park with an additional 2 acres of adjacent creek restoration

[1] TM 13345 Unit- 1 Book 125, page 8, TM13345 Unit 2- Book 128 page 93

[2] Current APN #s 105-020-060, -061, -062, -063, -064, 065, -068, -069, and -070.

[3] Orcutt Creek Park is sometimes referred to in the OCP as an approximately 10.5-acre park. This larger figure includes approximately two acres of Orcutt Creek, including the riparian corridor, which is proposed for restoration.

In addition to identifying general and site-specific impacts for KS18, t~~T~~he KS18 Mini-EIR also includes general and site-~~-~~specific mitigation measures to reduce identified potential impacts. The KS18 Mini-EIR does not include a specific park plan, but identifies potential park amenities (See Appendix C, KS18 Mini-EIR). The KS18 Mini-EIR includes varied levels of detail in the analysis of impacts for different issue areas. For example, the KS18 Mini-EIR identifies significant visual impacts that would result from changing views from existing open space to a proposed park:

> *Replacement of non-native grassland with manicured lawn surfaces would also significantly change the existing pastoral appearance of the site.*

However, the OCP EIR does not include specific discussion for, nor does it assign~~ment~~ ~~of~~ traffic ~~for~~ to the 35-acre open space part of KS18.

EIRs for Southpoint Estates

79-EIR-1: Orcutt 13

This EIR addressed both the regional and project specific effects of 13 proposed development projects, in Orcutt, including the original Southpoint Estates subdivision and rezone project, TM 12,679 and 78-RZ-19 (applicant: San Clemente Group). Open Space Lot #165 of TM 12,679/78-RZ-19 is the area within current KS18 that is designated for open space and future park uses, along with Resource Recovery (oil drilling) Lot 164. This EIR identified several sign The Executive Summary and Southpoint Estates section of 79-EIR-1 are included in Appendix B. The full EIR is available for review online on the Santa Barbara County Planning and Development OASIS project webpage (https://www.countyofsb.org/plndev/projects/oasiscenter.sbc) or by contacting the project planner (Natasha Campbell, ncampbell@co.santa-barbara.ca.us, 805-570-4871, 805-568-2000 or 805-934-6250).

82-EIR-18 Southpoint Estates

Only Units I and II of the original subdivision map for the Southpoint Estates (TM 12,679) were recorded before that tentative tract map approval expired. ~~Therefore, t~~The developer submitted a subsequent subdivision application (TM 13,345), which was evaluated in a new EIR, 82-EIR-13. The same required open space ~~areas~~ in approved TM 12,679 (Lot 165) ~~were~~ was proposed as open space ~~lots~~ in the TM 13,345 project description, as open space lots 87, 88, 89, 92, and 93.

1.1.3 OASIS PROPERTY OWNERSHIP

The following discussion is based on information provided by the applicant (Doug Dougherty email 8/28/17) and review of County Surveyor, Recorder, and Planning and Development records. Based on available information, it is understood that the Southpoint Estates developer conveyed the western, approximately "half"[4] of the SPE open space (current APNs 105-020-065, -068, and -070) to the SPE homeowner's association in 1986 and 1987 (recorded documents 86-0076086 and 87-0065008, included in Appendix B). P&D is not aware of any record indicating the Southpoint Estates

[4] The total SPE subdivision open space is identified in approved Case No. TM 12,679 Tentative Tract Map as open space Lot 165 and identified in approved Case No. TM 13,345 Tentative Tract Map Lots 87, 88, 89, 92, and 93. The current Assessor's Parcel Numbers (APNs) are: 105-020-060, -061, -063, -064, -065, -068, -069, and -070).

developer[5] transferred ownership of the eastern SPE open space acreage to the SPE homeowner's association (current APNs 105-020-060, -061, -062, -063, and -064). When the final maps for the first two units of the SPE subdivision were approved (SPE Tract 12,679 Units I and II), the developer provided the County deeds for the development rights to the eastern part of the SPE open space (See OASIS EIR Appendix B). These lots were identified at that time as SPE open space lots 197 (Unit I) and 202 (Unit II), with the developer retaining fee title to these parcels. Although the property taxes on these lots were minimal due to the lots' designations as "Open Space Not A Building Site", the developer did not pay the property taxes for these lots. In 2005, Mr. LeBard contacted the Assessor's Office and requested the mailing address for the property tax bill be changed to Mr. LeBard's mailing address. It is understood that Mr. LeBard also fenced the property and mowed it annually. Mr. LeBard paid the property taxes for the eastern open space lots for a sufficient number of years to enable him to acquire the lots pursuant to a "Judgement Quieting Title by Adverse Possession" in 2014 (included in Appendix B). This judgement identifies the lots as APNs 105-020-060, -061, -062, -063, -064, and -068, but also includes the following language "*more particularly described as Lots 87, 88, and 89 of Tract 13345, Unit 1, as per Map recorded in Book 125, Pages 7 through 10…*" The more particular language excludes APN 105-020-068, as this APN is not a part of Lots 87, 88, or 89 of Tract 13345. APN 105-020-068 is part of TM 13,345, Unit 1, Lot 97, which was conveyed to the Southpoint Estates HOA in 1986 (recorded document #1986-076086).

OASIS acquired APNs 105-020-063 and -064 (together one legal parcel, also identified as SPE Tract 13345 Lot 89) from Mr. LeBard in December 2014. In May 2018, Mr. LeBard sold APNs 105-020-060, -061, and -062 (SPE Tract 13345 open space Lots 87 and 88) to Leonard Knight.

1.1.~~3~~ 4 AREAS OF KNOWN PUBLIC CONTROVERSY

Section 15123 of the *CEQA Guidelines* states that an EIR shall identify areas of controversy known to the lead agency, including issues raised by the agency and the public. In accordance with the *CEQA Guidelines*, a Notice of Preparation (NOP) and Environmental Scoping Document (Scoping Paper) for this EIR was distributed for review by affected agencies and the public on October 12, 2018. The NOP/Scoping document is included in Appendix A. Based on comments received during the public hearing and NOP comment period, the following issues are known to be of concern and may be controversial. These issues, plus additional issues, are further evaluated in the EIR.

- Aesthetics/Visual Resources
- Biological Resources
- Consistency of Proposed Use/Location with General Plan, ~~and~~ Zoning Ordinance, subdivision conditions/recorded maps, and development rights deeded to County
- Loss of Open Space and Recreational Park and Trail Opportunities
- Noise
- Runoff, Drainage, and Flooding
- Safety Hazards from Increased Demand on Police and Fire Services and Only One Access
- Traffic, Circulation, and Access
- Water Supply and Groundwater Resources

[5] The Southpoint Estates developer and/or owners have been identified as: San Clemente Development Group Inc., Frank Rodriguez Jr., Frank Jr. and Helen Rodriguez, Robert Krause, Capistrano Investments, and SPE Corporation

1.2 PURPOSE AND LEGAL AUTHORITY

The project requests are discretionary actions. Therefore, the proposed project is subject to the requirements of CEQA. In accordance with Section 15121 of the *State CEQA Guidelines*, the purpose of this EIR is to serve as an informational document that:

> *...will inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.*

The process will culminate with County decision-maker hearings to consider certification of the Final EIR and action on the proposed project. The County's Inland Area Land Use and Development Code (LUDC) requires that when two or more discretionary applications are submitted that relate to the same development project and the individual applications are under the separate jurisdiction of more than one review authority, all applications for the project shall be under the final jurisdiction of the review authority with the highest jurisdiction (LUDC Section 35.80.020.B.1). Because the General Plan Amendment and Recorded Map Modification requests require both Planning Commission review and final approval by the Board of Supervisors, each of the project requests will first be considered by the County Planning Commission (PC) ~~for a recommendation to the Board of Supervisors. The~~ and the PC's recommendation will be automatically forwarded to the Board of Supervisors (Board) for a final decision on the project requests.

1.3 SCOPE AND CONTENT

In accordance with the State CEQA Guidelines Section 15082, the County of Santa Barbara Planning and Development (P&D) released and distributed an NOP/EIR Scoping document for a 30+ day review and comment period. The NOP/EIR Scoping Document was circulated for agency and public comment from October 12, 2018 to November 15, 2018, and a public meeting was held on October 25, 2018 at 5:30 PM at the Betteravia Government Center in Santa Maria to discuss the scope of the OASIS EIR. Notice of the NOP and EIR Scoping meeting was published in the local Santa Maria Times newspaper and sent to various local agencies, special interest groups, and project neighbors. The NOP was also posted in the Santa Barbara County Clerk's office for 30 days and was sent to the State Clearinghouse (SCH). As a division of the Governor's Office of Planning and Research (OPR), the SCH coordinates state agency review of CEQA documents pursuant to the CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000-15387). The NOP, EIR Scoping Document, and comments received on the NOP for this EIR are included in Appendix A.

The EIR Scoping Document includes the original Mitigated Negative Declaration (MND) prepared for the OASIS project. The original MND was not adopted by the County, but served to inform the public of the project and identify potential environmental effects resulting from implementation of the proposed project. During the public review and comment period, the County received numerous comments from interested parties. Based on the information in the MND and public comments received, the County determined that an EIR would be the appropriate CEQA document for the project. In addition, in response to comments received on the Draft MND, the applicant incorporated several revisions into their project description. The revised project description included in Section 2 is the project analyzed in this EIR.

Through the NOP and EIR Scoping process, the County of Santa Barbara determined that there was no substantial evidence that the proposed project would cause or otherwise result in significant environmental effects in the areas of agricultural resources, airport hazards, energy, hazardous materials, and schools (see Section 5, Effects Found Not to be Significant). CEQA Guidelines Section 15128, Effects Not Found to be Significant, repeats the statutory requirement from Public Resources Code (PRC) Section 21100 for an EIR to contain a brief statement explaining why various effects of the project were found not to be significant. Section 5 explains why specific effects were found to be less than significant.

The environmental issues addressed in impact sections in this EIR include:

- *Aesthetics/Visual Resources*
- *Air Quality*
- *Biological Resources*
- *Cultural Resources*
- *Fire Protection/Police Services*
- *Geology*
- *Greenhouse Gas Emissions*
- *Land Use/Planning/Quality of Life*
- *Noise*
- *Public Services*
- *Recreation/Open Space*
- *Transportation and Circulation*
- *Water Resources/Flooding/Drainage*
- *Growth-Inducing Effects*

This EIR addresses the issues referenced above and identifies potentially significant environmental impacts, including site-specific and cumulative effects of the project in accordance with the provisions set forth in CEQA and the *State CEQA Guidelines*. In addition, the EIR recommends feasible mitigation measures, where possible, that would reduce or eliminate adverse environmental effects.

Consistent with CEQA requirements, the EIR includes a reasonable range of alternatives to minimize environmental impacts while achieving most of the project objectives. These include the following:

1. The "No Project" Alternative - No amendments to the OCP, no modifications to Southpoint Estates conditions or recorded final tract maps, no structural development or commercial use onsite, and no change in the OASIS property lines
2. Off-Site Project Alternative A (Existing OASIS Location/Key Site 17)
3. Off-Site Project Alternative B (Aqua Center Location, Union Valley Parkway and Hummel Drive)
4. Reduced OASIS Facility with Public Park Alternative and Wider Trail Easement
5. Alternative Access Route from Clark Avenue at Norris Street
6. Alternative Access Route from Broadway/California Boulevard
7. Alternative Access Route from Park Avenue
8. Alternative Access Route from Foxenwood Lane, north of proposed driveway
9. Previously Processed/Approved ~~Considered~~ OASIS Project at Foster Road Site

Numerous reference documents were used in preparation of this EIR including but not limited to County and other agency maps, photos, reports and guidance documents as well as project plans, reports and other materials submitted by the project applicant. A list of references is contained in Section 8.0 (References) of this EIR.

The level of detail contained throughout the EIR is consistent with the requirements of CEQA and applicable court decisions, including CEQA Guidelines Section 15151, which states:

> *An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of the proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good faith effort at full disclosure.*

1.4 LEAD, RESPONSIBLE, TRUSTEE AGENCIES

The *State CEQA Guidelines* define "lead," "responsible" and "trustee" agencies. The County of Santa Barbara is the lead agency for the project because the County has the principal responsibility for approving the proposed project. The NOP/EIR Scoping document was also sent to responsible agencies and trustee agencies. Responsible agencies are agencies that would potentially require discretionary approval over the project (e.g., Caltrans if road improvements involve the Clark Avenue/Highway 135 southbound ramps intersection, Regional Water Quality Control Board (RWQCB) for National Pollutant Discharge Elimination System (NPDES) permits, etc.). Trustee agencies have jurisdiction over natural resources that are held in trust for the people of the state, which may be impacted by a project. Trustee agencies include the California Department of Fish and Wildlife (CDFW), which has jurisdiction over biological resources., ~~although~~

CDFW would ~~also~~ be a responsible agency if it is determined that a CDFW Streambed Alteration Permit is required to implement the OASIS project. The NOP/EIR Scoping document was also sent to "interested" agencies, including the Native American Heritage Commission (NAHC).

Caltrans may also be a responsible agency, as changes to the Foxenwood Lane/Clark Avenue intersection include a lane merge in proximity to the Highway 135 southbound off-ramp at Clark Avenue, as identified in the Public Works Design Exception letter dated May 27, 2020 (letter included Appendix D-12).

1.5 ENVIRONMENTAL REVIEW PROCESS

The environmental impact review process, as required under CEQA, is outlined below. The steps are presented in sequential order.

1. **Initial Study**: An Initial Study is prepared to provide the Lead Agency with information regarding the project's potential to result in significant environmental impacts and to determine whether to prepare an EIR or Negative Declaration (ND).

2. **Notice of Preparation (NOP):** Once the lead agency determines that an EIR is required, the lead agency must file a NOP requesting input on the scope of the EIR from "responsible," "trustee," and involved federal agencies; to the State Clearinghouse, when a state agency is a responsible or trustee agency; and to parties previously requesting notice in writing (*State CEQA Guidelines* Section 15082; Public Resources Code Section 21092.2). The NOP must also be posted in the County Clerk's office for 30 days.

3. **Draft Environmental Impact Report.** The Draft EIR must contain: a) table of contents or index; b) summary; c) project description; d) environmental setting; e) significant impacts (direct, indirect, cumulative, growth-inducing and unavoidable impacts); f) alternatives; g) mitigation measures; and h) irreversible changes.

4. **Public Notice and Review.** A lead agency must prepare a Notice of Availability of an EIR. The Notice must be placed in the County Clerk's office for 30 days (Public Resources Code Section 21092). The lead agency must send a copy of its Notice to anyone requesting it (*State CEQA Guidelines* Section 15087). Additionally, public notice of DEIR availability must be given through at least one of the following procedures: (a) publication in a newspaper of general circulation; (b) posting on and off of the project site; or (c) direct mailing to owners and occupants of contiguous properties. The lead agency must consult with and request comments on the Draft EIR from responsible and trustee agencies, and adjacent cities and counties (Public Resources Code Sections 21104 and 21253). The minimum public review period for a Draft EIR is 30 days. When a DEIR is sent to the State Clearinghouse for review, the public review period must be 45 days unless a shorter period is approved by the Clearinghouse (Public Resources Code 21091). In this instance, Planning and Development published a display ad in the Santa Maria Times, mailed notices directly to owners and occupants within 300 feet of the property, mailed notices directly to all owners and occupants within the Southpoint Estates subdivision, and emailed notice to all parties who had previously submitted comments on the Superseded Draft Mitigated Negative Declaration and EIR Scoping document if these parties were not already included on the mailing notice list and/or for whom mailing addresses could not be found. The notice was also sent to the State Clearinghouse for distribution to state agencies (including but not limited to California Department of Fish and Wildlife, Regional Water Quality Control Board, and Caltrans) and was sent to other local agencies, including but not limited to Laguna County Sanitation District, Golden State Water Company, SBCAG, and the cities of Santa Maria, Lompoc, and Guadalupe.

5. **Final EIR.** A Final EIR must include: (a) the DEIR; (b) copies of comments received during public review; (c) a list of persons and entities commenting; and (d) responses to comments.

6. **Final EIR Certification.** Prior to approving a project, the lead agency must certify that: (a) the Final EIR has been completed in compliance with CEQA; (b) the Final EIR was presented to the decision-making body of the lead agency and that the lead agency considered the information in the Final EIR; and (c) the Final EIR reflects the lead agency's independent judgment and analysis (*State CEQA Guidelines Section* 15090).

7. **Lead Agency Decision.** A lead agency may: (a) disapprove a project because of its significant environmental effects; (b) require changes to a project to reduce or avoid significant environmental effects; or (c) approve a project despite its significant environmental effects, if the proper findings and statement of overriding considerations are adopted (*State CEQA Guidelines* Sections 15042 and 15043).

8. **Findings/Statement of Overriding Considerations.** For each significant impact of the project identified in the EIR, the lead or responsible agency must find, based on substantial evidence, that either: (a) the project has been changed to avoid or substantially reduce the magnitude of the impact; (b) changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or (c) specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible *(State CEQA Guidelines* Section 15091). If an agency approves a project with unavoidably significant environmental effects, it must prepare a written Statement of Overriding Considerations that set forth the specific social, economic or other reasons supporting the agency's decision.

9. **Mitigation Monitoring/Reporting Program.** When a lead agency makes findings on significant effects identified in a Final EIR, it must adopt a reporting or monitoring program for mitigation measures that were adopted or made conditions of project approval to mitigate significant effects.

10. **Notice of Determination.** The lead agency must file a Notice of Determination after deciding to approve a project for which an EIR is prepared (*State CEQA Guidelines* Section 15094). A local agency must file the Notice with the County Clerk. The Notice must be posted for 30 days and sent to anyone previously requesting notice. Posting of the Notice starts a 30-day statute of limitations on CEQA challenges (Public Resources Code Section 21167[c]).

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2.0 PROJECT DESCRIPTION

This section describes project characteristics including the project site and surrounding land uses, project objectives, and discretionary actions needed for approval.

2.1 PROPERTY OWNER/APPLICANT AGENT

OASIS
Attn: Loren Gasser/Doug Dougherty
P.O. Box 2637
Santa Maria, CA 93457

Laurie Tamura
Urban Planning Concepts
2824 Airport Drive
Santa Maria, CA 93455

2.2 PROJECT LOCATION

Figure 2-1 Regional Location



The Project site is 5.28 acres in the community of Orcutt, which is located in Northern Santa Barbara County. The project site is a part of Orcutt Community Plan (OCP) Key Site 18 (KS18), which is bounded by Foxenwood Lane and Highway 135 on the east, Clark Avenue on the south, Hartnell Road and Southpoint Estates residences on the north, and California Boulevard/North Broadway on the west. APNs 105-020-063 and 105-020-064, together one legal lot.

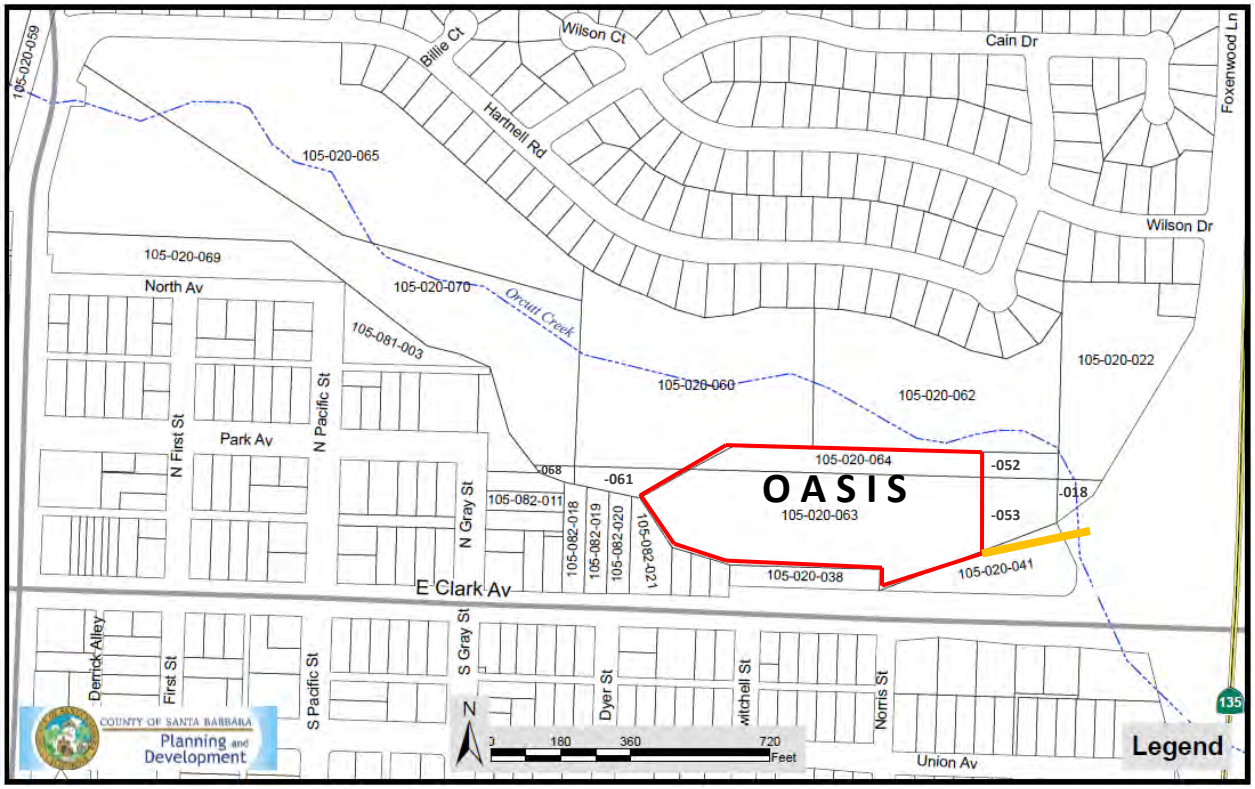
Figure 2-2 Project Vicinity Map



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



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



2.3 EXISTING SITE INFORMATION (OASIS AND KS18)

Table 2-1 Site Information Key Site 18 and OASIS Property	
General Plan, Orcutt Community Plan (OCP) Land Use Designation Etc.	*OCP Area* - Central Urban Core *OCP Parks, Recreation & Trails Map* – Orcutt Creek Trail (south of creek, between Foxenwood Lane and Broadway), future public park (8.5 acres south of creek, includes 5.28-acre OASIS property); *OCP Bikeways Map* – Class I Bikeway (part of the Orcutt Creek Trail, south of creek); *Flood Hazard Zone* – (Along creek, widens to west, only N/E corner of OASIS property); *Key Site 18 Land Use Designations:* • General Commercial (~1.85 acres along Clark Ave, APNs 105-020-041, -038, and southern tip of -063); • Residential 3.3 units/acre (~2.77 acres in N/E corner, APNs 105-020-018, -022); • Existing Public or Private Recreation and/or Open Space (~35.11 acres, APNs 105-020-052, -053, -060, -061, -062, -063 except southern tip, -064, -065, -068, -069, -070) *OASIS Property Land Use Designation:* • General Commercial (~0.12 acres, southern tip of APN 105-020-063); • Existing Public or Private Recreation and/or Open Space (5.16 acres) *Southpoint Estates Subdivision (TM 12,679/TM 13,345)* • Residential lots, Residential 3.3 units/acre (north of KS 18); ~~10-R-1 Zoning~~ • Open Space lots including OASIS property, Existing Public or Private Recreation and/or Open Space.
Zoning Ordinance/ Zone District	Ordinance- County Inland Area Land Use and Development Code (LUDC) *Key Site 18 Zone Districts:* • Old Town General Commercial OT-GC (~1.85 acres along Clark Ave, APNs 105-020-041, -038, and southern tip of -063); • Residential 3.3 units/acre DR-3.3 (~2.77 acres in N/E corner, APNs 105-020-018, -022); • Recreation REC (~35.11 acres, APNs 105-020-052, -053, -060, -061, -062, -063 except southern tip, -064, -065, -068, -069, -070); *OASIS Zone Districts*: • Recreation REC (~5.16 acres, APNs 105-020-064 and 105-020-063 except southern tip); • Old Town General Commercial OT-GC (~0.12 acres, southern tip of 105-020-063); *Southpoint Estates Subdivision (TM 12,679/TM 13,345)* • Residential lots 10-R-1 zoning (north of KS 18); • Open Space lots including OASIS property, REC zoning;
Site Size	*Key Site 18* ~39.73 acres; *OASIS property* 5.28 acres (gross/net)
Present Use & Development	*Key Site 18*: Southpoint Estates tennis courts/picnic area and Flood Control retention basin (west end), 1 residence (northeast corner) *OASIS*- Undeveloped open space

Table 2-1 continued Site Information Key Site 18 and OASIS Property	
Surrounding Uses/Zoning	Surrounding Key Site 18 *North*: Southpoint Estates Single Family Residential lots/10-R-1 Zoning; *South:* Undeveloped, Commercial, Residential, Mixed Use; Zoning: Old Town commercial (OT-GC); Highway Commercial (CH); Commercial and Residential 14 units/acre (OT-R-14), Single Family Residential 7,000 sf/parcel (7-R-1): ~~Undeveloped land,~~ (~~Old Town commercial, and mixed use development in Old Town; residential neighborhood with single and multi-family residences (OT-R-14 Zoning)~~ *East*: ~~Undeveloped Open Space/ (REC) southeast OT-GC; Zoning Open Space and Residential/DR 3.3; Zoning~~ Foxenwood Lane, Hwy 135 *West*: Residential /OT-R-14 Zoning, Commercial/OT-GC Zoning, Mobile Home Park (MHP) Surrounding OASIS property *North*: Restricted open space/proposed parkland parcel and Orcutt Creek (REC) *South/Southeast*: Undeveloped land along Clark Avenue (OT-GC) with an approved, but not constructed, ~7,770 sf LeBard commercial development proposed at Foxenwood Lane/Clark Avenue corner (OT-GC); commercial/mixed use development on north side of Clark, west of Norris (OT-R-14/GC) *East*: Undeveloped Open Space/Oil Drilling lot - never used for oil drilling /(REC) ~~and OT-GC Zoning Open Space and Residential~~; Orcutt Creek; Undeveloped Open Space (DR 3.3) Zoning Foxenwood Lane, Hwy 135; *West*: Restricted open space/part of proposed KS18 park (REC zoning); Residential (OT-R-14) Zoning, Commercial (OT-GC Zoning)
Access	Proposed access drive from Foxenwood Lane through adjacent parcel at the corner of Foxenwood Lane/Clark Avenue (will include Class II bikeway each direction and separated pedestrian path will parallel the south side of the driveway.
Public Services	Water Supply Golden State Water (City of Santa Maria supplemental groundwater)) Sewage: Laguna County Sanitation District Fire: Santa Barbara County Fire Station #21 Other: Orcutt Union Elementary, Santa Maria Joint Union High School

2.4 PROJECT CHARACTERISTICS

Orcutt Area Seniors in Service (OASIS) proposes to construct a permanent facility to continue their community services. OASIS is the second largest community non-profit organization in the area and has been located in Old Town 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), which is part of OCP Key Site 17. The OASIS Center has been looking for a permanent home to continue their services to the community. The OUSD proposes to develop their property in the future and, although there is no current timeline for development, the OASIS lease will expire in advance of development commencing on the OUSD property.

The project includes the following application requests:

2.4.1 GENERAL PLAN AMENDMENT (14GPA-00000-00020) – 4 COMPONENTS

These amendments to the Orcutt Community Plan (OCP) component of the Comprehensive Plan would allow a portion of the area within KS18 that is designated for park/recreational/open space uses to be developed with the proposed OASIS Meeting Center development and use. The Planning Commission considered the request to initiate the proposed General Plan Amendment to accommodate the OASIS project on APNs 105-020-063 and 105-020-064 on June 11, 2015. The Planning Commission directed staff to process the General Plan Amendment. The General Plan Amendment request includes four amendments to the OCP:

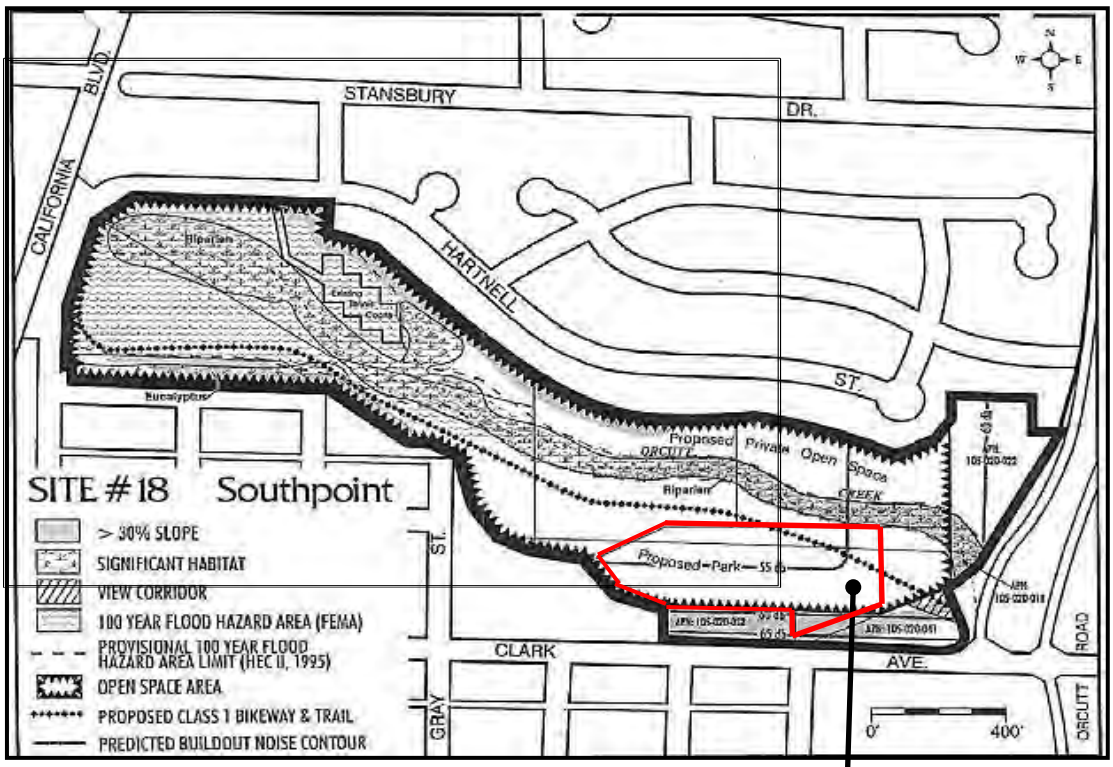
2.4.1.1 Amend OCP Key Site 18 Development Standard (DevStd) KS18-1

Amend DevStd 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, as follows[1]:

> ***Policy KS18-1****: Key Site 18 is designated Res 3.3 and zoned DR 3.3 on APNs 105-020-18 and -22; designated General Commercial and 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 and zoned REC on the remaining parcels, as shown on Figure KS18-1. Any proposed development on Key Site 18 shall comply with the following development standards.*
>
> ***DevStd KS18-1****: 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 space[1]. 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.*

[1] OCP Tables 17 (Community & Neighborhood Park Priority Table) and 21 (Key Site Open Space), identify basketball courts, tennis courts, playfields, picnic areas, and restrooms for the OASIS portion of Key Site 18, in addition to natural open space. See OCP Table 17 and Table 21 excerpts for KS18/Orcutt Creek Park in EIR Section 4.11 (Recreation and Open Space), Tables 4.11-1 and 4.11-3, respectively.

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



Source: Orcutt Community Plan Figure KS18-1

Figure 2-6 OASIS Center Site Plan Excerpt Revised[2]

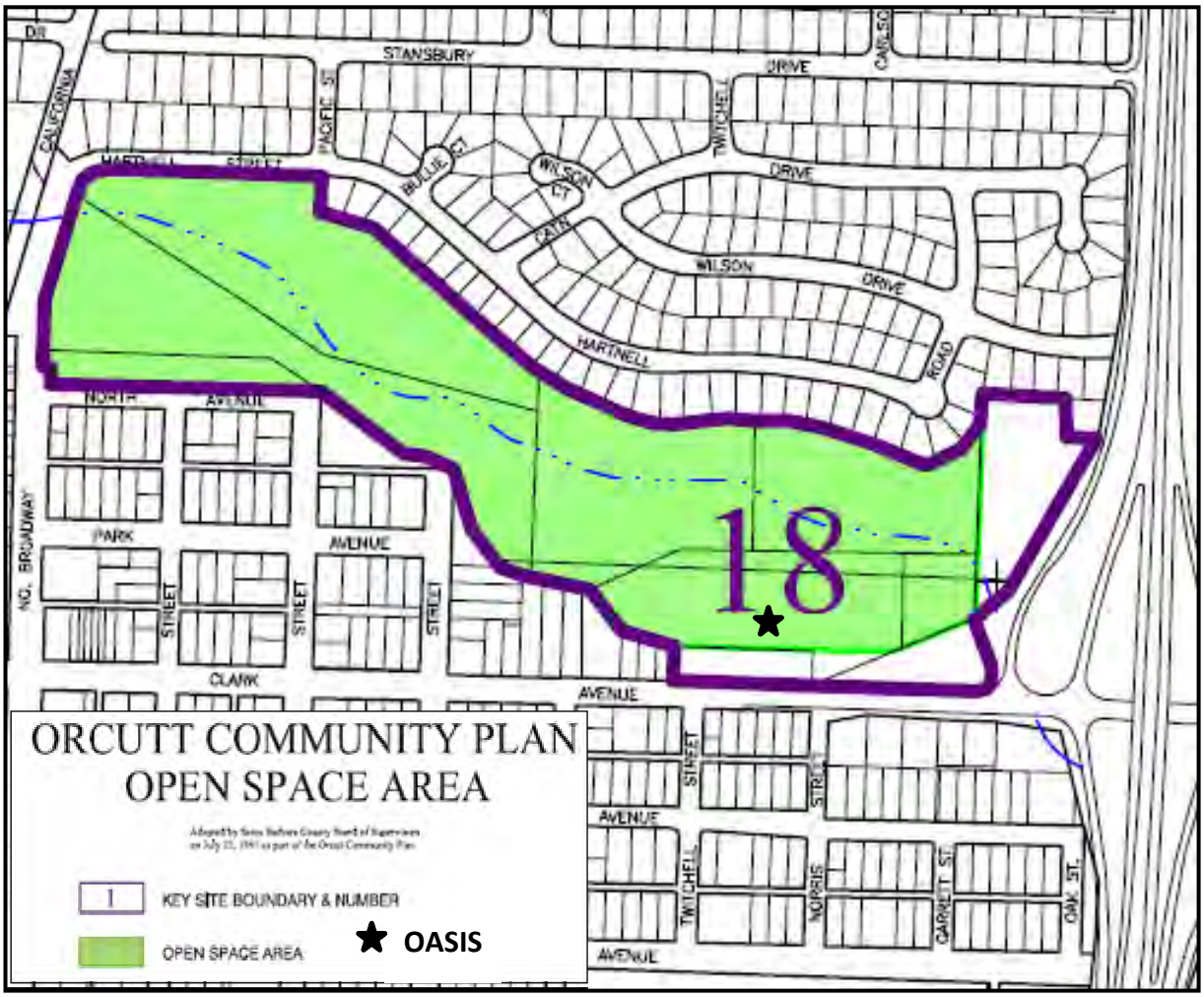


[2] See Figure 2-16a (Proposed Access and Road Improvements) and Figure 4.1-2c (LeBard Commercial Project Layout) for more detail regarding the approved, but not constructed LeBard commercial project at the corner of Foxenwood Lane/Clark Avenue, which would share the proposed OASIS driveway.

2.4.1.2 Amend the OCP Open Space Area Map

Amend the Open Space Area Map by removing the OASIS property from the "Open Space Area" designation on the OCP Open Space Area Map.

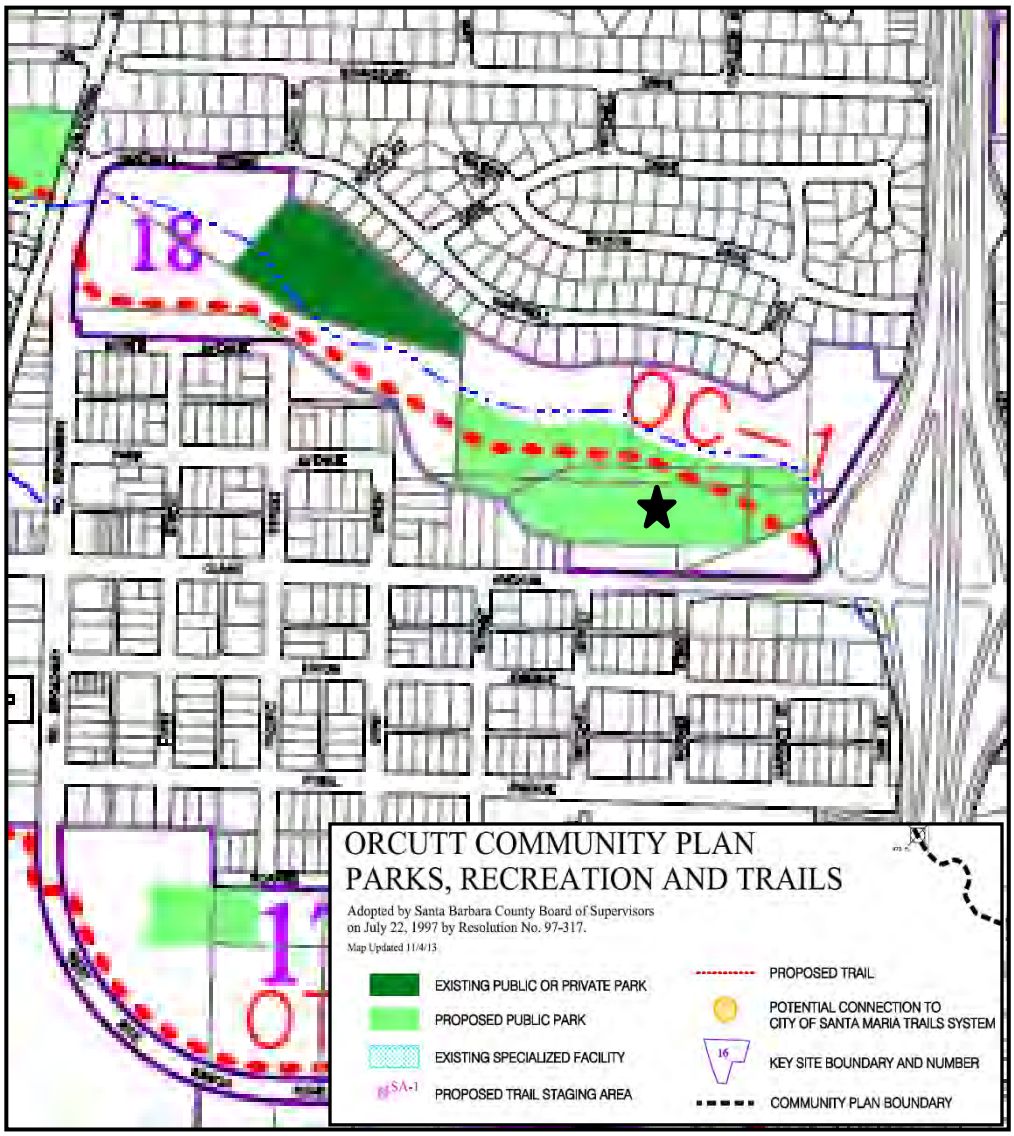
Figure 2-7 Orcutt Community Plan Open Space Map Excerpt



2.4.1.3 Amend the OCP Parks, Recreation and Trails (PRT) Map

Amend the PRT Map by removing the OASIS property from the "Proposed Public Park" designation on the PRT Map.

Figure 2-8 OCP Parks, Recreation and Trails Map and Legend Excerpt



2.4.1.4 Amend the OCP Bikeways Map

Amend the Bikeways Map to allow the segment of proposed bike path running between Foxenwood Lane and the OASIS property to be a striped path along the edge of the proposed private driveway, rather than a Class I separated bike path.

Figure 2-9 Orcutt Community Plan Bikeways Map Excerpt

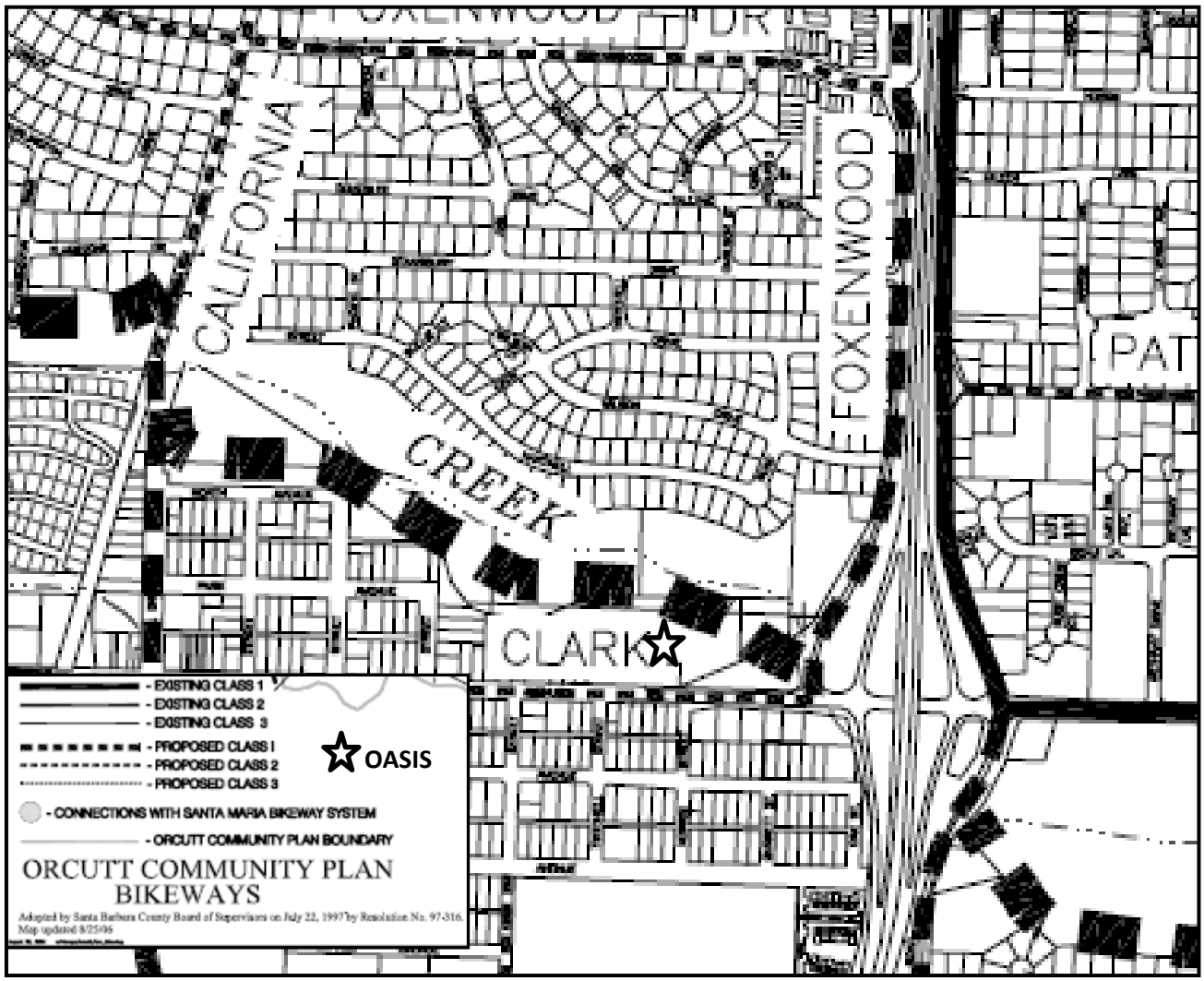
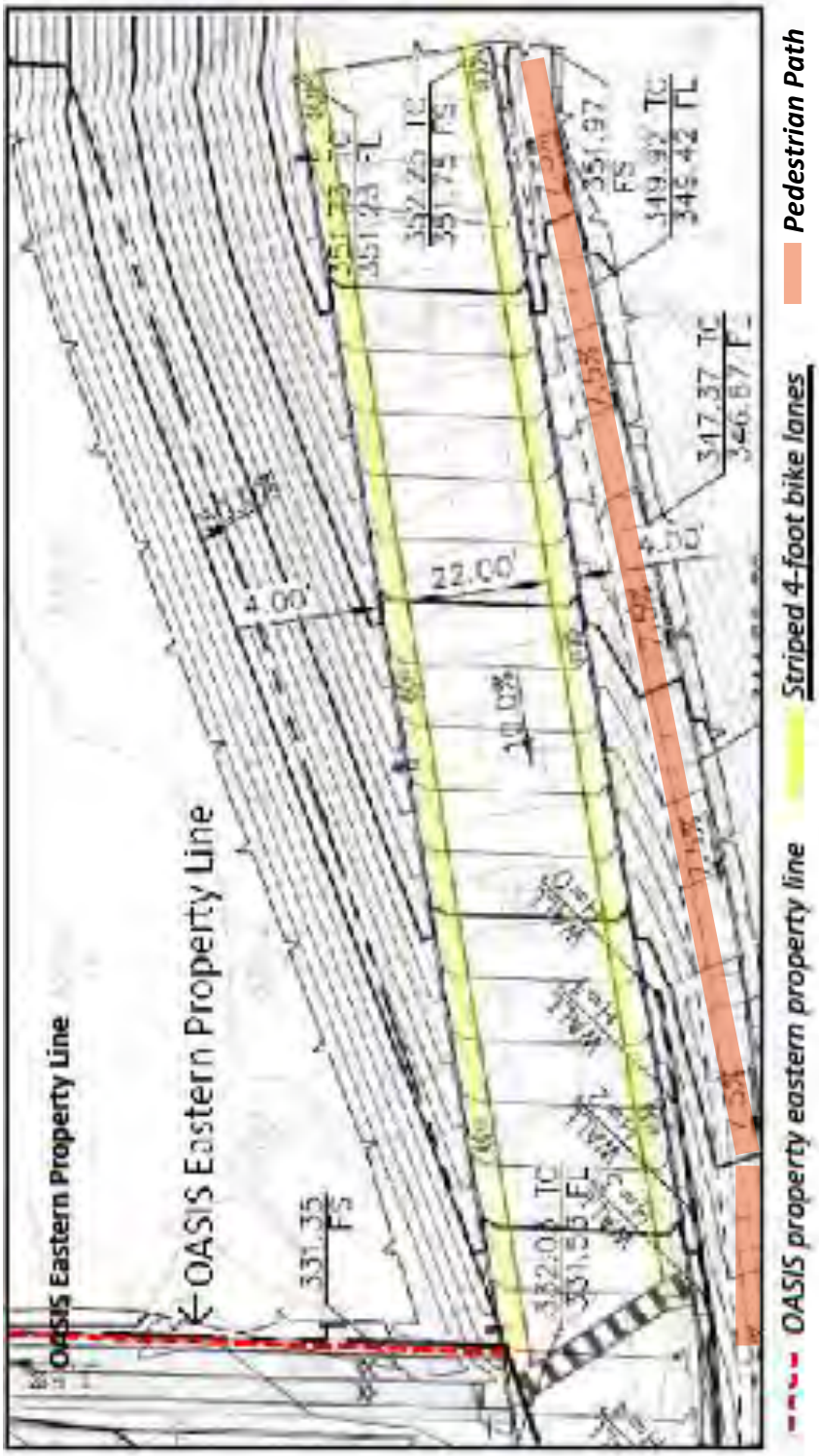


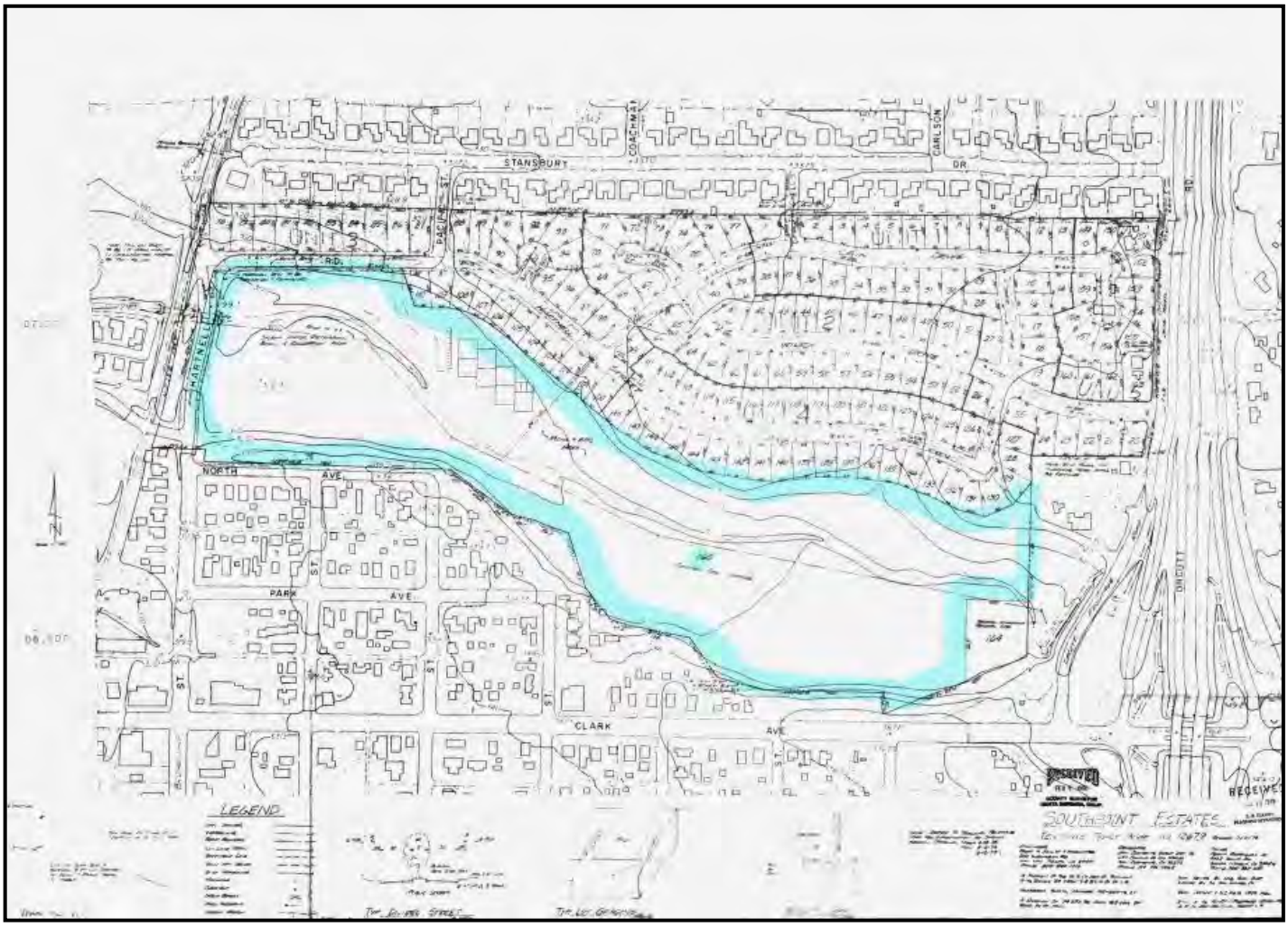
Figure 2-9a Proposed Class II Bikeway Section
4-foot striped bike lanes in each direction



2.4.2 RECORDED MAP MODIFICATION (16RMM-00000-00001)

The OASIS property was created as part of the open space for Southpoint Estates project, which was originally approved in 1979 (TM 12,679, Rezone Ordinance No. 3106, CEQA document 79-EIR-1). Figure 2-10 below is approved Tentative Tract Map 12,679, with the open space lot (Lot 165) highlighted. (The highlighted area comprises the majority of OCP KS18). The developer was only able to record final maps for two of the five units in the TM 12,679 subdivision before the approval expired. As a result, the final three units of the Southpoint Estates project were processed under a subsequent Tentative Tract Map, TM 13,345 (CEQA document 82-EIR-18). The TM 12,679 and TM 13,345 conditions of approval required dedication of this identified open space acreage located between the Southpoint Estates residential lots and Clark Avenue/Old Town Orcutt. As noted above, this open space acreage comprises most of the area now identified as Orcutt Community Plan (OCP) Key Site 18.

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



The Recorded Map Modification request proposes modification of two (2) Southpoint Estates subdivision conditions of approval and two (2) Southpoint Estates subdivision recorded maps, as follows:

1. TM 12,679 Condition No.18 / TM 13,345 Condition No.21 (same condition)**:** *Title to the common Open Space[3] shall be held by a non-profit association of property owners or by any other individual or entity of such reasonable terms and conditions as the Board of Supervisors may prescribe subject to conveying to the County of Santa Barbara the rights to develop such property with anything except Open Space or non-commercial recreation*.

   The language of TM 12,679 Condition No. 18 / TM 13,345 Condition No. 21 is proposed to be revised to take into account the following:

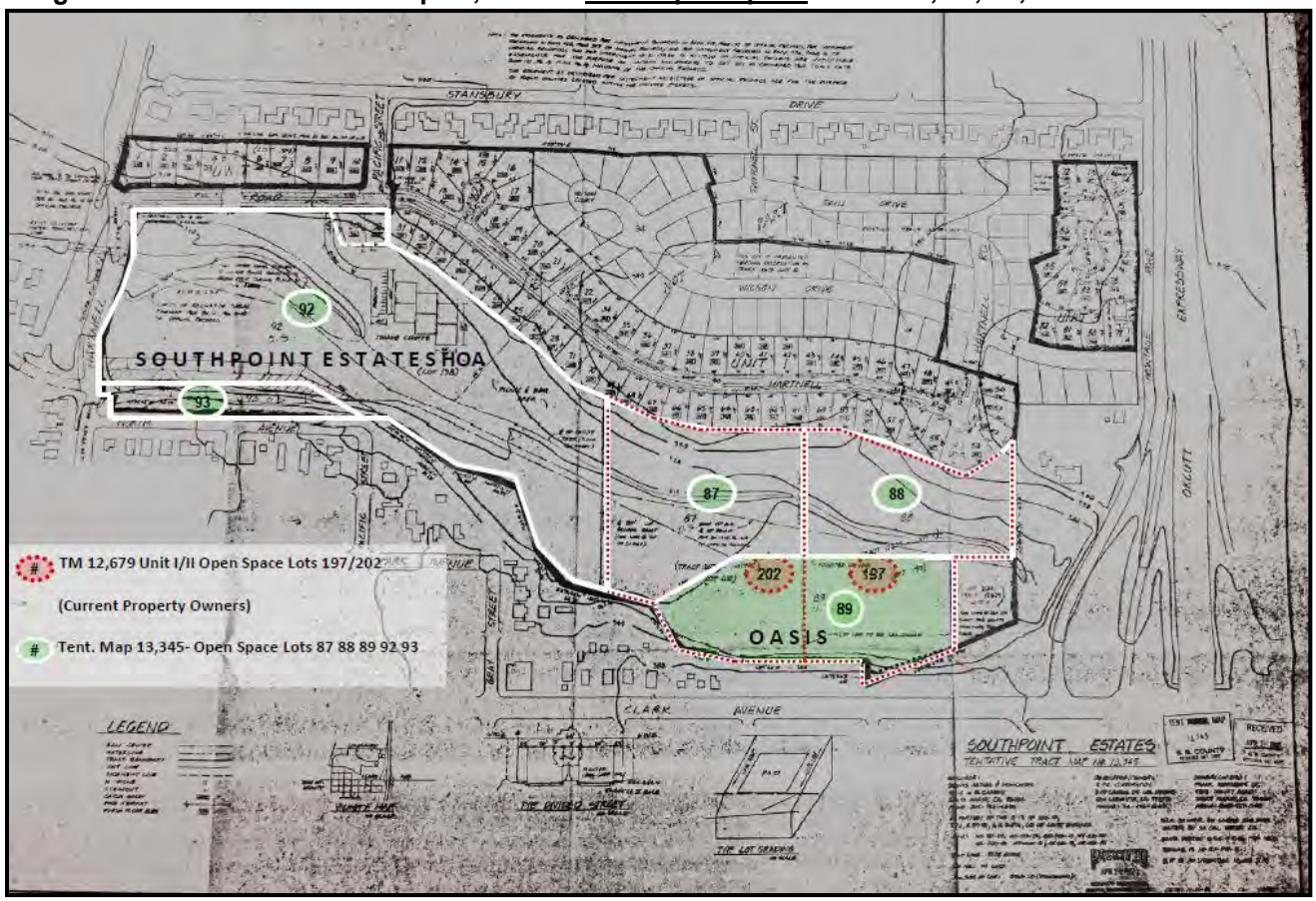
   - The Southpoint Estates developer did not deed title to all of the approved Southpoint Estates project (TM 12,679 and TM 13,345) open space to the Southpoint Estates Homeowners Association[4];
   - The developer provided deeds for development rights to the County for TM 12,679 Unit I Lot 197 and Unit II Lot 202 at the time the County approved the final maps for Units I and II;
   - OASIS is the current owner of the portion of the Southpoint Estates open space now identified as APNs 105-020-063 and 105-020-064[5];
   - OASIS may acquire the County's development rights to APNs 105-020-063 and -064, subject to Board of Supervisors action(s) to effectuate this acquisition, and
   - OASIS may develop and use APNs 105-020-063 and 105-020-064 consistent with the development and uses identified in permits 16DVP-00000-00002 and 16CUP-00000-00006, regardless of whether these uses are limited to open space and non-commercial recreation uses, subject to the Board of Supervisors conditioned approval of the OASIS permits.

[3] See Figures 2-10 and 2-11, the TM 12,679 and TM 13,345 Tentative Maps for the area identified as open space.

[4] The developer deeded title to only a part of the designated open space acreage to the Southpoint Estates Homeowner's Association (HOA) pursuant to this condition. APNs 105-020-065, 105-020-068, and 105-020-070 located in the western ~ half of Key Site 18 is owned by the HOA. The OASIS property was not deeded to the HOA.

[5] The southern ~halves of TM 12,679 Unit I Lot 197 and Unit II Lot 202.

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



Notes:

TM 12,679 Final Map Unit I, Lot 197 includes eastern part of Lot 89 (OASIS) and all of Lot 88.
TM 12,679 Final Map Unit II, Lot 202 includes western part of Lot 89 (OASIS) and all of Lot 87.
See Development Rights Deed Documents for Lot 197 and Lot 202 in Appendix B.
Together, TM 13,345 Lots 87, 88, 89, 92, and 93 shown above, are the same area identified in the original Southpoint Estates subdivision (TM 12,679) as open space Lot 165. As part of the TM 13,345 approval, TM 13,345 Lots 32 and 33, shown at the top of Lot 92 with the dashed white line were required to be added to the open space.

Figure 2-11 is the Southpoint Estates TM 13,345 Tentative Tract Map. Lot 89 on this figure is the OASIS property. The TM 12,679 open space area identified as Lot 165 in Figure 2-10 is the same area identified as Lots 87, 88, 89, 92, and 93 above. The open space lot numbers identified on the recorded maps for TM 12,679 Unit I (Lot 197) and Unit II (Lot 202) have been added to Figure 2-11 as these lot numbers are identified in the development rights documents in Appendix C.

2. TM 13,345 Condition No.8: *Lots 87, 88, 89, 92 and 93 shall be labeled "Open Space Not a Building Site" on the Final Map.*

   Lot 89 of Tentative Map 13,345 (current APNs 105-020-063 and 105-020-064), shown in Figure 2-11, is the OASIS property. The applicant proposes to modify the language of this condition to remove "89" from the condition, and thereby remove the existing recorded *"NOT A BUILDING SITE" OPEN SPACE* label from the OASIS property.

3. Modify two of the Southpoint Estates recorded maps (TM 13,345 Units I and II): Remove the recorded *"NOT A BUILDING SITE" OPEN SPACE* label from Lot 89 on the recorded maps for TM 13,345 Unit I (Book 125, p. 8) and Unit II (Book 128, p. 93). This label is identified on the recorded map excerpts in Figures 2-12A and 2-12B below. Pages from eEach of the recorded maps for the Southpoint Estates Subdivision are included in Appendix B.

Southpoint Estates Recorded Tract Maps TM 13,345 Unit I and Unit II
(Excerpts showing Lot 89 with "NOT A BUILDING SITE" OPEN SPACE Labels)

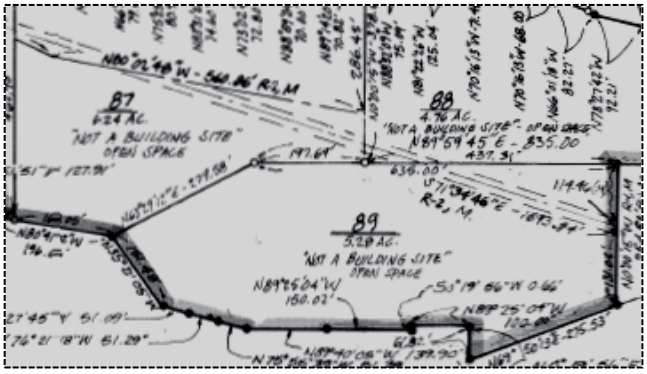


Fig. 2-12A - TM 13,345 Unit I (Book 125, p. 8) Excerpt

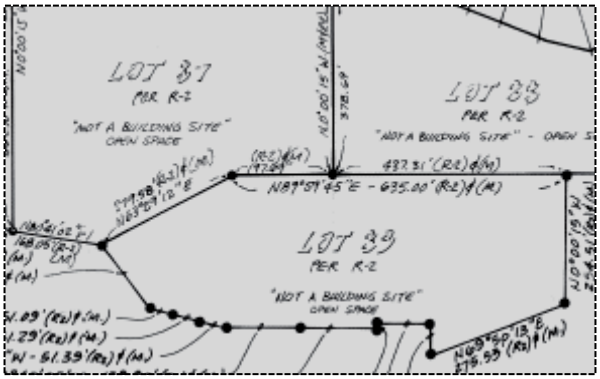


Fig. 2-12B - TM 13,345 Unit II (Book 128, p. 93) Excerpt

The Recorded Map Modification plan sheet, showing the OASIS parcel without the "*NOT A BUILDING SITE" OPEN SPACE* label, is included as Figure 2-35 at the end of this section.

2.4.3 GOVERNMENT CODE 65402 CONSISTENCY FINDING (18GOV-00000-0005)

California Government Code Section 65402(a), requires that public agencies shall not acquire or dispose of real property or authorize construction of a public building or structure until the location, purpose and extent of such action has been reported upon by the planning agency having jurisdiction over the property as to conformity with the General Plan, or Comprehensive Plan. In order to approve the OASIS project requests, OASIS must acquire the development rights to the property, which are currently held by the County, pursuant to the Southpoint Estates project conditions of approval (TM 12,679 Condition No.18 and TM 13,345 Condition No.21). This request would not affect the County's retention of development rights for the adjacent properties that are not a part of the OASIS project requests (current APNs 105-020-060, -061, -062).

OASIS proposes to acquire the development rights to what is now their property, identified as Lot 89 above (current APNs 105-020-063 and 105-020-064).

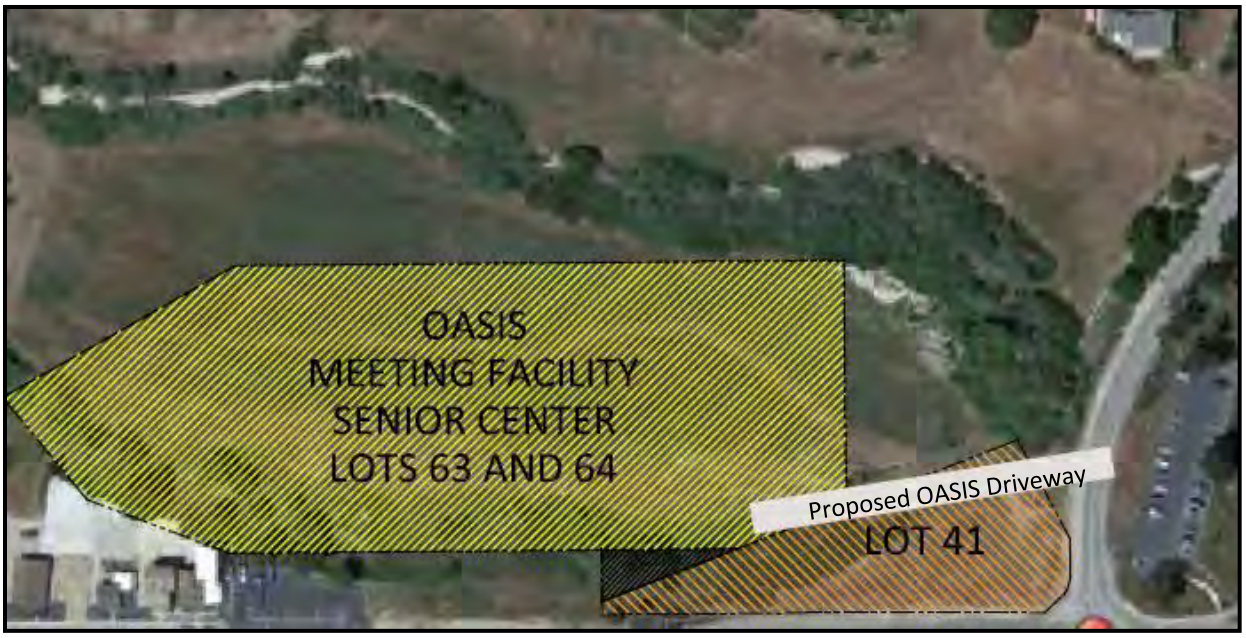
2.4.4 LOT LINE ADJUSTMENT (16LLA-00000-00002)

A minor Lot Line Adjustment is proposed between the OASIS property, shown in Figure 2-13 below as Lots 63 and 64 (APNs 105-020-063 and 105-020-064, respectively), and the LeBard corner commercial parcel, shown below as Lot 41 (APN 105-020-041). The Lot Line Adjustment plan sheet is also included in this section as Figure 2-36. The Lot Line Adjustment would add approximately 5,200 square feet of commercially zoned land on the OASIS property (the black triangular area on Figure 2-13 below) to the corner commercial property. The outlines of the LeBard commercial project (06LUP-00001-00982, 16LUP-00000-00141, and 19LUP-00000-00099) are included in Figure 2-13 below for informational purposes. However, the Lot Line Adjustment is limited to adjusting the respective property lines and does *not* address specific development.

EXISTING		**PROPOSED**	
APN 105-020-041	1.25 acres gross/net	**Parcel 1**	1.37 acres gross/net: 9.6% increase
APN 105-020-064[1]	1.12 acres gross/net		
APN 105-020-063	4.16 acres gross/net	**Parcel 2**	5.16 acres gross/net: 2.3% decrease
Total	6.53 acres gross/net	Total	6.53 acres gross/net:

[1]OASIS APNs 105-020-064 and 105-020-063 together are one legal lot.

Figure 2-13 Aerial Photo Showing Lot Line Adjustment Area

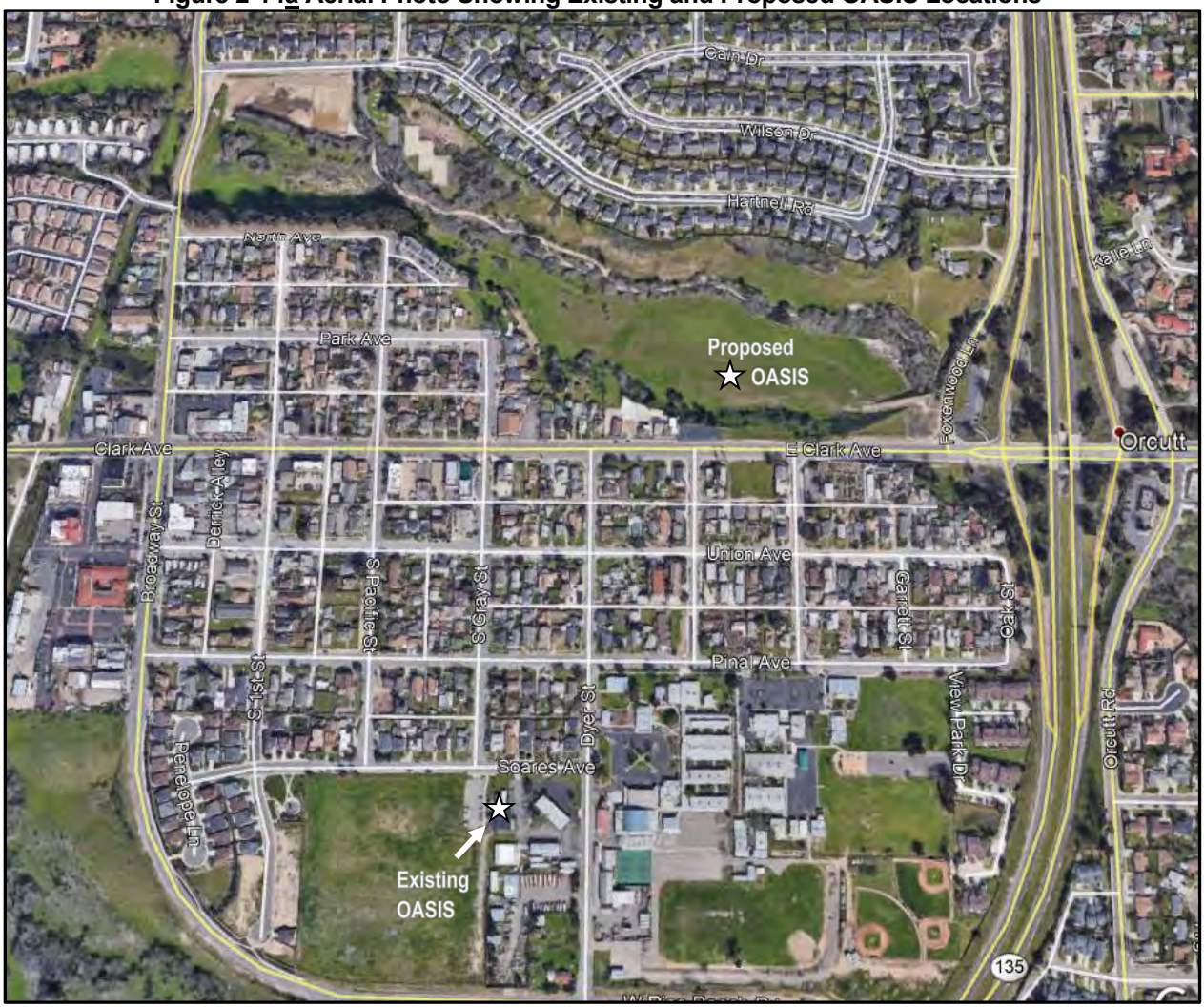


Black triangular area to be added to Lot 41.

2.4.5 DEVELOPMENT PLAN (16DVP-00000-00002) & CONDITIONAL USE PERMIT (16CUP-00000-00006)

A Development 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. OASIS proposes to relocate from their existing facility on Orcutt Union School District property on Soares Avenue to the OCP Key Site 18/Southpoint property acquired from Mr. LeBard in 2014.

Figure 2-14a Aerial Photo Showing Existing and Proposed OASIS Locations

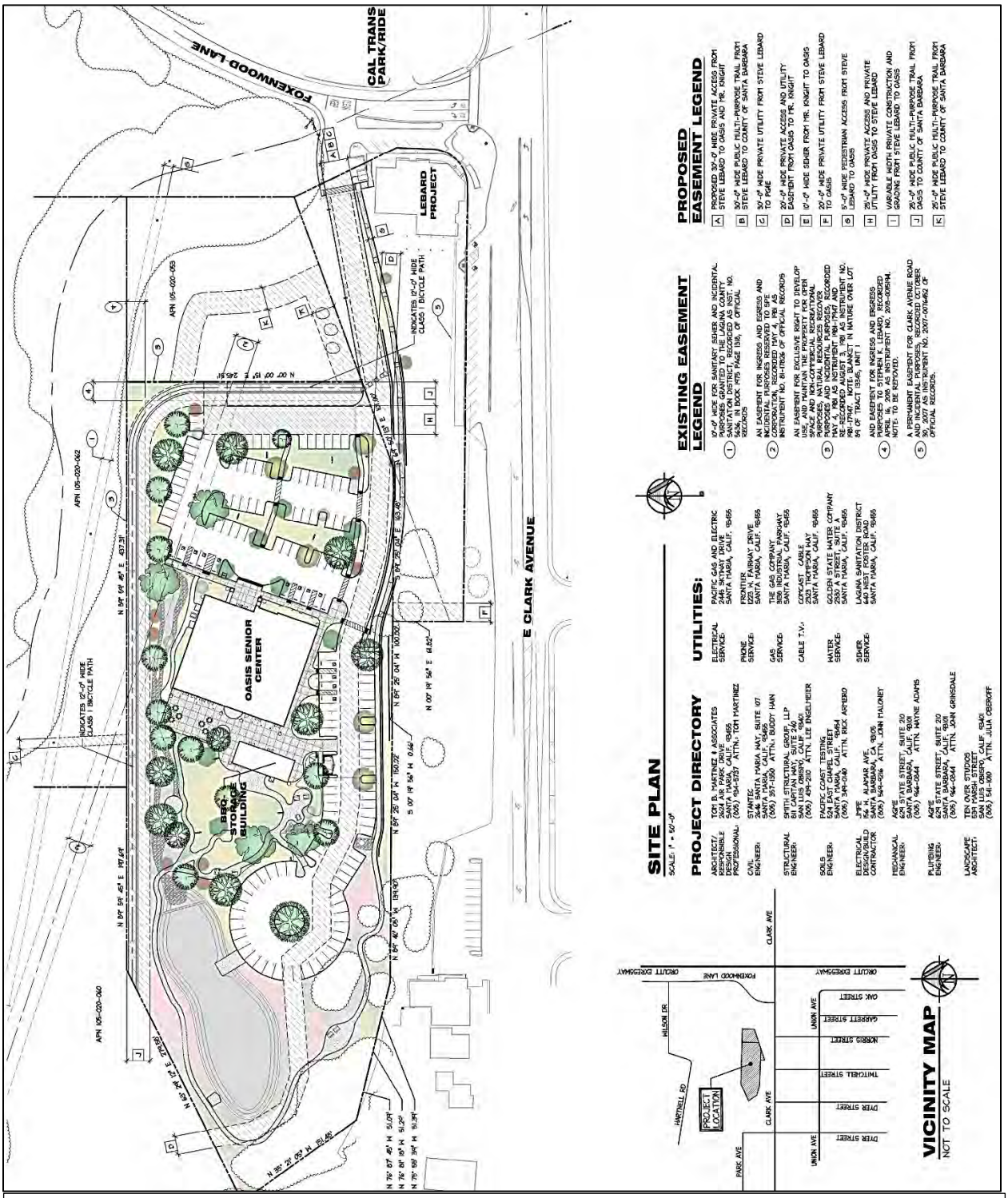


The new facility includes 15,661 square feet (SF) of structural development, with a main building of 14,069 sf and an ancillary BBQ/crafts building of 1,592 SF. The meeting facility design is proposed as an "Elegant Barn." The project would also include a related access road, parking, landscaping, trails within the development area, a section of the multi-use Orcutt Creek Trail, and a modification to LUDC parking requirements, which are described in greater detail below and on the project plans.

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.

Figure 2-14b (Proposed OASIS Project Development) shows the project layout and identifies existing and proposed easements on and affecting the property. The proposed development details and description of proposed uses and operations at the new OASIS facility are included in sections 2.5.5.1 and 2.5.5.2.

Figure 2-14b Proposed OASIS Project Development (Revised August 2020)



*Existing and proposed easements are shown on the plans as required for Planning and Development site plans. The access/utility easements in favor of the adjacent properties ("D" and "H") are shown for informational purposes. Use and/or permitting of development, including driveways, associated with these access easements is not a part of the project.

2.4.5.1 DEVELOPMENT DETAILS

Table 2-2 Project Information

PROJECT STATISTICS

Description	AREA	% OF TOTAL
Senior Center Building	14,069 SF	6.11%
Bar-B-Que / Storage Building	1,592 SF	0.69%
Concrete Hardscape	~~13,681~~ 14,761 SF	~~5.94~~ 6.41%
Concrete Curbs/Retaining Walls	~~3,267~~ 627 SF	1.42%
Landscape Area	~~,760~~ 85,823 SF	~~43.78~~ 37.29%
Dry Creek Area	~~1,551~~ 627 SF	~~0.67~~ 0.2%
Turf Area	<9,759> SF	
Off-Site Landscape Area	2,279 SF	
Paved Area (Parking/Bike path)	45,323 SF	19.69%
Off-Site Paved Area	7,512 SF	
Class II Based Parking Area	~~26,793~~ 23,967 SF	~~11.64~~ 10.4%
DG Onsite Walking Trail	9,731 SF	4.22%
Undeveloped Area	~~13,445~~ 31,045 SF	~~5.8~~ 13.4%
Total Lot Area 5.28* Acres	230,135.41 SF	100%

*Total lot area assuming approval of the Lot Line Adjustment case = 5.16 acres.

PARKING

COMMUNITY CENTER BLDG

Description	Area	Parking Factor	Spaces Required
First Floor Office	520 SF	1 space/300 SF	1.73
Second Floor Office	722 SF	1 space/300 SF	2.41
Education Area	1,825 SF	1 space/300 SF	6.08
Assembly Area	6,470 SF	1 space/ 30 SF	215.67
Storage Rooms	490 SF	1 space/1,000 SF	0.49

BBQ/STORAGE BUILDING

Description	Area	Parking Factor	Spaces Required
Education Area	503 SF	1 space/300 SF	1.67
Storage Room	189 SF	1 space/1,000 SF	0.19

TOTAL PARKING REQUIRED	228.24 = 229 SPACES
PARKING PROVIDED	~~155~~ 143 SPACES
*PARKING MODIFICATION REQUEST	~~74~~ 86 SPACES

The application includes an LUDC modification request to provide ~~155~~ 143 rather than LUDC-required 229 parking spaces.

LANDSCAPING:

Landscaping is proposed throughout the site, including around the parking lot. As indicated in the Landscape Plan excerpt below, trees would be placed in clusters rather than in rows for a more natural appearance.

Figure 2-15a Landscape Plan Excerpt

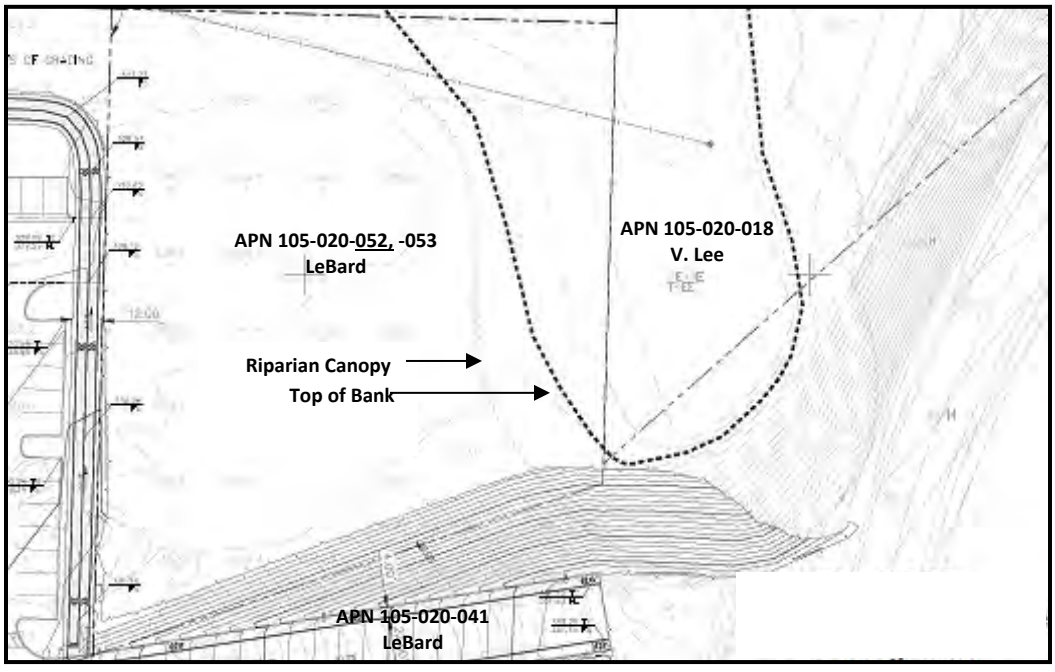


See full Landscape Plan in Figures 2-29, 2-30, and 2-31

GRADING:

The current Preliminary Grading Plan (Figure 2-32, revised April 2019) identifies project earthwork involving approximately 4,400 cubic yards (CY) of cut (including for the ~~4~~ 3-foot deep retention basin) and approximately 5,202 CY of fill. Earthwork would be balanced onsite by "mining" for the additional 620 CY of fill onsite, within the development/landscape areas of the OASIS property. The proposed OASIS facility and parking areas are located on nearly level topography. However, grading for the access road/bikeway/pedestrian path from Foxenwood Lane (Figure 2-32a, Access Road North Slope Grading Detail, August 2019) would involve earthwork on slopes ~~of more than~~ exceeding 30% to the south of the access road and grading on slopes of exceeding 50%~~+~~ to the north of the access road. Retaining walls are identified on the south side of the access road, extending into the OASIS property. The proposed OASIS driveway on Foxenwood Lane would be shared with the approved (not constructed) commercial project at the corner of Foxenwood Lane/Clark Avenue (APN 105-020-041, owner S. LeBard). The driveway would generally follow the route of the existing dirt driveway from Foxenwood Lane, which is used by Laguna County Sanitation District and County Flood Control for sewer and creek maintenance activities, respectively. However, the driveway entrance would be further north, on steeper terrain. The existing dirt driveway would be widened and improved to accommodate Fire Department access standards and would include a four-foot, striped bike lane on each side of the driveway. In addition to grading on APN 105-020-041, the grading detail for the road area identified below (Figure 2-15b, excerpt of Figure 2-32a) shows that grading on the slope north of the access road would extend onto APN 105-020-053 (also owned by S. LeBard) and would abut the southern tip of APN 105-020-018 (not a part of the project requests, owned by V. Lee). Grading on the slope north of the access road would extend into the riparian canopy and the very steep slopes above the creek, but no grading is identified ~~would~~ occur within the top of bank of Orcutt Creek. The final grading plan would only include retaining wall on the north side of the access road, if needed to ensure earthwork would not extend into the banks of Orcutt Creek. (B. Hain, project engineer, Stantec, 08/26/19).

Figure 2-15b Grading Plan Excerpt



2.4.5.2 DESCRIPTION OF USES AND OPERATIONS

PROGRAMS AND OPERATIONS

Existing Operations

In the 1960's, a group of women in Old Town Orcutt started serving the local seniors 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 founded in 1984. OASIS has been located in Old Town Orcutt for the past 30 years (L. Tamura, letter dated 10/21/19). The existing, approximately 4,000 square foot center is located at 420 Soares Avenue, on Orcutt Union School District (OUSD) property. There are currently approximately 1,500 adult (senior) memberships, although OASIS serves over 5,000 local individuals and families on an ongoing basis (https://oasisorcutt.org/about/). Based on monthly tracking, most members attend a class, lunch, or health service once a week, with about 300 members currently using the facility throughout each day, mainly during the midday hours for lunch and related services. It is anticipated that membership will continue to grow as the Orcutt community grows and ages. The existing OASIS center is operating out of sub-standard mobile structures and OASIS has been looking for a permanent home to continue their services in the Old Town Orcutt community. (See Section 7.0 Alternatives, Figures 7.5 and 7.5a for exterior photo and floor plan of the existing OASIS facility. ~~as their current lease will be expiring with the OUSD's development plans~~.

OUSD has contracted with a developer to develop a senior living project on a portion of the OUSD property identified in the Orcutt Community Plan (OCP) as KS17. See EIR Section 7.2.2 (Alternative #2 Existing OASIS Location) for location and layout of the proposed senior living project at KS17 (Figures 7-4, 7-4a, and 7-5).

KS17 is located immediately west of the OASIS center building and includes OASIS' current parking lot, which is located on the west side of the OASIS building. The KS17 senior living and community center project has been submitted to Planning and Development and is currently in the review process. OUSD previously processed a General Plan Amendment and Rezone for KS17 (P&D Case Nos. 09GPA-00000-00004, 09RZ-00000-00012) to accommodate future senior housing on the property. An EIR (11EIR-00000-00003) was prepared for these requests. P&D staff spoke with OUSD regarding KS17, including whether OASIS would be required to move in response to the KS17 development (W. Con, OUSD Assistant Superintendent, Business Services phone call 5/20/19). According to Mr. Con, the parking lot west of OASIS would likely no longer be available for OASIS use. Mr. Con also noted that OUSD was not taking a position on the proposed OASIS project at KS18. However, Mr. Con said that if OASIS remained on the OUSD property, both OASIS and OUSD staff parking could be accommodated elsewhere on the OUSD property, with the closer parking available for OASIS members, EIR Section 7.2.2 includes more information about KS17, including a link to the OUSD website for more background and updated status of the proposed senior living project.

The OASIS Center currently has approximately 5 employees. The existing OASIS Center is predominately for day use to serve the senior members. However, the facility does have programs and classes that run in the evenings and weekends. Currently, daytime programs and services are provided Monday - Friday from 7:30 AM. to 4:00 PM. Between the hours of 11:00 AM and 2:00 PM lunch service is provided, currently for up to 100 members. Weekday evening programs are currently scheduled between the hours of 6:30 P.M. 9:30 P.M.

Summary of Proposed Uses

In addition to continuing existing programs, the OASIS Center would also allow for weekend programs from 9:00 A.M. to 9:30 P.M. The OASIS Center is proposing to allow Special Events for members and non-members up 12 times a year. OASIS member events would occur up to 5 times a year. Non-OASIS member events would occur up to 7 times a year. The maximum attendance would be 200 persons, with up to 15 OASIS or catering staff included as part of this maximum.

OASIS estimates that attendance for programs and activities will increase by approximately 30% over existing levels at the new facility. However, to provide flexibility, OASIS proposes that the 200-person maximum attendance restriction that is identified for special events also apply to regular activities onsite.

HOURS OF OPERATION

7:30 AM	Open for Staff
8:30 AM	Open for Program/Use
Dusk	Outdoor Uses Close at Dusk (Hours vary depending on time of year)
9:00 PM	Closed for Indoor Program/Use
9:30 PM	Close Up After Cleaning

The OASIS Center would continue to be predominately in use on weekdays (Monday – Friday). Staff arrives at 7:30 AM and the first programs start at 8:30 A.M. The peak period of the day is expected to continue to be from 11:00 A.M. to 2:00 P.M., before and after the lunch service is provided. Currently, the lunch service normally has approximately 100 people at any one time. The primary OASIS services and classes directed to senior members of the community would be completed by 4:00 P.M.

OASIS has historically made the existing buildings available for rental by community groups. Use of the new OASIS Meeting Center for non-OASIS programs/uses is proposed to continue, outside of regular OASIS weekday program hours and outside of the evening peak commute period (4:00-6:00 P.M.). Therefore, Monday through Friday, the proposed OASIS Meeting Center could be used from 6:30 P.M. to 9:00 P.M., with the facility closed by 9:30 P.M. after cleanup. Weekends, OASIS proposes that the facility could be used/rented from 9:00 A.M. to dusk for any outdoor use and from 9:00 A.M. to 9:00 P.M. for indoor use, with the building closed at 9:30 P.M. to allow for cleanup.

ALCOHOL

If alcohol is served, OASIS will verify all California ABC regulations are being followed and will notify the Santa Barbara Sheriff and Highway Patrol. In addition OASIS will ensure a certified security firm will be used during such facility usage.

NOISE

All OASIS programs would comply with Santa Barbara County regulations, including the requirement that noise (from indoor or outdoor activities) would not result in noise levels of 60 dBA at the OASIS property line.

Amplification

Amplification (e.g., for spoken voice, music) would be permitted for both indoor and outdoor OASIS activities.

Amplified music and amplification/sound equipment (including for the spoken voice) for Non-OASIS activities would be restricted to use inside the building.

OASIS WEEK DAY SERVICES AND PROGRAMS

OASIS Senior Services/Programs

- Daily lunch service from 11:00 to 1:30
- Meals on Wheels prepared in the kitchen
- Library and Computer Room open daily
- Classes with average attendance of 30 members
- Arts and Craft
- Computers
- Photography
- Grief/Consoling Services
- Financial Planning
- Insurance Educational Classes
- Medical Services (Flu shots/Screenings/Classes)
- Exercise, yoga, aerobics (indoor and outdoor)
- Travel Planning and Group Excursions
- Celebration of life (average once a week)
- Holiday programs for the senior members-Easter, Thanksgiving, Christmas, New Years

OASIS EVENING/WEEKEND USES

OASIS Members Only Events - 5 Times per Year:

OASIS anticipates that five times per year an activity may be scheduled for a weekend or holiday use with the following limitations:

- OASIS members only
- Maximum of 200 attendees (includes ~15 service staff)[6]
- Parking limited to onsite parking

[6] This is also an "anytime" maximum population onsite for the OASIS facilities.

NON-OASIS ACTIVITIES AND EVENTS

- Youth groups-
- Boys Scouts
- Girls Scouts
- Cubs Scouts
- Diet programs-Weightwatchers
- TOPS
- Allan Hancock College Adult Classes:
  - Art
  - Photography
  - Gardening
- Other Adult Classes
- Celebration of life (Evening and weekends)
- Community Holiday Activities- Easter, Thanksgiving Christmas, etc.
- Community Activities (Limited to building or yard areas):
  - Art shows
  - Craft fairs
  - Farmers Market
  - Dinners
  - Church services on Sunday
  - County Voting Location

Non-OASIS Events

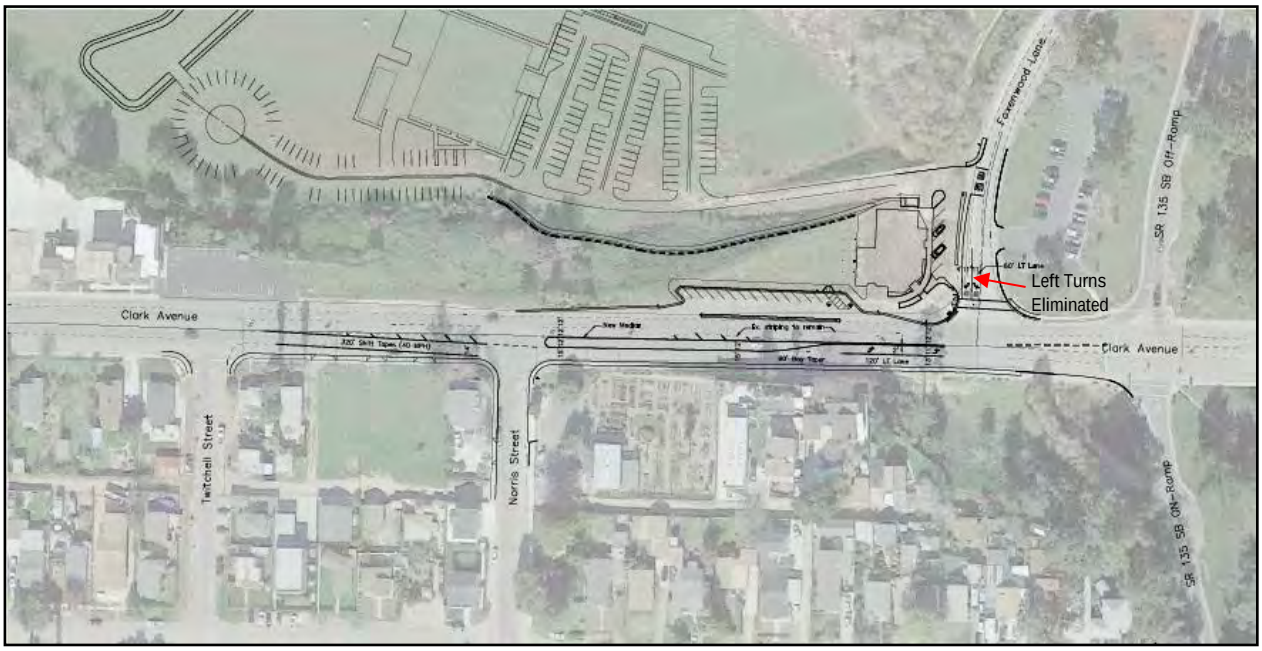
Non-OASIS Events 7 Times per Year: Seven times a year the facility is proposed to be scheduled for Non- OASIS user events with the following limitations:

- Maximum of 200 attendees (includes ~15 service staff)
- Parking limited to onsite parking.

ACCESS

Vehicular and Americans with Disabilities Act (ADA) pedestrian access would be provided from Foxenwood Lane via an access easement across the adjacent commercial parcel (APN 105-020-041), which is located on the northwest corner of the Foxenwood/Clark intersection. A separate Land Use Permit has been issued for a commercial development on this commercial property (LeBard commercial project). Proposed road improvements along Foxenwood Lane and Clark Avenue are identified in the figure below.

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



* See Figure 2-14b (Proposed OASIS Project Development) for current project layout within the OASIS property.

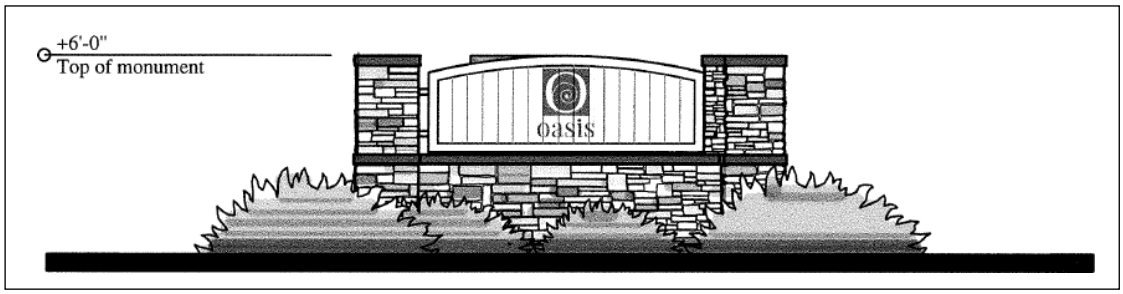
OASIS Center is located in proximity of many of its members. In addition, the project includes a ride share/drop off area at the facility, and bicycle racks for alternative transportation.

PARKING: In addition to the 200-person maximum attendance limit identified in discussion of OASIS operations, OASIS proposes to limit the use of the facility, including indoor and outdoor spaces, based on the available onsite parking (to avoid spillover effects on the surrounding neighborhood). OASIS also proposes that use of the parking areas will be limited to use for parking. The LUDC includes standard parking requirements, including for the following uses: office (1 space/300 SF), storage (1 space/1,000 SF) and meeting areas/halls/community center-type uses (1 space/30 SF). Figure 2-17, Plan Sheet C1.0 includes LUDC parking requirements (Parking Tabulation). Based on the LUDC requirements, the project would be required to provide 228.24 parking spaces (rounded up to 229) and the project includes a total of ~~155~~ 143 spaces. Therefore, the applicant is proposing a modification to the LUDC parking requirements, to reduce LUDC required parking by ~~74~~ 86 spaces as part of the development plan request. The applicant proposes that the modification is appropriate as the project, with the proposed maximum attendance limits, would provide an adequate supply of parking for the proposed use.

2.4.7 MINOR CUP FOR DIRECTIONAL SIGN (17CUP-00000-00013)

A Minor Conditional Use Permit is required for the proposed directional sign near the driveway entrance on Foxenwood Lane. The sign would be located along Foxenwood Lane near the proposed driveway entrance.

Figure 2-16b Off-Site Directional Sign



PROJECT PLANS ARE LOCATED AT THE END OF THIS SECTION (SECTION 2.7).

2.5 PROJECT OBJECTIVES

1. Provide an improved OASIS facility for continuation of existing services and activities for existing OASIS members;
2. Provide an improved OASIS facility that can expand/enhance services and activities to existing members and accommodate new members, as the senior population of Orcutt increases;
3. Provide an additional rental venue available to the public in Orcutt on a limited basis, which can provide revenue to support OASIS services. This space would also be used by OASIS for regular activities and programs run by the OASIS members.
4. Install amenities including the KS18 bike trail along the creek for use by the Orcutt residents.
5. Operate the OASIS facility in a manner that respects the residents in the surrounding community.

2.6 PROJECT APPROVALS

The OCP and existing recorded tract maps for the Southpoint Estates subdivision restrict the land use of the OASIS property to open space and non-commercial recreational uses, further specifying that the property is "Not a Building Site." Therefore, in order to approve the proposed OASIS development/use identified in the Development Plan and Conditional Use Permit requests and to allow the potential for future development on the property that is the subject of the Lot Line Adjustment, the Board of Supervisors must approve the necessary amendments to the Orcutt Community Plan, modify the recorded maps for the Southpoint Estates subdivision, and determine that OASIS' acquisition of the County-held development rights to the property would be consistent with General Plan. The CUP for the proposed sign on APN 105-020-041 would be indirectly subject to approval of these changes to land use restrictions on the OASIS property, to the extent that the sign's purpose is to direct visitors to the proposed OASIS facility.

Timing

The Southpoint Estates conditions of approval apply to the OASIS property because the OASIS property is one of the Southpoint Estates subdivision open space lots. 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. The conditions require the property's development rights to be deeded to the County and limit use of the property to open space and non-commercial[7] recreation. Further, the conditions require (and the recorded maps include) a label stating "*NOT A BUILDING SITE" OPEN SPACE* on each of the open space lots, including the OASIS property.

The Southpoint Estates conditions will apply to the OASIS property until the proposed modifications to the conditions and recorded maps are both approved by the Board of Supervisors and the necessary documents and exhibits are reviewed by the County Surveyor's office and recorded.

The General Plan Amendment to change Orcutt Community Plan Development Standard KS18-1 to allow for development of the OASIS project is subject to effectuating the above modifications to the conditions and recorded maps, since the OASIS project is inconsistent with the existing conditions and recorded maps. County relinquishment of the development rights to OASIS is also subject to the modifications first being effectuated, as the existing Southpoint Estate conditions require the County to hold the property's development rights.

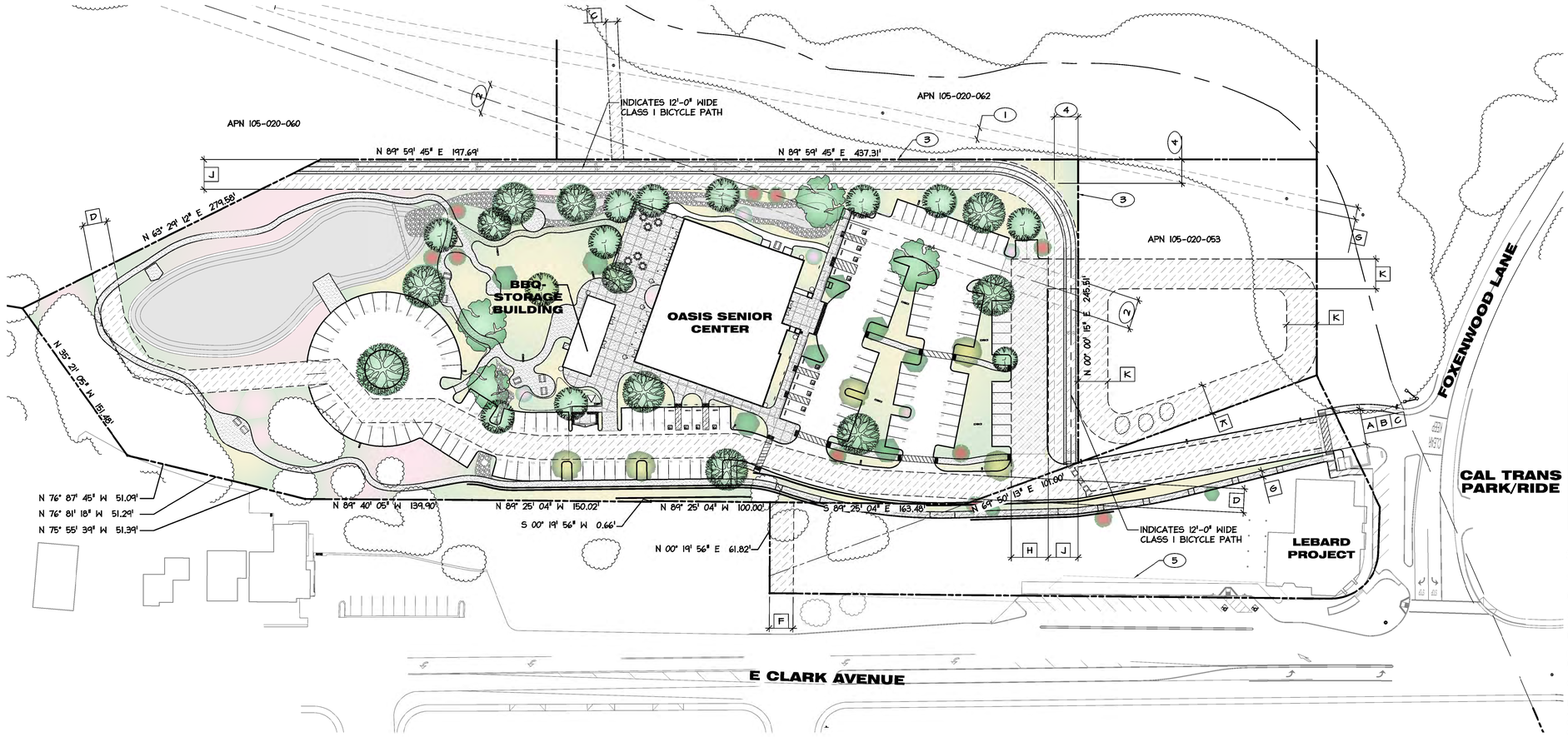
The Lot Line Adjustment itself is not in conflict with the existing conditions or recorded maps. However, the 0.12 acres to be added to the adjacent parcel is subject to the same development restrictions as the rest of the OASIS parcel. Therefore, the 0.12 acres cannot be developed until the modifications are effectuated.

[7] No remuneration; No fees may be charged for uses or services.

2.7 PROJECT PLANS

Figure 2-17 Cover Sheet C1.0 (Overall Site Plan) Revised August 2020
Figure 2-18 Enlarged Site Plan C2.0 (East Portion) Revised August 2020
Figure 2-19 Enlarged Site Plan C2.1 (West Portion) Revised August 2020
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 (08/26/19)
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 (Revised August 2020)
Figure 2-36 Lot Line Adjustment Sheet (Revised August 2020)
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

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GENERAL DATA

ASSESSOR'S PARCEL NUMBER:	105-020-063, 064
PROJECT ADDRESS:	CORNER OF FOXENWOOD DRIVE AND CLARK AVENUE ORCUTT, CALIF. 93455
OWNER/ APPLICANT:	OASIS CENTER C/O DOUG DOUGHERTY P. O. BOX 2637 SANTA MARIA, CA 93457
DESCRIPTION OF WORK:	CONSTRUCT A NEW 14,069 SF SENIOR CENTER BUILDING ALONG WITH A 1,592 SF BAR-B-QUE/STORAGE BUILDING, PARKING AREA AND WALKING PATH
LAND USE / ZONING	OS-OPEN SPACE/REC-RECREATION
OCCUPANCY GROUP:	A-3 ASSEMBLY AREA B - OFFICES
RISK CATEGORY :	CATEGORY II
BUILDING	TWO STORY
CONSTRUCTION TYPE (CBC)	II-B, SPRINKLERED
SEISMIC DESIGN CATEGORY:	D
BASIC WIND SPEED	85 (3 SEC) EXPOSURE C
BUILDING HEIGHT:	24'-6" - PROPOSED

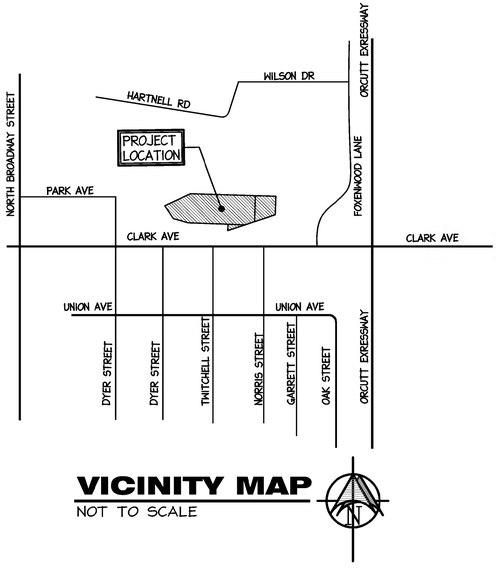
PROJECT SHALL COMPLY W/ CALIFORNIA CODE OF REGULATIONS, TITLE 24, THE 2016 CBC, CGBSC, CMC, CPC, CEC, CFC AND THEIR RESPECTIVE AMENDMENTS, CALIFORNIA STATE LAW REGULATING ENERGY CONSERVATION AND ACCESS FOR THE DISABLED, AND THE COUNTY OF SANTA BARBARA LAND USE AND DEVELOPMENT CODE.

ALL PROPERTY LINES, EASEMENTS AND BUILDINGS BOTH EXISTING AND PROPOSED ARE SHOWN ON SITE PLAN.

NO HAZARDOUS MATERIALS SHALL BE STORED OR USED WITHIN THE BUILDING WHICH EXCEED QUANTITIES LISTED IN 2016 CBC, TABLES 307.1(1) AND 307.1(2)

SITE DATA/BREAKDOWN

SENIOR CENTER BUILDING	14,069 SF	6.11%
BAR-B-QUE / STORAGE BUILDING	1,592 SF	0.69%
CONCRETE HARDSCAPE:	14,761 SF	6.41%
CONCRETE CURBS AND RETAINING WALLS:	3,267 SF	1.42%
LANDSCAPE AREA	85,823 SF	37.29%
DRY CREEK AREA:	627 SF	0.27%
TURF AREA:	43,759 SF	
OFF-SITE LANDSCAPE AREA	2,279 SF	
PAVED AREA, (PARKING AND BIKE PATH):	45,323 SF	19.69%
OFF-SITE PAVED AREA	7,512 SF	
CLASS II BASED PARKING AREA	23,967 SF	10.41%
DG WALKING TRAIL	9,731 SF	4.22%
UNDEVELOPED AREA:	31,045 SF	13.49%
TOTAL LOT AREA - 5.28 ACRES	230,135.41 SF	100%



VICINITY MAP

NOT TO SCALE

SITE PLAN

SCALE: 1" = 50'-0"

PROJECT DIRECTORY

ARCHITECT/ RESPONSIBLE DESIGN PROFESSIONAL:	TOM B. MARTINEZ & ASSOCIATES 2624 AIR PARK DRIVE SANTA MARIA, CALIF. 93455 (805) 934-5737 ATTN.: TOM MARTINEZ
CIVIL ENGINEER:	STANTEC 2646 SANTA MARIA WAY, SUITE 107 SANTA MARIA, CALIF. 93455 (805) 357-1350 ATTN.: BUDDY HAIN
STRUCTURAL ENGINEER:	SMITH STRUCTURAL GROUP, LLP 811 CAPITAN WAY, SUITE 240 SAN LUIS OBISPO, CALIF. 93401 (805) 439-2110 ATTN. LEE ENGELMEIER
SOILS ENGINEER:	PACIFIC COAST TESTING 524 EAST CHAPEL STREET SANTA MARIA, CALIF. 93454 (805) 349-0140 ATTN. RICK ARMERO
ELECTRICAL DESIGN/BUILD CONTRACTOR	JMPE 156 W. ALAMAR AVE. SANTA BARBARA, CA 93105 (805) 569-9216 ATTN. JOHN MALONEY
MECHANICAL ENGINEER:	AGME 629 STATE STREET, SUITE 210 SANTA BARBARA, CALIF. 93101 (805) 966-0844 ATTN. WAYNE ADAMS
PLUMBING ENGINEER:	AGME 629 STATE STREET, SUITE 210 SANTA BARBARA, CALIF. 93101 (805) 966-0844 ATTN. JOHN GRINSDALE
LANDSCAPE ARCHITECT:	TEN OVER STUDIOS 539 MARSH STREET SAN LUIS OBISPO, CALIF. 93401 (805) 541-1010 ATTN. JULIA OBEROFF

UTILITIES:

ELECTRICAL SERVICE:	PACIFIC GAS AND ELECTRIC 2445 SKYWAY DRIVE SANTA MARIA, CALIF. 93455
PHONE SERVICE:	FRONTIER 1223 W. FAIRWAY DRIVE SANTA MARIA, CALIF. 93455
GAS SERVICE:	THE GAS COMPANY 3138 INDUSTRIAL PARKWAY SANTA MARIA, CALIF. 93455
CABLE T.V.:	COMCAST CABLE 2323 THOMPSON WAY SANTA MARIA, CALIF. 93455
WATER SERVICE:	GOLDEN STATE WATER COMPANY 2330 A STREET, SUITE A SANTA MARIA, CALIF. 93455
SEWER SERVICE:	LAGUNA SANITATION DISTRICT 640 WEST FOSTER ROAD SANTA MARIA, CALIF. 93455

EXISTING EASEMENT LEGEND

(1) 10'-0" WIDE FOR SANITARY SEWER AND INCIDENTAL PURPOSES GRANTED TO THE LAGUNA COUNTY SANITATION DISTRICT, RECORDED AS INST. NO. 5636, IN BOOK 1975 PAGE 1318, OF OFFICIAL RECORDS

(2) AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES RESERVED TO SPE CORPORATION, RECORDED MAY 4, 1981 AS INSTRUMENT NO. 81-17826 OF OFFICIAL RECORDS

(3) AN EASEMENT FOR EXCLUSIVE RIGHT TO DEVELOP USE, AND MAINTAIN THE PROPERTY FOR OPEN SPACE AND NON-COMMERCIAL RECREATIONAL PURPOSES, NATURAL RESOURCES RECOVER PURPOSES AND INCIDENTAL PURPOSES, RECORDED MAY 4, 1981 AS INSTRUMENT 1981-17947 AND RE-RECORDED AUGUST 3, 1981 AS INSTRUMENT NO. 1981-17947. NOTE: BLANKET IN NATURE OVER LOT 89 OF TRACT 13345, UNIT 1

(4) AND EASEMENT FOR INGRESS AND EGRESS PURPOSES TO STEPHEN K. LEBARD, RECORDED APRIL 16, 2018 AS INSTRUMENT NO. 2018-0015194. NOTE: TO BE REMOVED.

(5) A PERMANENT EASEMENT FOR CLARK AVENUE ROAD AND INCIDENTAL PURPOSES, RECORDED OCTOBER 30, 2007 AS INSTRUMENT NO. 2007-0076452 OF OFFICIAL RECORDS.

PROPOSED EASEMENT LEGEND

- [A] PROPOSED 30'-0" WIDE PRIVATE ACCESS FROM STEVE LEBARD TO OASIS AND MR. KNIGHT
- [B] 30'-0" WIDE PUBLIC MULTI-PURPOSE TRAIL FROM STEVE LEBARD TO COUNTY OF SANTA BARBARA
- [C] 30'-0" WIDE PRIVATE UTILITY FROM STEVE LEBARD TO PG&E
- [D] 20'-0" WIDE PRIVATE ACCESS AND UTILITY EASEMENT FROM OASIS TO MR. KNIGHT
- [E] 10'-0" WIDE SEWER FROM MR. KNIGHT TO OASIS
- [F] 20'-0" WIDE PRIVATE UTILITY FROM STEVE LEBARD TO OASIS
- [G] 5'-0" WIDE PEDESTRIAN ACCESS FROM STEVE LEBARD TO OASIS
- [H] 25'-0" WIDE PRIVATE ACCESS AND PRIVATE UTILITY FROM OASIS TO STEVE LEBARD
- [I] VARIABLE WIDTH PRIVATE CONSTRUCTION AND GRADING FROM STEVE LEBARD TO OASIS
- [J] 25'-0" WIDE PUBLIC MULTI-PURPOSE TRAIL FROM OASIS TO COUNTY OF SANTA BARBARA
- [K] 25'-0" WIDE PUBLIC MULTI-PURPOSE TRAIL FROM STEVE LEBARD TO COUNTY OF SANTA BARBARA

PARKING TABULATION

SENIOR CENTER

DESCRIPTION:	AREA:	PARKING FACTOR:	SPACES REQUIRED:
FIRST FLOOR OFFICE	520 SF	1/300 SF	1.73
SECOND FLOOR OFFICE	722 SF	1/300 SF	2.41
EDUCATION AREA	1,825 SF	1/300 SF	6.08
ASSEMBLY AREA	6,470 SF	1/30 SF	215.67
STORAGE ROOMS	490 SF	1/1000 SF	0.49

BBQ - STORAGE BUILDING

DESCRIPTION:	AREA:	PARKING FACTOR:	SPACES REQUIRED:
EDUCATION AREA:	503 SF	1/300 SF	1.67
STORAGE ROOM	189 SF	1/1000 SF	0.19
		TOTAL PARKING REQUIRED:	228.24 = 228
		PARKING PROVIDED:	143

AS PART OF THIS APPLICATION WE WILL BE REQUESTING A MODIFICATION TO THE CURRENT PARKING REQUIREMENTS AS SPECIFIED IN THE COUNTY OF SANTA BARBARA LAND AND USE DEVELOPMENT CODE REDUCING THE REQUIRED PARKING TO 143 TOTAL SPACES

SHEET INDEX

C-1.0	COVER SHEET / INDEX
C-2.0	ENLARGED SITE PLAN
C-2.1	ENLARGED SITE PLAN
C-3.0	FLOOD PLAIN MAP
C-4.0	PROJECT SITE AND AREA IMAGES
C-5.0	SITE IMAGE AND SITE SECTION
C-6.0	TOPOGRAPHIC MAP
1 OF 1	CONCEPTUAL GRADING PLAN
A-1.0	OVERALL FIRST FLOOR PLAN - SENIOR CENTER
A-1.1	ENLARGED FIRST FLOOR PLAN - SENIOR CENTER
A-1.2	ENLARGED FIRST FLOOR PLAN - SENIOR CENTER
A-1.3	SECOND FLOOR PLAN - SENIOR CENTER
A-1.4	FLOOR PLAN - BBQ / STORAGE BUILDING
A-3.0	EXTERIOR ELEVATION - SENIOR CENTER
A-3.1	EXTERIOR ELEVATIONS - BBQ / STORAGE BUILDING
A-4.0	ROOF PLAN - SENIOR CENTER
A-4.1	ROOF PLAN - BBQ / STORAGE BUILDING
L-1.0	OVERALL PLANTING PLAN AND PLANT LIST
L-1.1	ENLARGED PLANTING PLAN
L-1.2	ENLARGED PLANTING PLAN

FIGURE 2-17

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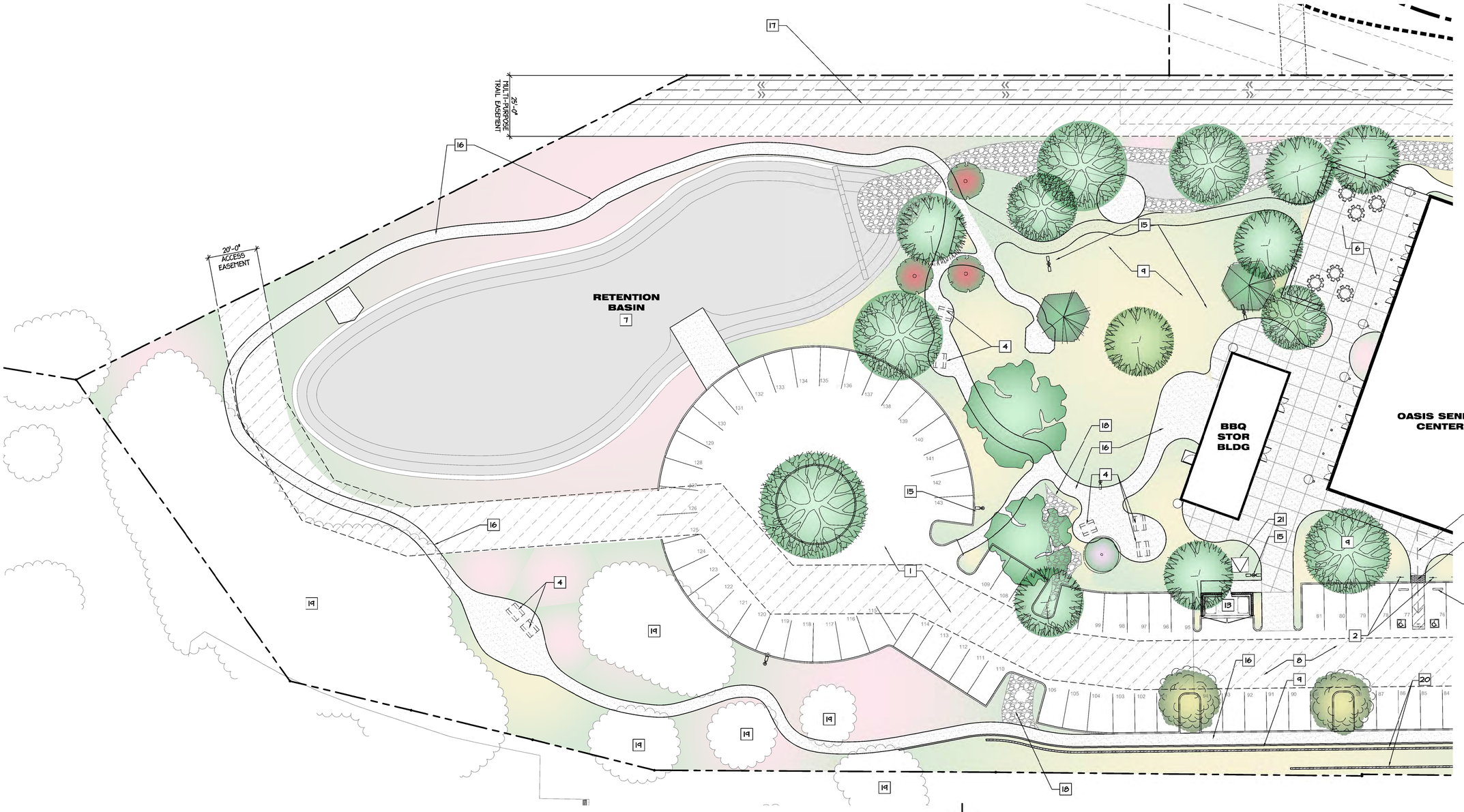
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SHEET TITLE: **COVER SHEET**

Project for: OASIS SENIOR CENTER
To be located at: 1320 WEST MCCOY LANE ORCUTT, CALIF. 93455

JOB NO :	17101
DRAWN BY :	MM
CHECK BY :	TBM
DATE :	Aug 10, 20
SHEET :	**C-1.0**

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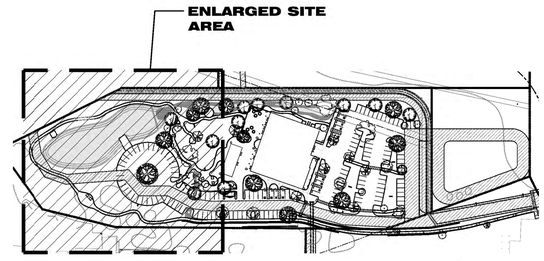


ENLARGED SITE PLAN

SCALE: 1" = 20'-0"
NOTE:
SEE SHEET C1.0 FOR EXISTING AND PROPOSED EASEMENT DESCRIPTIONS

REFERENCE KEY NOTES:

1. THIS AREA INDICATES CLASS II BASE PARKING AREA
2. INSTALL ACCESSIBLE PARKING STALL POLE SIGN.
3. ACCESSIBLE PATH OF TRAVEL
4. INDICATES PICNIC TABLE, OWNER SUPPLIED AND INSTALLED
5. INDICATES TRUNCATED DOMES.
6. CONCRETE HARDSCAPE
7. RETENTION BASIN, SEE CIVIL SHEETS
8. A.C. PAVING
9. LANDSCAPE, SEE LANDSCAPE PLANS
10. 6" CONCRETE 'A' CURB
11. INDICATES EDGE OF PAVEMENT
12. CONCRETE WHEEL STOP
13. NEW TRASH ENCLOSURE
14. PARKING STRIPING
15. LIGHT POLE
16. 2" DECOMPOSED GRANITE WALK WAY OVER 5" COMPACTED SUB-GRADE TO 90% W/ 2% MAX. CROSS SLOPE AND 5% MAX. SLOPE, 5'-0" MIN. WIDTH
17. 12'-0" WIDE CLASS I CALTRANS BICYCLE PATH, ASPHALT CONCRETE FINISH
18. INDICATES DRY CREEK FEATURE
19. EXISTING TREES TO REMAIN
20. INDICATES RETAINING WALL, +4'-6" MAXIMUM HEIGHT.
21. ELECTRICAL TRANSFORMER LOCATION



SITE KEY

N.T.S.

FIGURE 2-18

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SHEET TITLE :
ENLARGED SITE PLAN
SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO :	17101
DRAWN BY :	MM
CHECK BY :	TBM
DATE :	Aug 10, 20
SHEET :	C-2.1

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REFERENCE KEY NOTES:

1. ACCESSIBLE PARKING ENTRY SIGNAGE.
2. INSTALL ACCESSIBLE PARKING SIGN POLE SIGN.
3. ACCESSIBLE PATH OF TRAVEL
4. INTERNATIONAL SYMBOL OF ACCESSIBILITY; WHITE FIGURE ON BLUE BACKGROUND.
5. FIRE DEPARTMENT APPROVED KEY BOX LOCATION.
6. 5'-0" ACCESSIBLE CONCRETE WALKWAY FROM RIGHT-OF-WAY
7. RETENTION BASIN, SEE CIVIL SHEETS
8. A.C. PAVING
9. LANDSCAPE, SEE LANDSCAPE PLANS
10. 6" CONCRETE 'A' CURB.
11. DASHED LINE INDICATES CONCRETE CURB TO BE PAINTED 'RED' TO DESIGNATED 'NO PARKING'.
12. CONCRETE WHEEL STOP.
13. NEW TRASH ENCLOSURE
14. PARKING STRIPING
15. LIGHT POLE
16. 2" DECOMPOSED GRANITE WALK WAY OVER 5" COMPACTED SUB-GRADE TO 90% W/ 2% MAX. CROSS SLOPE AND 5% MAX. SLOPE, 5'-0" MIN. WIDTH
17. THIS AREA INDICATES CLASS II BASE PARKING AREA
18. INDICATES TRUNCATED DOMES
19. INDICATES EDGE OF A.C. PAVEMENT
20. INDICATES PICNIC TABLE, OWNER SUPPLIED AND INSTALLED
21. INDICATES BICYCLE RACK.
22. INDICATES CONCRETE HARDSCAPE
23. INDICATES ACCESSIBLE PARKING STALL INSIGNIA.
24. INDICATES RAIN WATER COLLECTION DEVICE.
25. 12'-0" WIDE CLASS I CALTRANS BICYCLE PATH, ASPHALT CONCRETE FINISH
26. 4'-0" WIDE SINGLE DIRECTION CLASS II CALTRANS BICYCLE LANE
27. INDICATES RETAINING WALL, +4'-6" MAXIMUM HEIGHT.
28. INDICATES TRANSITION FROM CONCRETE WALKWAY TO DECOMPOSED GRANITE WALKING PATH
29. INDICATES STOP SIGN FOR BICYCLES AT BICYCLE PATH

OASIS SENIOR CENTER

BBQ-STORAGE BUILDING

N 89° 59' 45" E 197.64'

N 00° 00' 15" E 12.24'

20'-0" ACCESS EASEMENT

N 89° 59' 45" E 437.31'

N 00° 00' 15" W 254.52'

25'-0" ACCESS EASEMENT

30'-0" ACCESS EASEMENT

N 89° 25' 04" W 150.02'

S 00° 19' 56" W 00.66'

N 89° 25' 04" W 100.00'

N 00° 19' 56" E 61.82'

N 69° 50' 13" E 275.55'

20'-0" UTILITY EASEMENT

25'-0" MULTI-PURPOSE TRAIL EASEMENT

ENLARGED SITE PLAN

SCALE: 1" = 20'-0"

NOTE:
SEE SHEET C1.0 FOR EXISTING AND PROPOSED EASEMENT DESCRIPTIONS

ENLARGED SITE AREA

SITE KEY

N.T.S.

FIGURE 2-19

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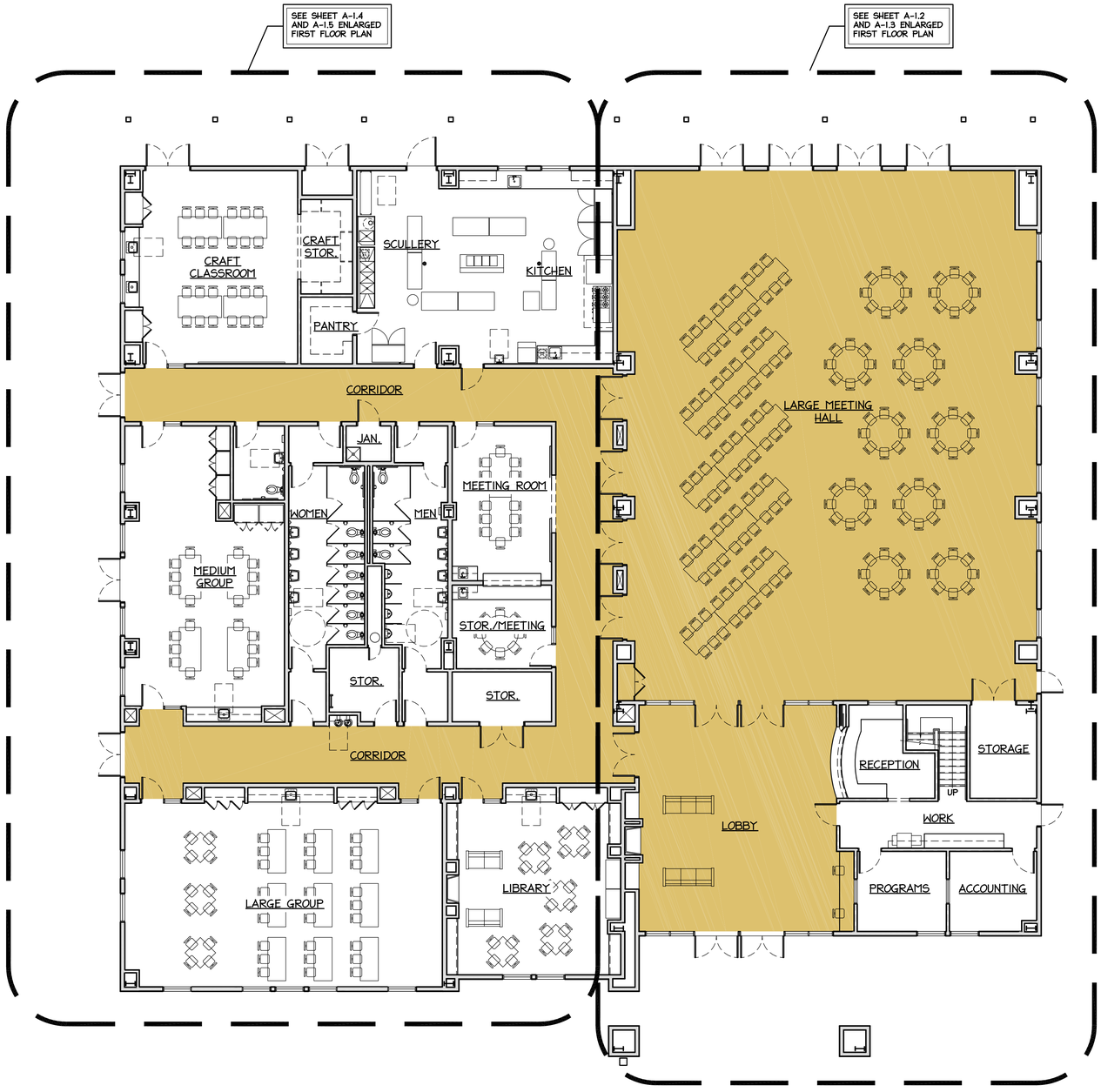
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SHEET TITLE :
ENLARGED SITE PLAN
SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO :	17101
DRAWN BY :	MM
CHECK BY :	TBM
DATE :	Mar 25, 19
SHEET :	C-2.0

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OVERALL FIRST FLOOR PLAN - SENIOR CENTER

SCALE: 1/8" = 1'-0"

14,036 SF

DRAWING LEGEND:

- 600S162-43 STUD WALL W/ 5/8" THK. GYP BD EACH SIDE, SEE PLAN FOR STUD SIZE AND FINISH
- 400S162-43 STUD WALL W/ 5/8" THK. GYP BD EACH SIDE, SEE PLAN FOR STUD SIZE AND FINISH
- INDICATES DOOR, SEE PLAN FOR SIZE AND TYPE. SEE PLAN FOR HARDWARE PACKAGE
- GLASS WINDOW PANEL, SEE PLAN FOR SIZE, GLAZING, FRAME, AND FINISH
- INDICATES CASED OPENING, SEE PLAN FOR SIZE.
- INDICATES ILLUMINATED EXIT SIGN ABOVE EXIT DOOR, SEE ELECTRICAL SHEETS

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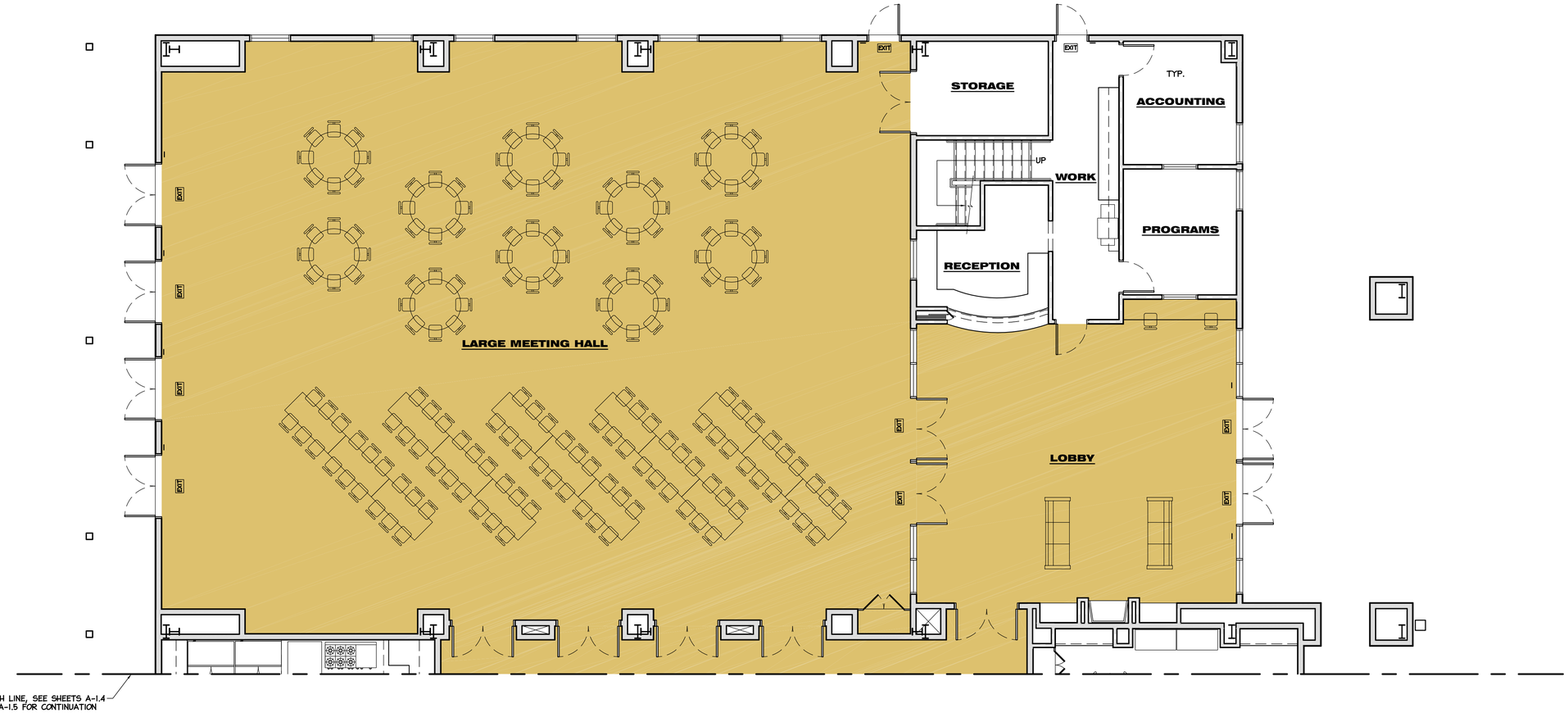
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SHEET TITLE:
OVERALL FIRST FLOOR PLAN
SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO :	17101
DRAWN BY :	mm/TWS
CHECK BY :	TBM
DATE :	Aug 08, 19
SHEET :	A-1.0

Figure 2-20



ENLARGED FIRST FLOOR PLAN - SENIOR CENTER

SCALE: 3/16" = 1'-0"

DRAWING LEGEND:

- 600SI62-43 STUD WALL W/ 5/8" THK. GYP BD EACH SIDE, SEE PLAN FOR STUD SIZE AND FINISH
- 400SI62-43 STUD WALL W/ 5/8" THK. GYP BD EACH SIDE, SEE PLAN FOR STUD SIZE AND FINISH
- INDICATES DOOR, SEE PLAN FOR SIZE AND TYPE. SEE PLAN FOR HARDWARE PACKAGE
- GLASS WINDOW PANEL, SEE PLAN FOR SIZE, GLAZING, FRAME, AND FINISH
- INDICATES CASED OPENING, SEE PLAN FOR SIZE.
- INDICATES ILLUMINATED EXIT SIGN ABOVE EXIT DOOR, SEE ELECTRICAL SHEETS

REVISIONS	BY

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PHONE (805) 934-5737
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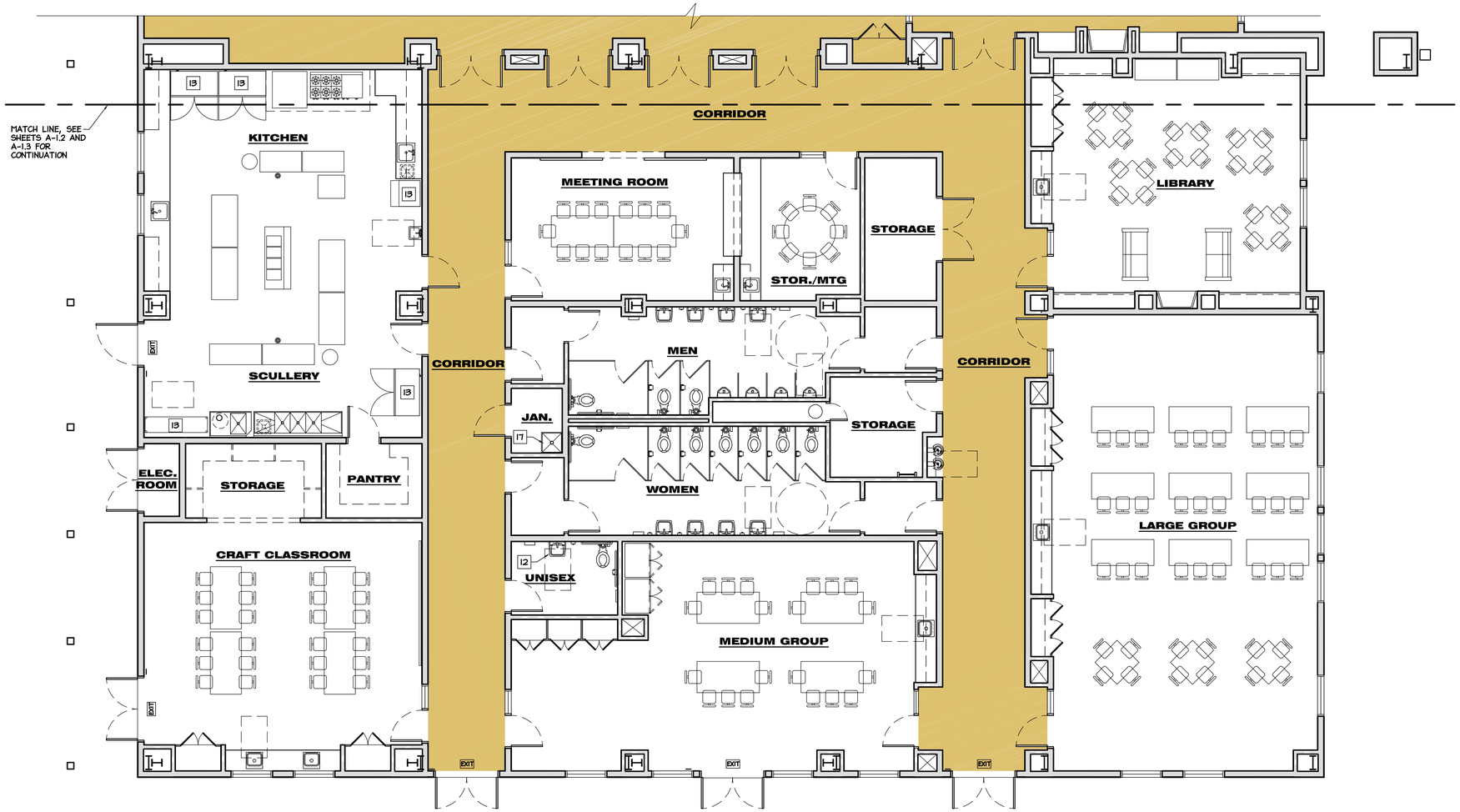
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SHEET TITLE:
ENLARGED FIRST FLOOR PLAN
SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO :	17101
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DATE :	Aug 08, 19
SHEET :	A-1.1

Figure 2-21



ENLARGED FIRST FLOOR PLAN - SENIOR CENTER

SCALE: 3/16" = 1'-0"

DRAWING LEGEND:

- 600S162-43 STUD WALL W/ 5/8" THK. GYP BD EACH SIDE, SEE PLAN FOR STUD SIZE AND FINISH
- 400S162-43 STUD WALL W/ 5/8" THK. GYP BD EACH SIDE, SEE PLAN FOR STUD SIZE AND FINISH
- INDICATES DOOR, SEE PLAN FOR SIZE AND TYPE. SEE PLAN FOR HARDWARE PACKAGE
- GLASS WINDOW PANEL, SEE PLAN FOR SIZE, GLAZING, FRAME, AND FINISH
- INDICATES CASED OPENING, SEE PLAN FOR SIZE.
- INDICATES ILLUMINATED EXIT SIGN ABOVE EXIT DOOR, SEE ELECTRICAL SHEETS

REVISIONS	BY

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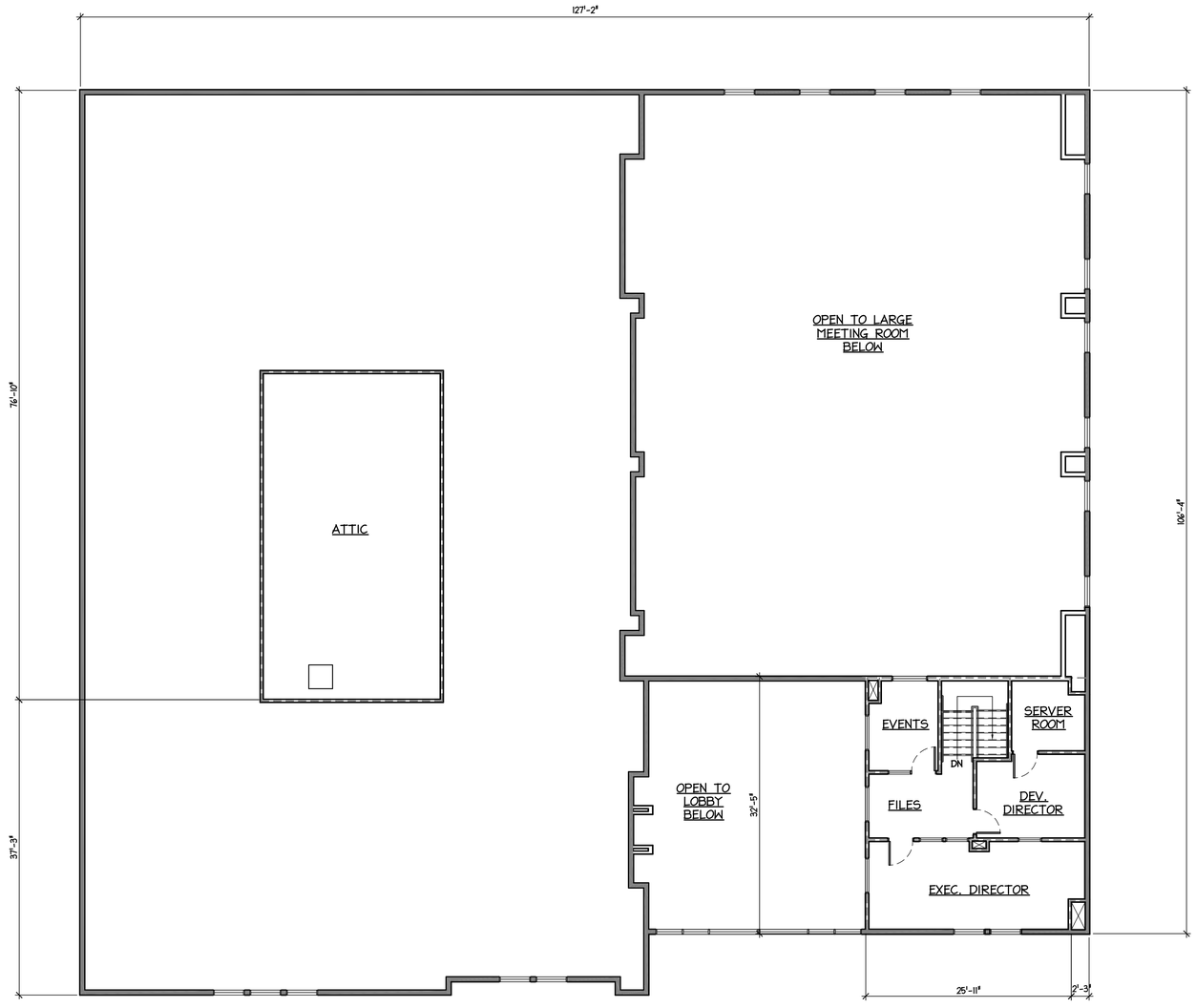
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Project for:
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Figure 2-22



SECOND FLOOR PLAN - SENIOR CENTER

SCALE: 1/8" = 1'-0"

OFFICE SPACE: 810 SF
ATTIC SPACE: 966 SF

DRAWING LEGEND:

- 600S162-43 STUD WALL W/ 5/8" THK. GYP BD EACH SIDE, SEE PLAN FOR STUD SIZE AND FINISH
- 400S162-43 STUD WALL W/ 5/8" THK. GYP BD EACH SIDE, SEE PLAN FOR STUD SIZE AND FINISH
- INDICATES DOOR, SEE PLAN FOR SIZE AND TYPE. SEE PLAN FOR HARDWARE PACKAGE
- GLASS WINDOW PANEL, SEE PLAN FOR SIZE, GLAZING, FRAME, AND FINISH
- INDICATES CASED OPENING, SEE PLAN FOR SIZE.

REVISIONS	BY

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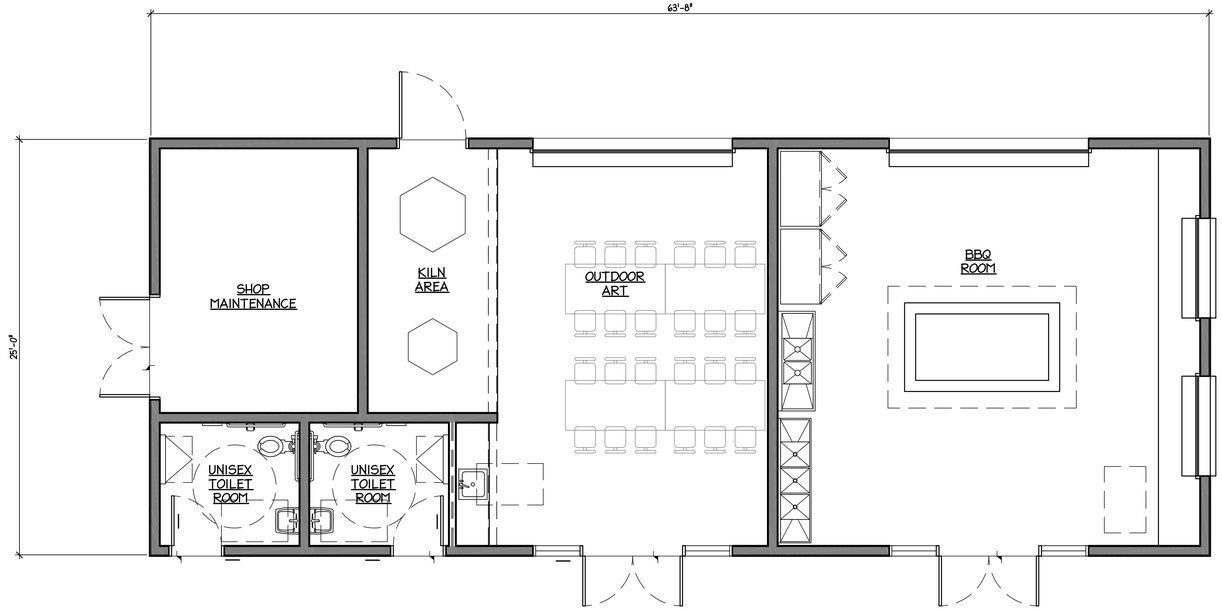
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SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
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ORCUTT, CALIF. 93455

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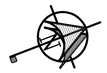
Figure 2-23



FLOOR PLAN

SCALE: 1/4" = 1'-0"

1,592 SF



DRAWING LEGEND:

- 6005162-43 STUD WALL W/ 5/8" THK. GYP BD INTERIOR FINISH, CORRUGATED METAL PANEL EXTERIOR FINISH SEE PLAN FOR STUD SIZE AND FINISH
- 4005162-43 STUD WALL W/ 5/8" THK. GYP BD EACH SIDE, SEE PLAN FOR STUD SIZE AND FINISH
- INDICATES DOOR, SEE PLAN FOR SIZE AND TYPE. SEE PLAN FOR HARDWARE PACKAGE
- GLASS WINDOW PANEL, SEE PLAN FOR SIZE, GLAZING, FRAME, AND FINISH
- INDICATES CASED OPENING, SEE PLAN FOR SIZE.
- EXIT — INDICATES ILLUMINATED EXIT SIGN ABOVE EXIT DOOR, SEE ELECTRICAL SHEETS
- INDICATES ROLL UP DOOR, SEE PLAN FOR SIZE AND LOCATION
- SC — INDICATES SOLID CORE DOOR
- TEMP — INDICATES TEMPERED GLASS WINDOW

REVISIONS	BY

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BBQ - STORAGE BUILDING
SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
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ORCUTT, CALIF. 93455

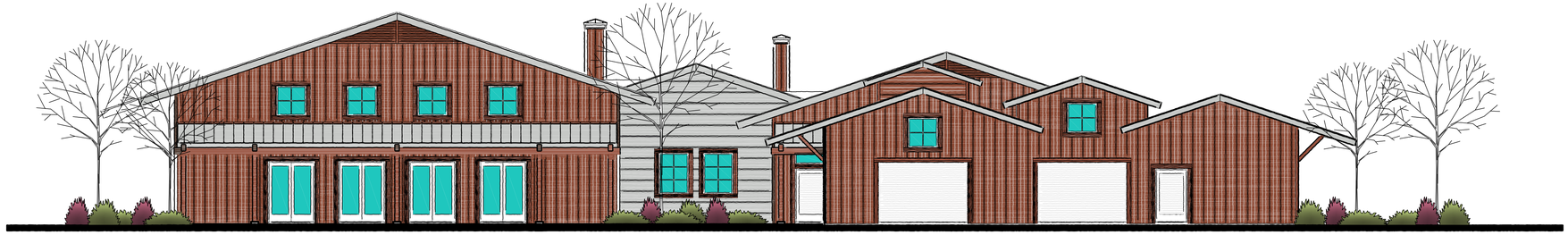
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SHEET :	**A-1.4**

Figure 2-24



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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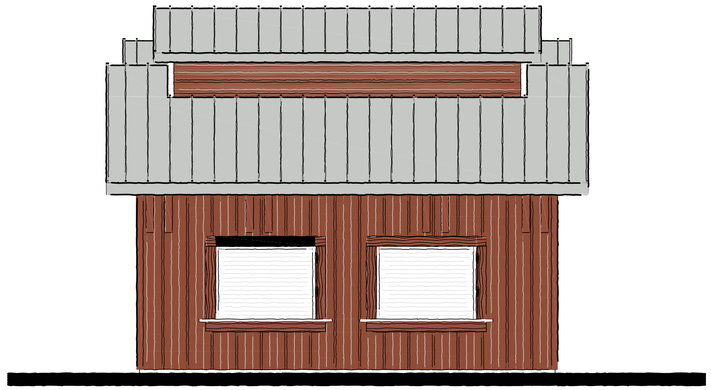
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BUILDING ELEVATIONS
SENIOR CENTER

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OASIS SENIOR CENTER
To be located at:
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JOB NO :	17101
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SHEET :	A-3.0

Figure 2-25



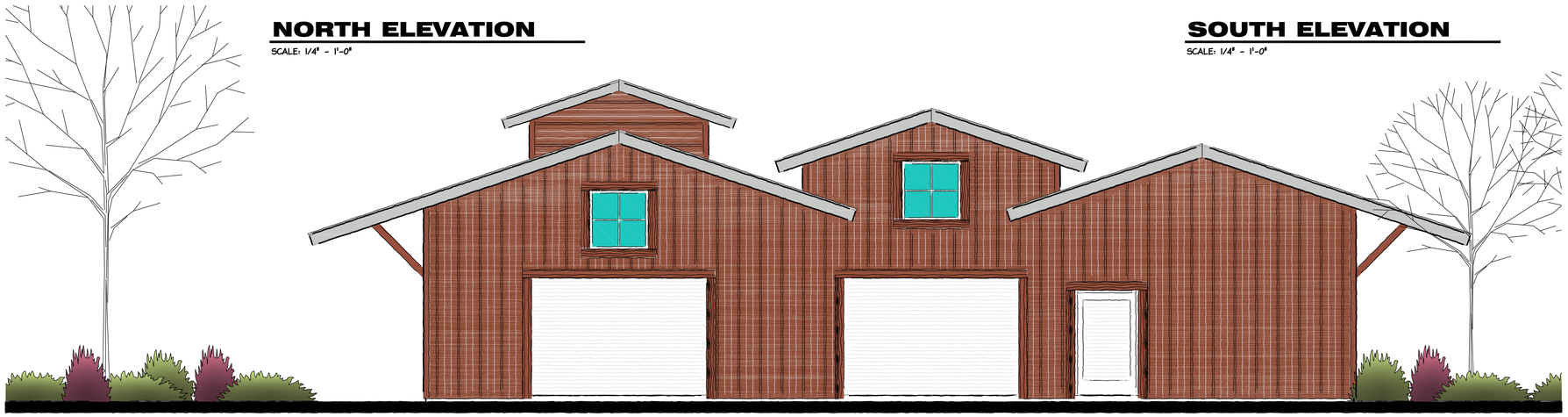


NORTH ELEVATION

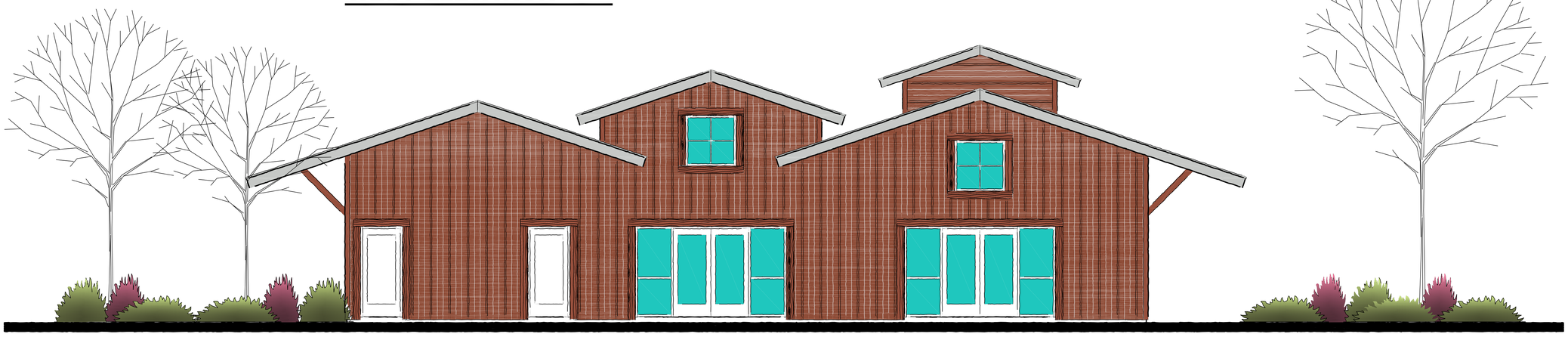
SCALE: 1/4" = 1'-0"

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION



EAST ELEVATION

SCALE: 1/4" = 1'-0"

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Figure 2-26



ROOF PLAN - SENIOR CENTER

SCALE: 1/8" = 1'-0"

Figure 2-27

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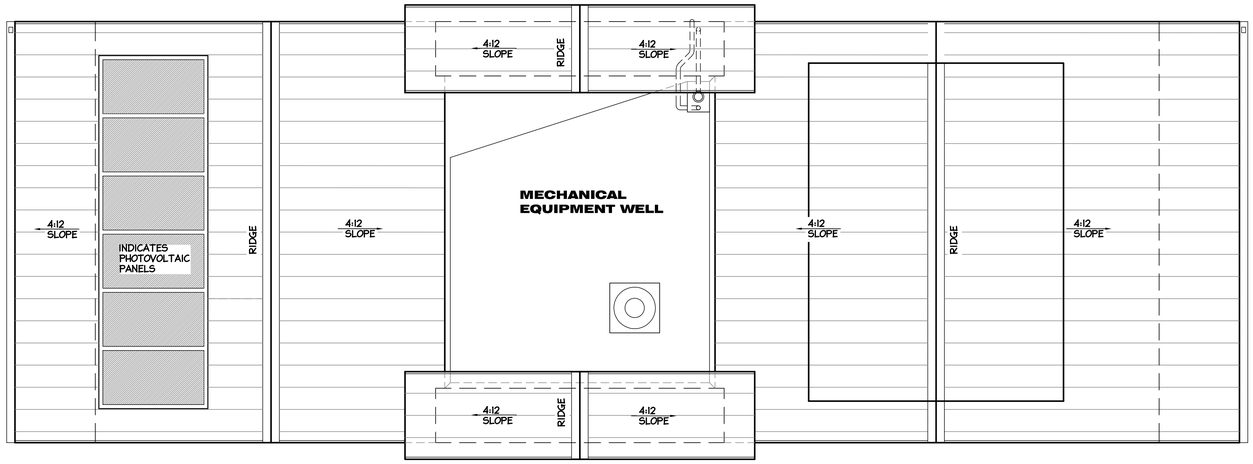
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ROOF PLAN
SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO :	17101
DRAWN BY :	RA/TWS
CHECK BY :	TBM
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SHEET :	**A-4.0**



ROOF PLAN - BBQ BUILDING

SCALE: 1/4" = 1'-0"

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SENIOR CENTER

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Figure 2-28



OVERALL PLANTING PLAN

SCALE: 1" = 30'-0"

PLANT LIST AND SPECIES GROUPING

REFER TO FIGURE 2-17 FOR REVISED LAYOUT

REVISIONS	BY

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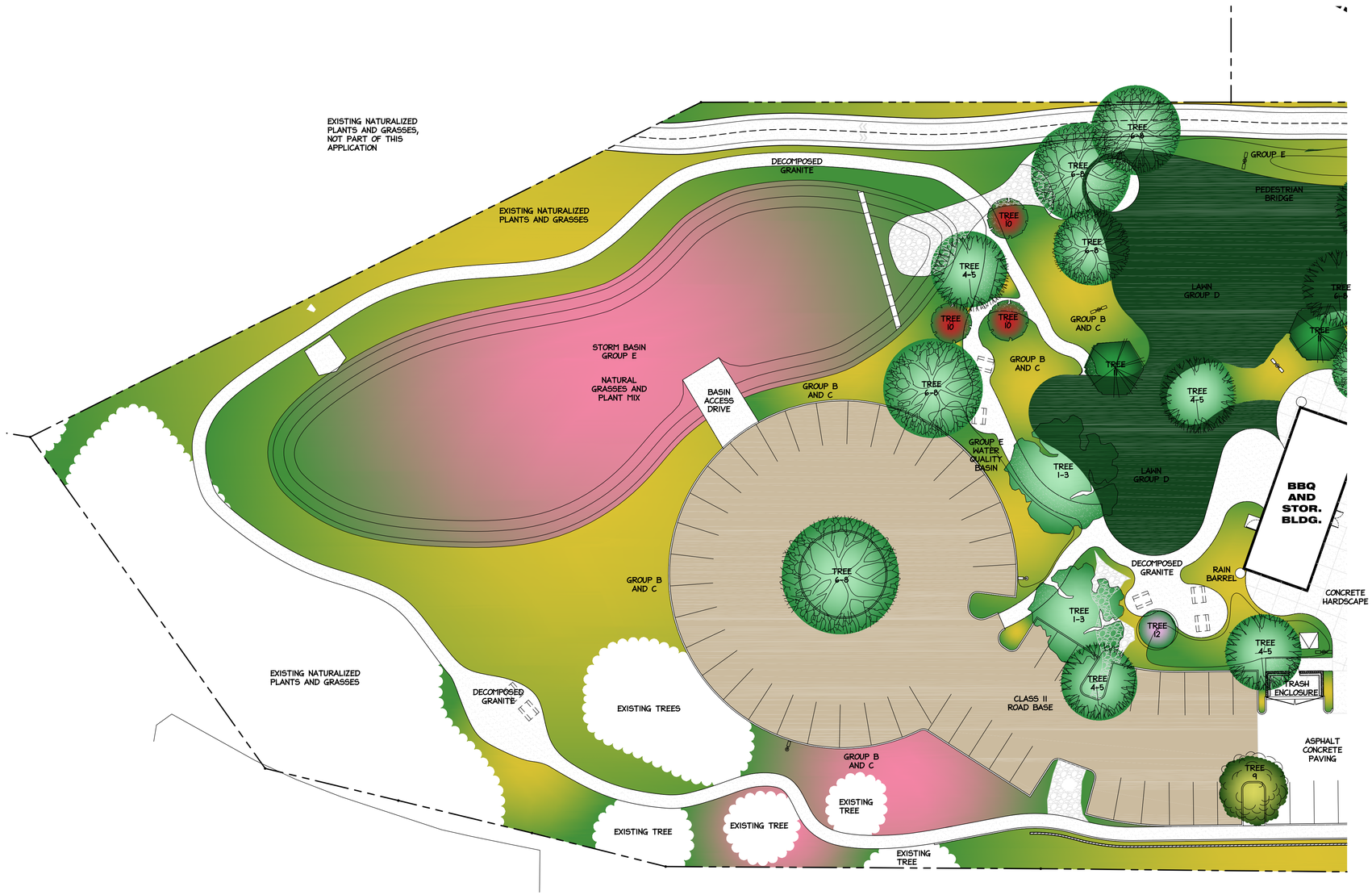
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SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO :	17101
DRAWN BY :	TWS
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DATE :	Aug 09, 19
SHEET :	L-1.0

Figure 2-29



ENLARGED PLANTING PLAN

SCALE: 1" = 20'-0"

REFER TO FIGURE 2-17 FOR REVISED LAYOUT

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ENLARGED PLANTING PLAN

SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO :	17101
DRAWN BY :	TWS
CHECK BY :	TBM
DATE :	Aug 08, 19
SHEET :	L-1.1

Figure 2-30



ENLARGED PLANTING PLAN

SCALE: 1" = 20'-0"

REFER TO FIGURE 2-17
FOR REVISED LAYOUT

REVISIONS	BY

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SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
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JOB NO :	17101
DRAWN BY :	TWS
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DATE :	Mar 25, 19
SHEET :	L-1.2

Figure 2-31

PROPERTY LINE

APPROXIMATE LIMITS OF GRADING

TOP = 323.0
BOT = 320.0

FF = 328.67

FF = 328.38

PROPERTY LINE

APPROXIMATE LIMITS OF GRADING

APPROXIMATE LIMITS OF GRADING

PROPERTY LINE

EXISTING GRADE

RETAINING WALL AND SWALE

WALL HEIGHT PER PLAN

2:1

RETAINING WALL

WALL HEIGHT PER PLAN

FINISHED GRADE

TYPICAL WALL HEIGHT SECTION
SCALE: NTS

**REFER TO FIGURE 2-17
FOR REVISED LAYOUT**

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:

PREPARED BY:
Stantec
2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455
Phone: (805) 925-2345

FRANCIS "BUDDY" HAIN 79821
PROJECT ENGINEER R.C.E. DATE

**OASIS SENIOR CENTER
PRELIMINARY GRADING PLAN**

700 BLOCK OF E. CLARK AVE
ORCUTT, CALIFORNIA

STANTEC PROJECT NO.
2064118600

SHEET
1 OF 1

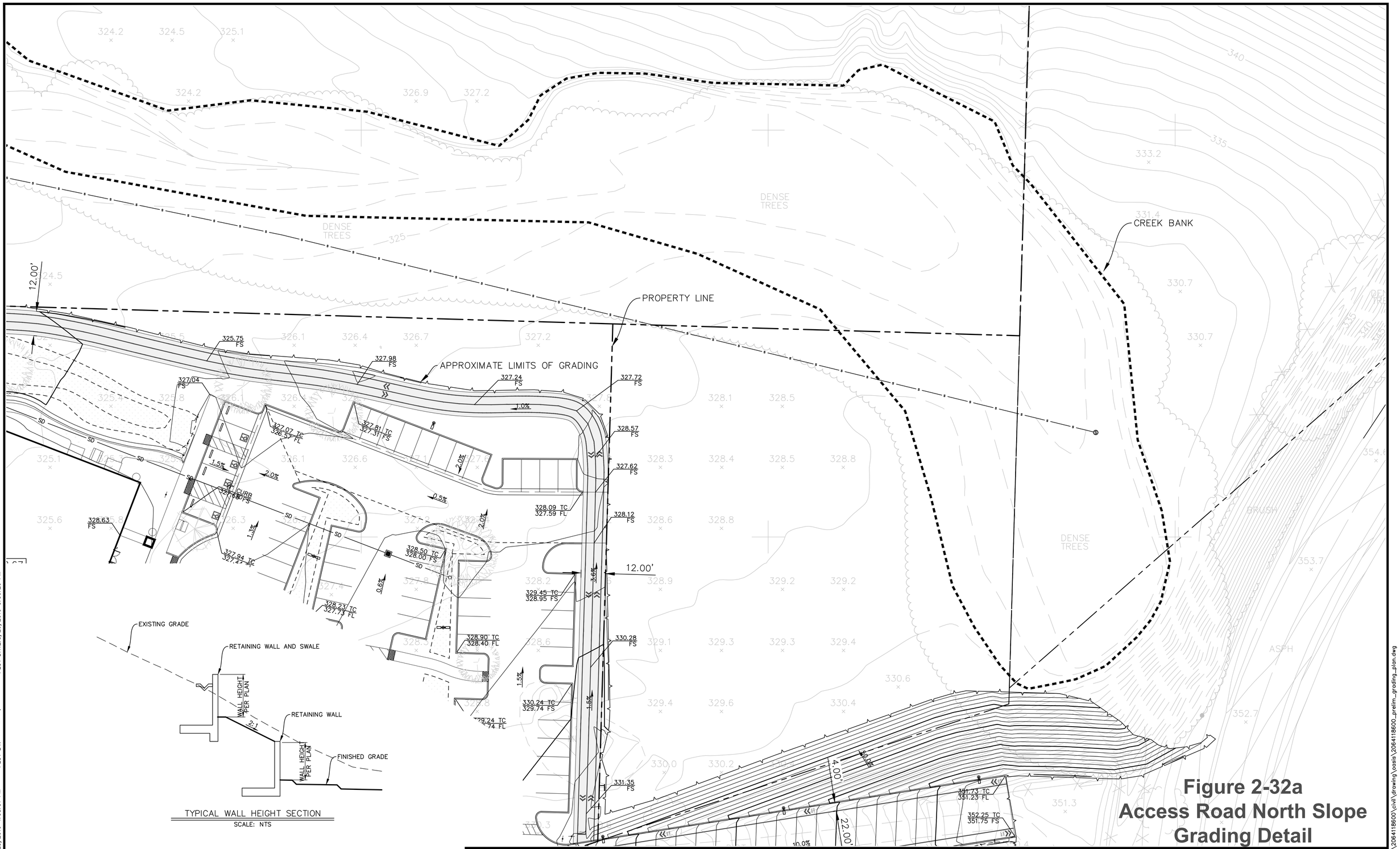
PLAN DATE
3/25/2019

DESIGN ASF CHECKED BPH
36-ENG SAVE DATE: 4/8/2019 8:52:04 AM PLOT BY: Fuller, Andrew PLOT DATE: 4/8/2019 8:52:40 AM

DRAWING: x:\2064\active\2064118600\civil\drawing\oasis\2064118600_prelim_grading_plan.dwg

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Figure 2-32



TYPICAL WALL HEIGHT SECTION
SCALE: NTS

REFER TO FIGURE 2-17 FOR REVISED LAYOUT

Figure 2-32a
Access Road North Slope Grading Detail

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:

PREPARED BY:
Stantec
2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455
Phone: (805) 925-2345
FRANCIS "BUDDY" HAIN 79821
PROJECT ENGINEER R.C.E. DATE

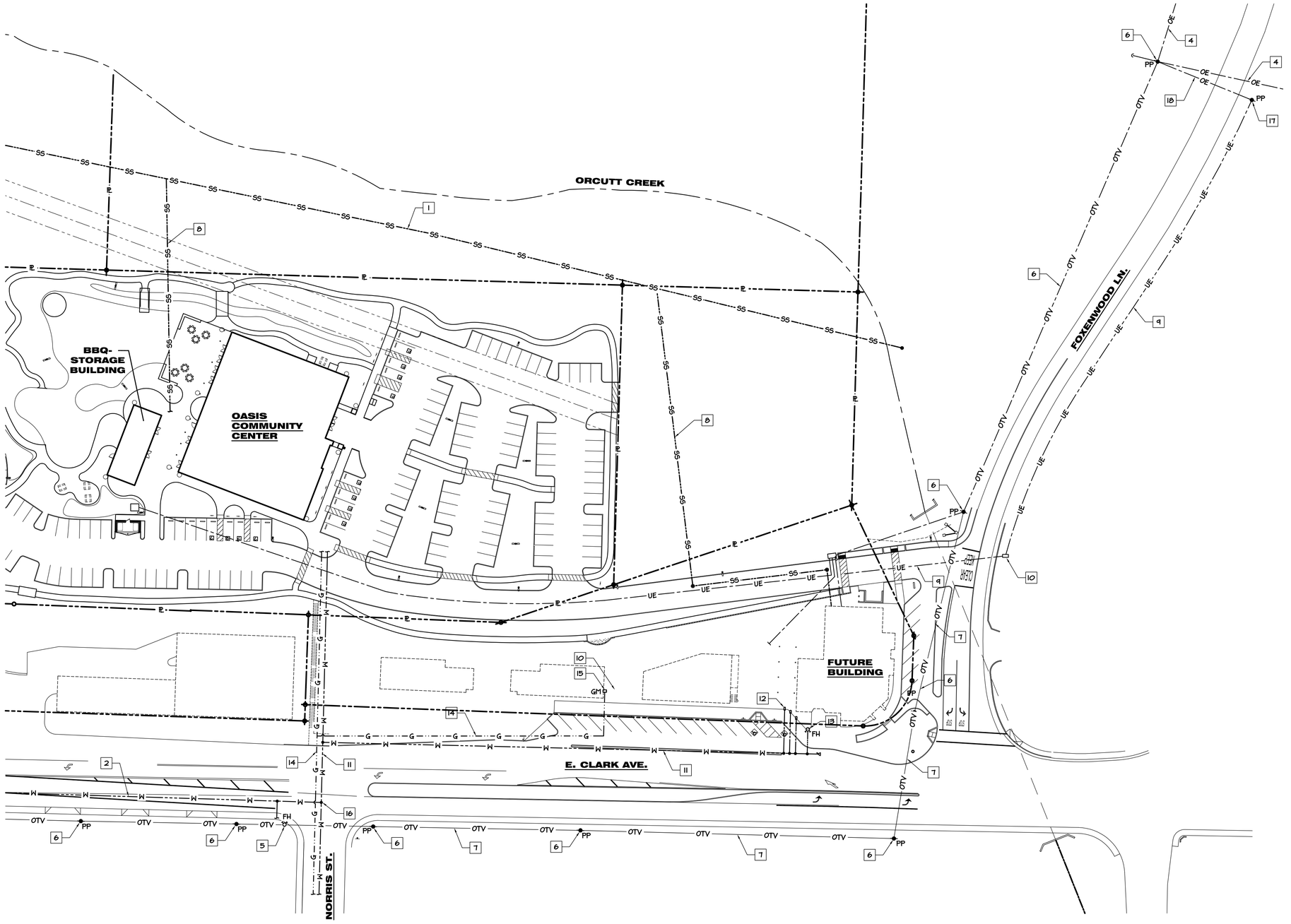
OASIS SENIOR CENTER
PRELIMINARY GRADING PLAN

700 BLOCK OF E. CLARK AVE
ORCUTT, CALIFORNIA

STANTEC PROJECT NO. 2064118600
SHEET 1 OF 1
PLAN DATE 8/26/2019

DESIGN ASF CHECKED BFH
36-ENG SAVE DATE: 4/23/2019 4:38:31 PM PLOT BY:Hain, Buddy PLOT DATE:8/26/2019 3:50:20 PM
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UTILITY LEGEND

TELEPHONE BOX	T
UNDERGROUND ELECTRIC	UE
OVERHEAD ELECTRIC	OE
OVERHEAD TELEPHONE & CABLE	T
SANITARY SEWER	SS
DOMESTIC WATER	W
GAS	G
WATER METER	WM
FIRE HYDRANT	FH
STORM DRAIN	
LOCATION OF PG&E TRANSFORMER	E
SIGN AND POLE	
SEWER CLEANOUT	C.O.
POWER POLE	PP
FIRE HYDRANT	FH

REFERENCE KEY NOTES:

1. EXISTING TRUNK SEWER
2. EXISTING WATER MAIN LINE
3. EXISTING OVERHEAD TELEPHONE LINE
4. EXISTING OVERHEAD POWER LINE
5. EXISTING FIRE HYDRANT
6. EXISTING POWER POLE
7. EXISTING OVERHEAD CABLE LINE
8. PROPOSED SEWER LATERAL
9. PROPOSED UNDERGROUND POWER LINE
10. PROPOSED PG&E J-BOX
11. PROPOSED WATER LINE
12. PROPOSED WATER METER
13. PROPOSED FIRE HYDRANT
14. PROPOSED GAS LINE
15. PROPOSED GAS METER
16. PROPOSED WATER LINE POINT OF CONNECTION
17. PROPOSED POWER POLE
18. PROPOSED OVERHEAD POWER LINE

UTILITIES:

ELECTRICAL SERVICE:	PACIFIC GAS AND ELECTRIC 2445 SKYWAY DRIVE SANTA MARIA, CAL. 93455
PHONE SERVICE:	FRONTIER - CALIFORNIA 1223 W. FAIRWAY DRIVE SANTA MARIA, CAL. 93455
GAS SERVICE:	THE GAS COMPANY P.O. BOX 818 GOLETA, CAL. 93116-0818
CABLE T.V.:	COMCAST CABLE 2323 THOMPSON WAY SANTA MARIA, CAL. 93455
WATER:	GOLDEN STATE WATER CO. 2330 A ST, UNIT A SANTA MARIA, CAL. 93455
SEWER SERVICE:	LAGUNA COUNTY SANITATION DISTRICT, SANTA BARBARA COUNTY 620 W. FOSTER RD. SANTA MARIA, CAL. 93455

REFER TO FIGURE 2-17 FOR REVISED LAYOUT

UTILITY PLAN - OPTION 2

SCALE: 1" = 40'-0"

REVISIONS	BY

tom b. martinez & associates
ARCHITECTURE INC.
2624 AIR PARK DRIVE
SANTA MARIA, CA 93455
PHONE (805) 934-5737
FAX (805) 934-4916

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SHEET TITLE : **UTILITY PLAN**

Project for:
OASIS SENIOR CENTER
To be located at:
1320 WEST MCCOY LANE
ORCUTT, CALIF. 93455

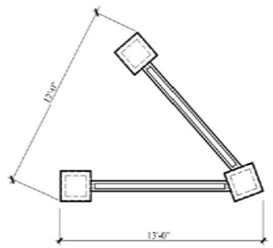
JOB NO :	17101
DRAWN BY :	RA
CHECK BY :	TBM
DATE :	Aug 08, 19
SHEET :	U-1.0

Figure 2-33



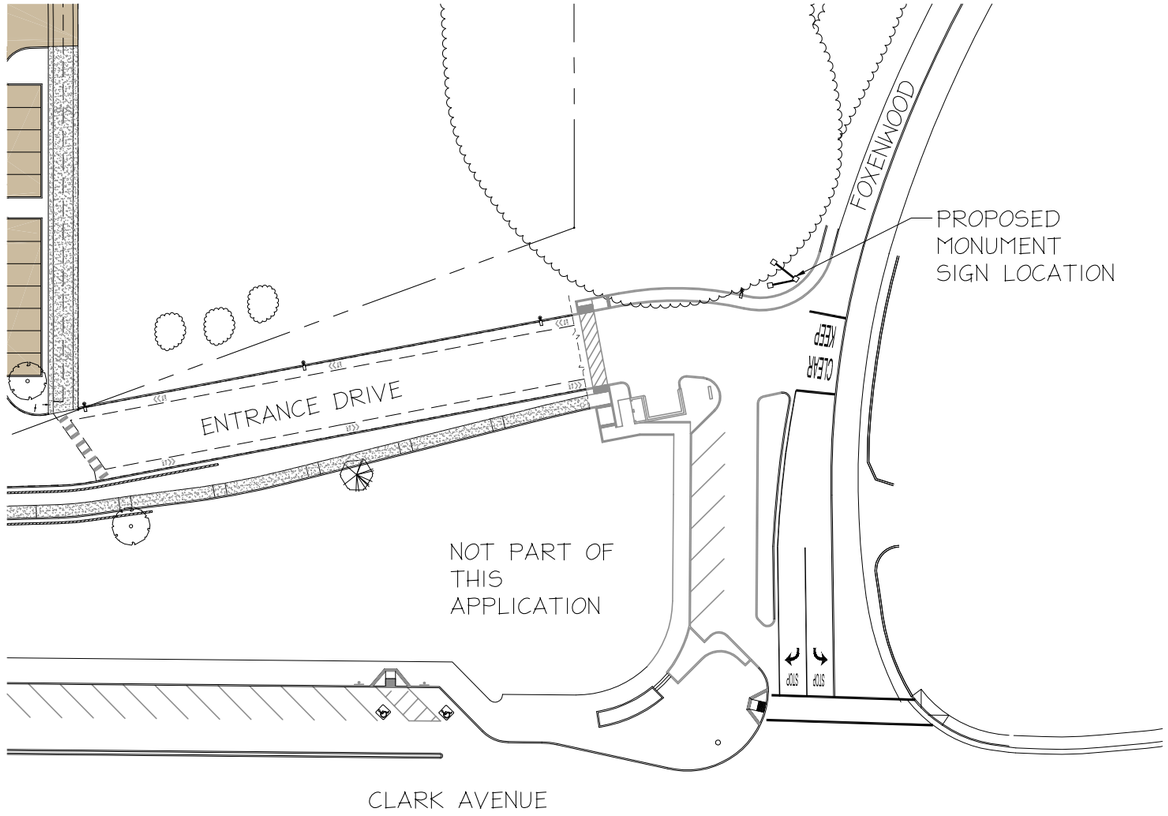
Sign Elevation

Oasis Center at Orcutt Creek Park



Sign Plan View

Oasis Center at Orcutt Creek Park



M&A tom b. mart nez & associates ARCHITECTURE INC.

2624 AIR PARK DRIVE
SANTA MARIA, CA 93455
PHONE (805) 934-5737
FAX NO. (805) 934-4916

PROJECT FOR :
OASIS SENIOR CENTER
TO BE LOCATED AT:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIFORNIA 93455

SHEET TITLE :

PRELIMINARY MONUMENT SIGN

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF MARTINEZ & ASSOCIATES, INC. ALL DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF MARTINEZ & ASSOCIATES, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

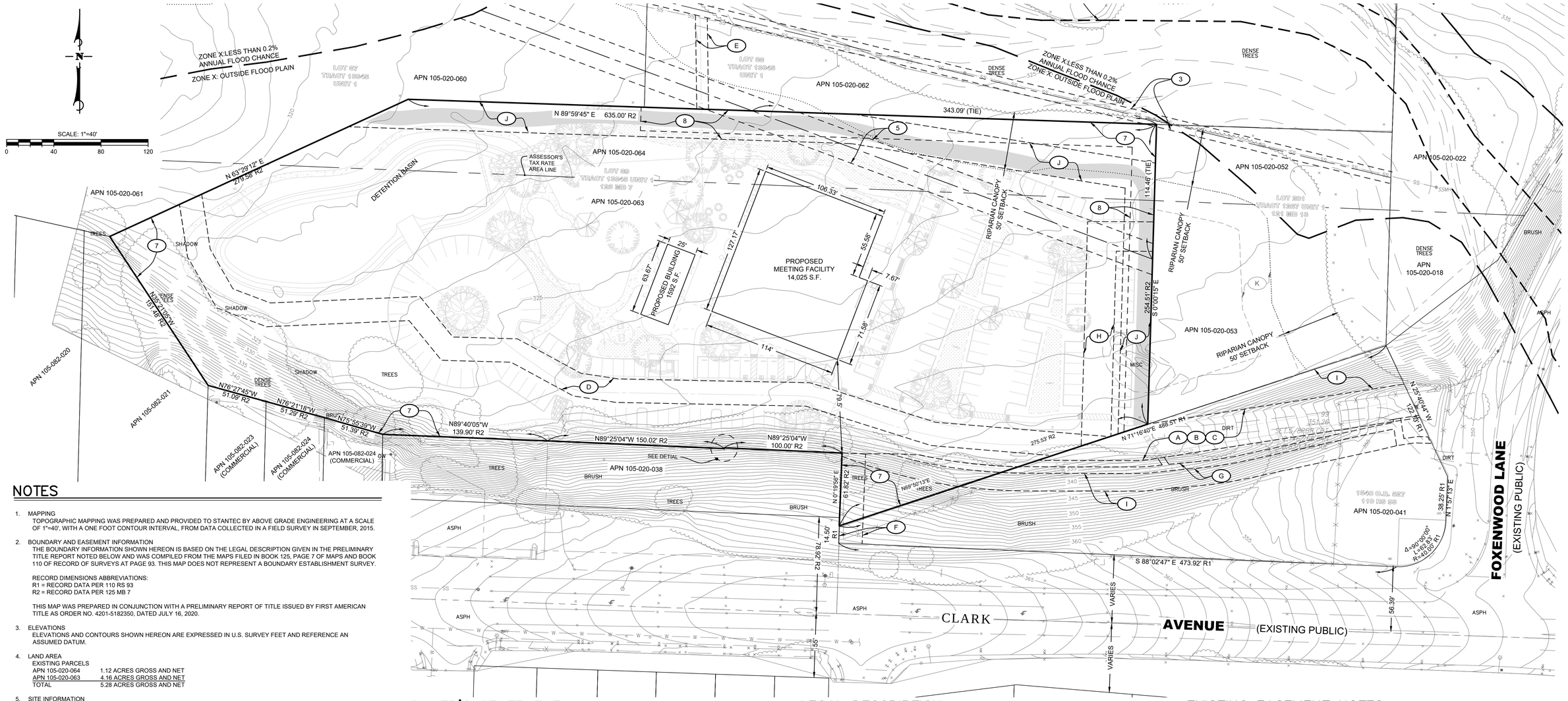
COPYRIGHT _____

DATE: AUG. 8, 2019

JOB NO : 17101

1 of 1

Figure 2-34



NOTES

1. MAPPING
   TOPOGRAPHIC MAPPING WAS PREPARED AND PROVIDED TO STANTEC BY ABOVE GRADE ENGINEERING AT A SCALE OF 1"=40', WITH A ONE FOOT CONTOUR INTERVAL, FROM DATA COLLECTED IN A FIELD SURVEY IN SEPTEMBER, 2015.

2. BOUNDARY AND EASEMENT INFORMATION
   THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION GIVEN IN THE PRELIMINARY TITLE REPORT NOTED BELOW AND WAS COMPILED FROM THE MAPS FILED IN BOOK 125, PAGE 7 OF MAPS AND BOOK 110 OF RECORD OF SURVEYS AT PAGE 93. THIS MAP DOES NOT REPRESENT A BOUNDARY ESTABLISHMENT SURVEY.

   RECORD DIMENSIONS ABBREVIATIONS:
   R1 = RECORD DATA PER 110 RS 93
   R2 = RECORD DATA PER 125 MB 7

   THIS MAP WAS PREPARED IN CONJUNCTION WITH A PRELIMINARY REPORT OF TITLE ISSUED BY FIRST AMERICAN TITLE AS ORDER NO. 4201-5182350, DATED JULY 16, 2020.

3. ELEVATIONS
   ELEVATIONS AND CONTOURS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND REFERENCE AN ASSUMED DATUM.

4. LAND AREA
   EXISTING PARCELS

APN 105-020-064	1.12 ACRES GROSS AND NET
APN 105-020-063	4.16 ACRES GROSS AND NET
TOTAL	5.28 ACRES GROSS AND NET

5. SITE INFORMATION
   LOCATION: NORTHWEST CORNER OF CLARK AVENUE AND FOXENWOOD LANE

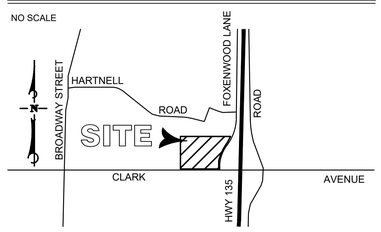
   ZONNING AND LAND USE DESIGNATION (COUNTY OF SANTA BARBARA):
   APN 105-020-063 & -064 RECREATIONAL
   APN 105-020-041 OLD TOWN - GENERAL COMMERCIAL
   PARKING SPACES: 146 NEW EMPLOYEES: 4
   OVERFLOW PARKING LOCATED AT: NONE PROPOSED
   PROPOSED WATER CONNECTION: GOLDEN STATE
   PROPOSED SEWER CONNECTION: LAGUNA COUNTY SANITATION
   PROPOSED FIRE PROTECTION: COUNTY FIRE DEPARTMENT
   PROPOSED POLICE PROTECTION: COUNTY SHERIFFS DEPARTMENT
   PROPOSED SCHOOL: N/A
   TRANSPORTATION ACCESS: FOXENWOOD LANE

6. FLOOD HAZARD
   THE SUBJECT PROPERTY LIES WITHIN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, MAP NUMBER OR COMMUNITY PANEL 0452G, EFFECTIVE DATE: DATED DECEMBER 4, 2012.

   ZONE X: AREAS DETERMINED TO BE 0.2% ANNUAL CHANCE OR LESS OF FLOOD RISK.

VICINITY MAP

NO SCALE



Stantec
2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455
Phone: (805) 925-2345 Fax: (805) 925-1539

OWNER'S STATEMENT

ORCUTT AREA SENIORS IN SERVICE INC., A CALIFORNIA NON-PROFIT CORPORATION
P.O. BOX 2637, ORCUTT, CA 93457

SIGNATURE _____ DATE:_____ PHONE NUMBER:_____
NAME (PRINT): _____ TITLE: _____

SIGNATURE _____ DATE:_____ PHONE NUMBER:_____
NAME (PRINT): _____ TITLE: _____

PROPOSED CHANGE

THIS MODIFICATION SEEKS TO REMOVE THIS LABEL AND DESIGNATION "NOT A BUILDING SITE" AND "OPEN SPACE" OF LOT 89 OF TRACT 13345 UNIT 1, RECORDED NOVEMBER 14, 1983 IN BOOK 125 OF MAPS AT PAGES 7 THROUGH 10, AND ALSO SHOWN AS ON TRACT 13,345 UNIT 2, RECORDED OCTOBER 29, 1985 IN BOOK 128 OF MAPS AT PAGES 92 THROUGH 95.

SURVEYOR'S STATEMENT

THIS TENTATIVE RECORDED MAP MODIFICATION EXHIBIT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED ON RECORD INFORMATION.

IAN McCLAIN, PLS 8310 DATE: July 29, 2020

PROFESSIONAL LAND SURVEYOR IAN McCLAIN NO. 8310 STATE OF CALIFORNIA

LEGAL DESCRIPTION

APNs: 105-020-063 & -064
LOT 89 OF TRACT 13345 UNIT 1, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 125 AND PAGES 7-10 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, MINERALS, AND HYDROCARBONS AND ALL SUBSTANCES OF A MINERAL CHARACTER IN, ON OR UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND BUT WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND.

EXISTING EASEMENT NOTES

(NUMBER CORRESPONDS TO ITEM NUMBER IN PRELIMINARY TITLE REPORT. NOT ALL EXCEPTION ITEMS ARE NOTED.)

(3) A 10 FOOT WIDE EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES GRANTED TO THE LAGUNA COUNTY SANITATION DISTRICT, RECORDED FEBRUARY 4, 1962 AS INST. NO. 5636, IN BOOK 1975 PAGE 1318, OF OFFICIAL RECORDS.

(5) AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES RESERVED TO SPE CORPORATION, RECORDED MAY 4, 1981 AS INSTRUMENT NO. 81-17826 OF OFFICIAL RECORDS. TO BE REMOVED.

(7) AN EASEMENT FOR EXCLUSIVE RIGHT TO DEVELOP USE, AND MAINTAIN THE PROPERTY FOR OPEN SPACE AND NONCOMMERCIAL RECREATIONAL PURPOSES, NATURAL RESOURCES RECOVER PURPOSES AND INCIDENTAL PURPOSES, RECORDED MAY 4, 1981 AS INSTRUMENT 1981-17947 AND RE-RECORDED AUGUST 3, 1981 AS INSTRUMENT NO. 1981-17947. NOTE: BLANKET OVER LOT 89 OF TRACT 13345, UNIT I , TO BE REMOVED.

(8) AN EASEMENT FOR INGRESS AND EGRESS PURPOSES TO STEPHEN K. LEBARD, RECORDED APRIL 16, 2018 AS INSTRUMENT NO. 2018-0015194. NOTE: TO BE REMOVED.

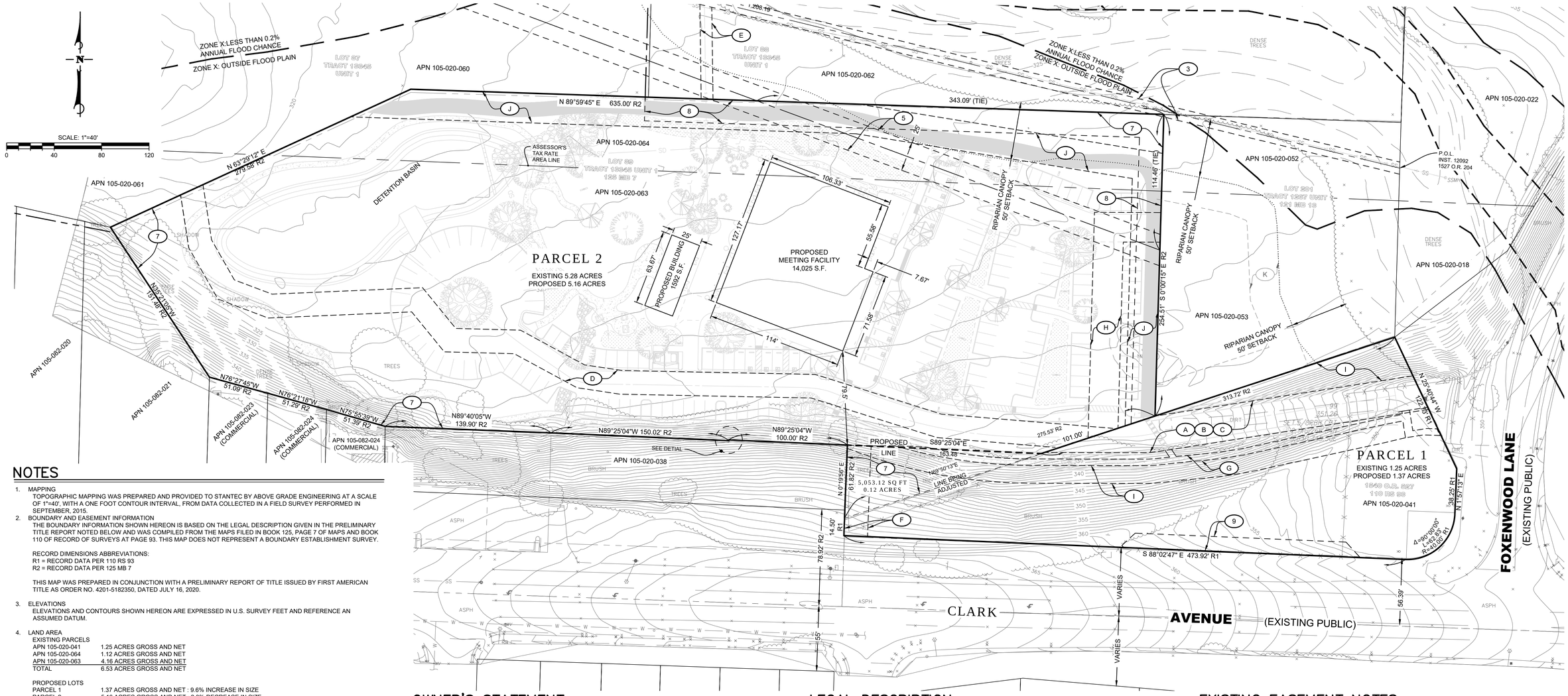
PROPOSED EASEMENT NOTES

(A) 30' WIDE PRIVATE ACCESS FROM STEVE LEBARD TO OASIS AND MR. KNIGHT.
(B) 30' WIDE FOR PUBLIC MULIT-PURPOSE TRAIL FROM STEVE LEBARD TO COUNTY OF SANTA BARBARA.
(C) 30' WIDE PRIVATE UTILITY FROM STEVE LEBARD TO PG&E.
(D) 20' WIDE PRIVATE ACCESS FROM OASIS TO MR. KNIGHT.
(E) 10' WIDE SEWER FROM MR. KNIGHT TO OASIS.
(F) 20' WIDE PRIVATE UTILITY FROM STEVE LEBARD TO OASIS.
(G) 5' WIDE PUBLIC PEDESTRIAN ACCESS FROM STEVE LEBARD TO OASIS .
(H) 25' WIDE PRIVATE ACCESS AND PRIVATE UTILITY FROM OAISIS TO STEVE LEBARD.
(I) VARIABLE WIDTH PRIVATE CONSTRUCTION AND GRADING FROM STEVE LEBARD TO OASIS.
(J) 25' WIDE PUBLIC MULTIPURPOSE TRAIL FROM OASIS TO COUNTY OF SANTA BARBARA.
(K) 25' WIDE PUBLIC MULTIPURPOSE TRAIL FROM STEVE LEBARD TO COUNTY OF SANTA BARBARA.

FIGURE 2-35

16RRM-00000-00001
TENTATIVE RECORDED MAP MODIFICATION
OASIS SENIOR CENTER
ORCUTT, COUNTY OF SANTA BARBARA, CALIFORNIA
July 29, 2020

PLOT SCALE: 1" = 40'
PLOT DATE: 7/29/2020 5:16:46 PM
PLOT BY: McClain, Ian
SAVE DATE: 7/29/2020 5:08:48 PM
36-EXB
DRAWING: v:\2064\active\206418600\geo\cad\206418600tmm.dwg



NOTES

1. MAPPING
   TOPOGRAPHIC MAPPING WAS PREPARED AND PROVIDED TO STANTEC BY ABOVE GRADE ENGINEERING AT A SCALE OF 1"=40', WITH A ONE FOOT CONTOUR INTERVAL, FROM DATA COLLECTED IN A FIELD SURVEY PERFORMED IN SEPTEMBER, 2015.
2. BOUNDARY AND EASEMENT INFORMATION
   THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION GIVEN IN THE PRELIMINARY TITLE REPORT NOTED BELOW AND WAS COMPILED FROM THE MAPS FILED IN BOOK 125, PAGE 7 OF MAPS AND BOOK 110 OF RECORD OF SURVEYS AT PAGE 93. THIS MAP DOES NOT REPRESENT A BOUNDARY ESTABLISHMENT SURVEY.

   RECORD DIMENSIONS ABBREVIATIONS:
   R1 = RECORD DATA PER 110 RS 93
   R2 = RECORD DATA PER 125 MB 7

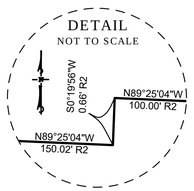
   THIS MAP WAS PREPARED IN CONJUNCTION WITH A PRELIMINARY REPORT OF TITLE ISSUED BY FIRST AMERICAN TITLE AS ORDER NO. 4201-5182350, DATED JULY 16, 2020.
3. ELEVATIONS
   ELEVATIONS AND CONTOURS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND REFERENCE AN ASSUMED DATUM.
4. LAND AREA

EXISTING PARCELS	
APN 105-020-041	1.25 ACRES GROSS AND NET
APN 105-020-064	1.12 ACRES GROSS AND NET
APN 105-020-063	4.16 ACRES GROSS AND NET
TOTAL	6.53 ACRES GROSS AND NET

PROPOSED LOTS	
PARCEL 1	1.37 ACRES GROSS AND NET : 9.6% INCREASE IN SIZE
PARCEL 2	5.16 ACRES GROSS AND NET : 2.3% DECREASE IN SIZE
TOTAL	6.53 ACRES GROSS AND NET : 1.8% TOTAL CHANGE

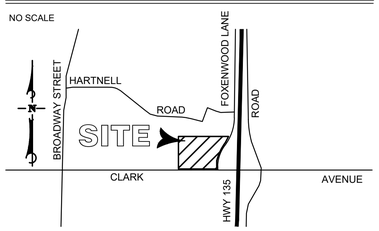
5. SITE INFORMATION
   LOCATION: NORTHWEST CORNER OF CLARK AVENUE AND FOXENWOOD LANE
   ZONNING AND LAND USE DESIGNATION (COUNTY OF SANTA BARBARA):
   APN 105-020-063 & -064 RECREATIONAL
   APN 105-020-041 OLD TOWN - GENERAL COMMERCIAL
   PARKING SPACES: 146 NEW EMPLOYEES: 4
   OVERFLOW PARKING LOCATED AT: NONE PROPOSED
   PROPOSED WATER CONNECTION: GOLDEN STATE
   PROPOSED SEWER CONNECTION: LAGUNA COUNTY SANITATION
   PROPOSED FIRE PROTECTION: COUNTY FIRE DEPARTMENT
   PROPOSED POLICE PROTECTION: COUNTY SHERIFFS DEPARTMENT
   PROPOSED SCHOOL: N/A
   TRANSPORTATION ACCESS: FOXENWOOD LANE
6. FLOOD HAZARD
   THE SUBJECT PROPERTY LIES WITHIN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, MAP NUMBER OR COMMUNITY PANEL 0452G, EFFECTIVE DATE: DATED DECEMBER 4, 2012.
   ZONE X: AREAS DETERMINED TO BE 0.2% ANNUAL CHANCE OR LESS OF FLOOD RISK.

DETAIL
NOT TO SCALE



VICINITY MAP

NO SCALE



Stantec
2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455
Phone: (805) 925-2345 Fax: (805) 925-1539

OWNER'S STATEMENT

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT I AM THE LEGAL OWNER OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

STEPHAN K. LeBARD AND DEBORAH A. LeBARD, TRUSTEES OF THE STEPHEN AND DEBORAH LeBARD REVOCABLE TRUST (OWNERS OF APN 105-020-041)
5290 GLADEWOOD, SANTA MARIA, CA 93455

_____ DATE:_____ PHONE NUMBER:_____
STEPHEN LEBARD

_____ DATE:_____ PHONE NUMBER:_____
DEBORAH LEBARD

ORCUTT AREA SENIORS IN SERVICE INC., A CALIFORNIA NON-PROFIT COPROATION (OWNERS OF APN 105-020-063 & -064)
P.O. BOX 2637, ORCUTT, CA 93457

_____ DATE:_____ PHONE NUMBER:_____
SIGNATURE
NAME (PRINT): _____ TITLE: _____

_____ DATE:_____ PHONE NUMBER:_____
SIGNATURE
NAME (PRINT): _____ TITLE: _____

SURVEYOR'S STATEMENT

THIS TENTATIVE LOT LINE ADJUSTMENT, WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED ON RECORD INFORMATION.

_____ DATE: July 29, 2020
IAN McCLAIN, PLS 8310

PROFESSIONAL LAND SURVEYOR
IAN McCLAIN
NO. 8310
STATE OF CALIFORNIA

LEGAL DESCRIPTION

LOT 1 (APN: 105-020-041)
THAT PART OF THE PORTION OF LAND IN SECTION 10, TOWNSHIP 9 NORTH, RANGE 34 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SANTA BARBARA, DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED JULY 21, 1958 IN VOLUME 1540 OF OFFICIAL RECORDS AT PAGE 527, RECORDS OF SANTA BARBARA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY TERMINUS OF COURSE 3 OF PARCEL ONE OF THE ABOVE SAID DEED TO THE STATE; THENCE (A) ALONG SAID COURSE SOUTH 70°12'38" WEST 492.09 FEET TO THE WESTERLY TERMINUS THEREOF; THENCE (B) ALONG COURSE 2 OF SAID PARCEL ONE, SOUTH 01°59'39' WEST 4.69 FEET; THENCE (C) SOUTH 88°02'47" EAST 474.01 FEET; THENCE (D) EASTERLY TANGENT TO LAST DESCRIBED COURSE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 40 FEET THROUGH AN ANGLE OF 90° FOR A DISTANCE OF 62.83 FEET; THENCE (E) NORTH 01°57'13" EAST 38.25 FEET; THENCE (F) NORTH 25°40'44" WEST 122.73 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBON BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED.

BELOW A DEPTH OF FIVE HUNDRED FEET BY QUITCLAIM DEED RECORDED APRIL 19, 1974 AS INSTRUMENT NO. 13798 IN BOOK 2511, PAGE 1154, OF OFFICIAL RECORDS.

SAID LAND IS SHOWN ON MAP RECORDED IN BOOK 110, PAGE 93 OF RECORD OF SURVEYS OF SAID COUNTY.

LOT 2 (APNs: 105-020-063 & -064)
LOT 89 OF TRACT 13345 UNIT 1, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 125 AND PAGES 7-10 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, MINERALS, AND HYDROCARBONS AND ALL SUBSTANCES OF A MINERAL CHARACTER IN, ON OR UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND BUT WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND.

FIGURE 2-36

EXISTING EASEMENT NOTES

(NUMBER CORRESPONDS TO ITEM NUMBER IN PRELIMINARY TITLE REPORT. NOT ALL EXCEPTION ITEMS ARE NOTED.)

(3) A 10 FOOT WIDE EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES GRANTED TO THE LAGUNA COUNTY SANITATION DISTRICT, RECORDED FEBRUARY 4, 1962 AS INST. NO. 5636, IN BOOK 1975 PAGE 1318, OF OFFICIAL RECORDS.

(5) AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES RESERVED TO SPE CORPORATION, RECORDED MAY 4, 1981 AS INSTRUMENT NO. 81-17826 OF OFFICIAL RECORDS. TO BE REMOVED.

(7) AN EASEMENT FOR EXCLUSIVE RIGHT TO DEVELOP USE, AND MAINTAIN THE PROPERTY FOR OPEN SPACE AND NONCOMMERCIAL RECREATIONAL PURPOSES, NATURAL RESOURCES RECOVER PURPOSES AND INCIDENTAL PURPOSES, RECORDED MAY 4, 1981 AS INSTRUMENT 1981-17947 AND RE-RECORDED AUGUST 3, 1981 AS INSTRUMENT NO. 1981-17947. **NOTE: BLANKET IN NATURE OVER LOT 89 OF TRACT 13345, UNIT I**

(8) AN EASEMENT FOR INGRESS AND EGRESS PURPOSES TO STEPHEN K. LEBARD, RECORDED APRIL 16, 2018 AS INSTRUMENT NO. 2018-0015194. NOTE: TO BE REMOVED.

(9) A PERMANENT EASEMENT FOR CLARK AVENUE ROAD AND INCIDENTAL PURPOSES, RECORDED OCTOBER 30, 2007 AS INSTRUMENT NO. 2007-0076452 OF OFFICIAL RECORDS.

PROPOSED EASEMENT NOTES

(A) 30' WIDE PRIVATE ACCESS FROM STEVE LEBARD TO OASIS AND MR. KNIGHT.
(B) 30' WIDE FOR PUBLIC MULIT-PURPOSE TRAIL FROM STEVE LEBARD TO COUNTY OF SANTA BARBARA.
(C) 30' WIDE PRIVATE UTILITY FROM STEVE LEBARD TO PG&E.
(D) 20' WIDE PRIVATE ACCESS AND FROM OASIS TO MR. KNIGHT.
(E) 10' WIDE SEWER FROM MR. KNIGHT TO OASIS.
(F) 20 WIDE PRIVATE UTILITY FROM STEVE LEBARD TO OASIS.
(G) 5' WIDE PUBLIC PEDESTRIAN ACCESS FROM STEVE LEBARD TO OASIS .
(H) 25' WIDE PRIVATE ACCESS AND PRIVATE UTILITY FROM OAISIS TO STEVE LEBARD.
(I) VARIABLE WIDTH PRIVATE CONSTRUCTION AND GRADING FROM STEVE LEBARD TO OASIS.
(J) 25' WIDE PUBLIC MULTIPURPOSE TRAIL FROM OASIS TO COUNTY OF SANTA BARBARA.
(K) 25' WIDE PUBLIC MULTIPURPOSE TRAIL FROM STEVE LEBARD TO COUNTY OF SANTA BARBARA.

16LLA-00000-00004
TENTATIVE LOT LINE ADJUSTMENT
OASIS SENIOR CENTER
ORCUTT, COUNTY OF SANTA BARBARA, CALIFORNIA
July 29, 2020

36—EXB SAVE DATE: 7/29/2020 1:44:51 PM PLOT BY:McClain, Ian PLOT DATE: 7/29/2020 5:17:28 PM
DRAWING: x:\2064\active\2064118600\geo\cad\2064118600lla.dwg



Figure 2-37

REVISIONS | BY

tom b. martinez & associates
ARCHITECTURE INC.
2624 MR. PARK DRIVE
SANTA MARIA, CA. 93455
PHONE (805) 934-5737
FAX (805) 934-4918

SHEET TITLE: FLOOD PLAIN MAP
SENIOR CENTER

Project for: OASIS SENIOR CENTER
To be located at: FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO: 17101
DRAWN BY: TWS
CHECK BY: TBM
DATE: Aug 08, 19
SHEET: C-3.0

VIEW OF INTERSECTION FROM FREEWAY OVERPASS - SITE IS NOT VISIBLE



VIEW OF SITE FROM MAIN ACCESS FOXENWOOD LANE





AERIAL VIEW OF SITE LOOKING WEST



AERIAL VIEW OF SITE ACCESS RAMP

REVISIONS	BY

tom b. martinez & associates
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2624 MR PARK DRIVE
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FAX (805) 934-4916

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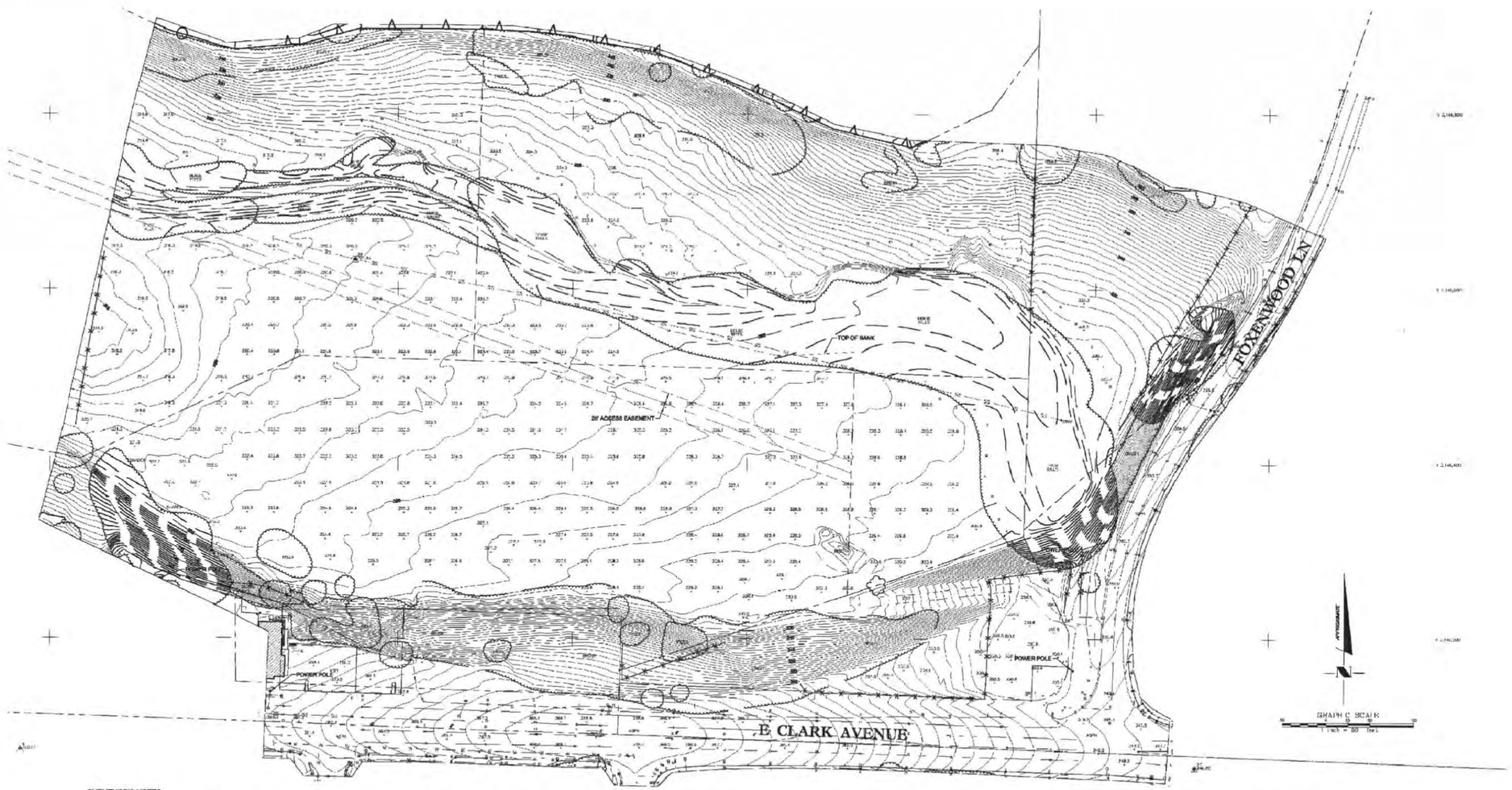
SITE AND AREA IMAGES

SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO :	17101
DRAWN BY :	TWS
CHECK BY :	TBM
DATE :	Aug 08, 19
SHEET :	C-4.0

Figure 2-38



SURVEYOR'S NOTES:

1. NO PRELIMINARY TITLE REPORT WAS PROVIDED THEREFORE NO EASEMENTS HAVE BEEN PLOTTED.

2. SURFACE EVIDENCE OF UTILITIES MAY BE SHOWN ON THIS MAP. WE MAKE NO WARRANTEE AS TO THE LOCATION, TYPE OR DEPTH OF UNDERGROUND UTILITIES. THE SURVEYOR HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3. NO BOUNDARY SURVEY WAS REQUESTED, NO BOUNDARY SURVEY WAS PERFORMED. PROPERTY INFORMATION SHOWN IS BASED ON RECORD DATA WITH ROTATION TO FOUND MONUMENTS AS SHOWN

TEMPORARY BENCH MARK:

A FOUND MAG NAIL AND SHINER IN THE AC PAVEMENT ON CLARK AVENUE SHOWN AS POINT NUMBER 13 HEREON HAVING AN ELEVATION OF 368.36 FEET.

DRAWING NOTE:

THE ORIGINAL DRAWING WAS PREPARED USING AUTOCAD CIVIL 3D 2014. THE PROGRAM UTILIZES "COGO POINTS" THAT ARE PROPRIETARY TO CIVIL 3D. THESE POINTS CAN BE SEEN IN OTHER COMPATIBLE VERSIONS OF AUTOCAD BY DOWNLOADING THE APPROPRIATE OBJECT ENABLER FROM THE AUTODESK WEBSITE.

IF THE FOLLOWING COGO POINT APPEARS AS A RECTANGULAR BOX, THE OBJECT ENABLER IS EITHER NOT PRESENT OR WAS NOT INSTALLED CORRECTLY.

COGO POINT:

LEGEND

	BLOCK WALL/RETAINING WALL		TRAFFIC SIGNAL BOX
	STORM DRAIN GRATE	FH	FIRE HYDRANT
(S)	STORM DRAIN MAN HOLE		HANDICAP PARKING
(T)	SEWER MANHOLE	TV	TELEPHONE VAULT
V	VALVE	PG&E	PACIFIC GAS & ELECTRIC VAULT
S	SEWER LINE	WM	WATER METER
W	WATER LINE	JP	JOINT POLE
T	TELEPHONE		LIGHT STANDARD
E	ELECTRIC LINE		STREET LIGHT
SD	STORM DRAIN LINE	M	MEASURED
●	FOUND MONUMENT	R	RECORD



VICINITY MAP - N.T.S - ORCUTT, CA

ABOVE GRADE ENGINEERING
1304 Brood Street, San Luis Obispo, CA 93401
phone:(805) 540-5115 • fax:(805) 540-5116

TOPOGRAPHIC MAP

LOT 88 OF TRACT 13345, UNIT I IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AS SHOWN ON MAP FILED IN BOOK 125, PAGES 7 THROUGH 10 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

REVISIONS	BY

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ARCHITECTURE INC.
2624 MR. PARK DRIVE
SANTA MARIA, CA 93455
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FAX (805) 934-4916

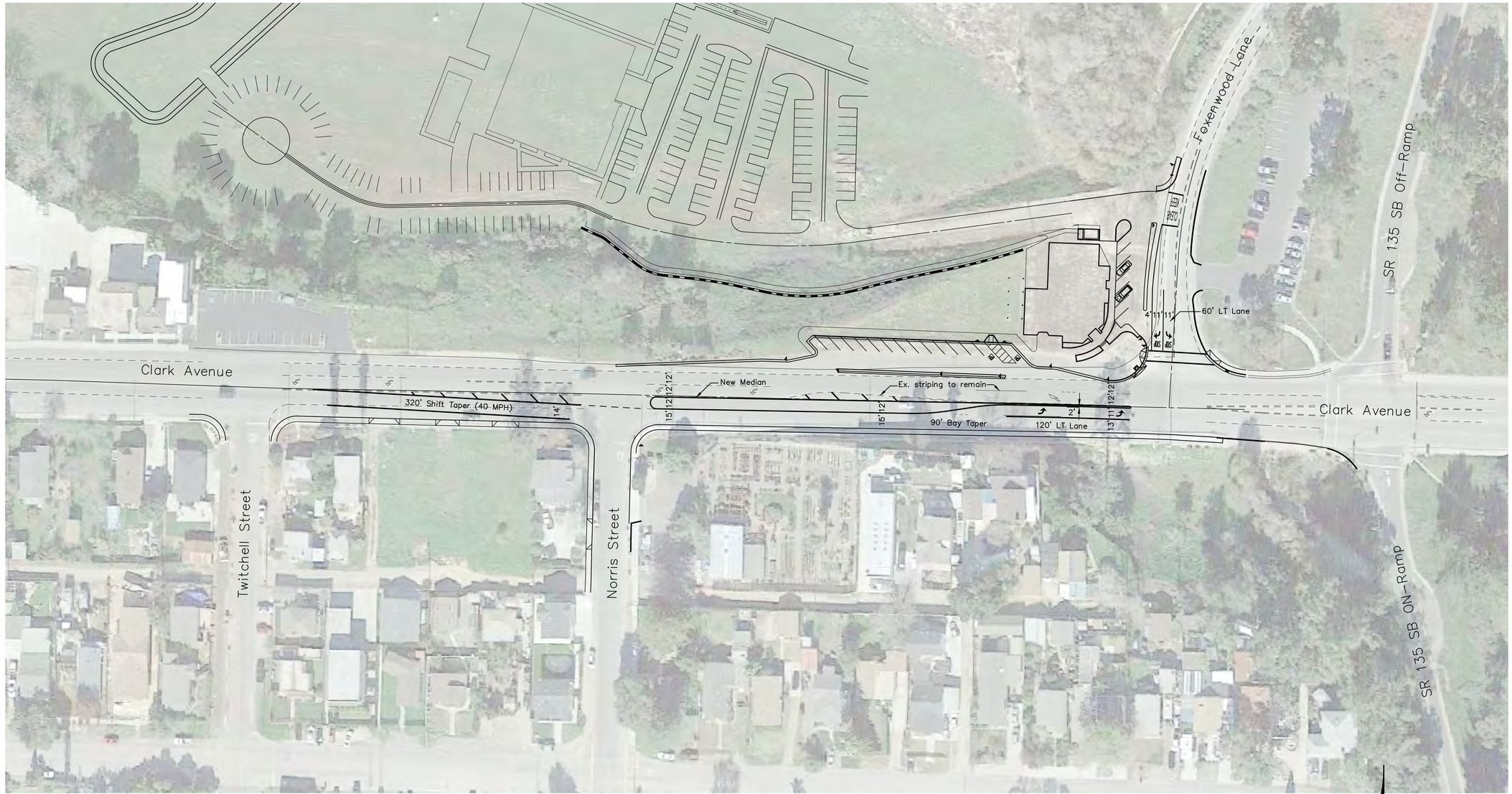
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SHEET TITLE :
TOPOGRAPHIC MAP
SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO :	17101
DRAWN BY :	TWS
CHECK BY :	TBM
DATE :	Aug 05, 19
SHEET :	**C-6.0**

Figure 2-39



REFER TO FIGURE 2-17 FOR REVISED LAYOUT

Figure 2-40 Roadway Improvements

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:

PREPARED BY:
Stantec
2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455
Phone: (805) 925-2345
BUDDY HAIN 79821 10/4/2016
PROJECT ENGINEER R.C.E. DATE

REGISTERED PROFESSIONAL ENGINEER
FRANCIS F HAIN
NO 79821
CIVIL
STATE OF CALIFORNIA

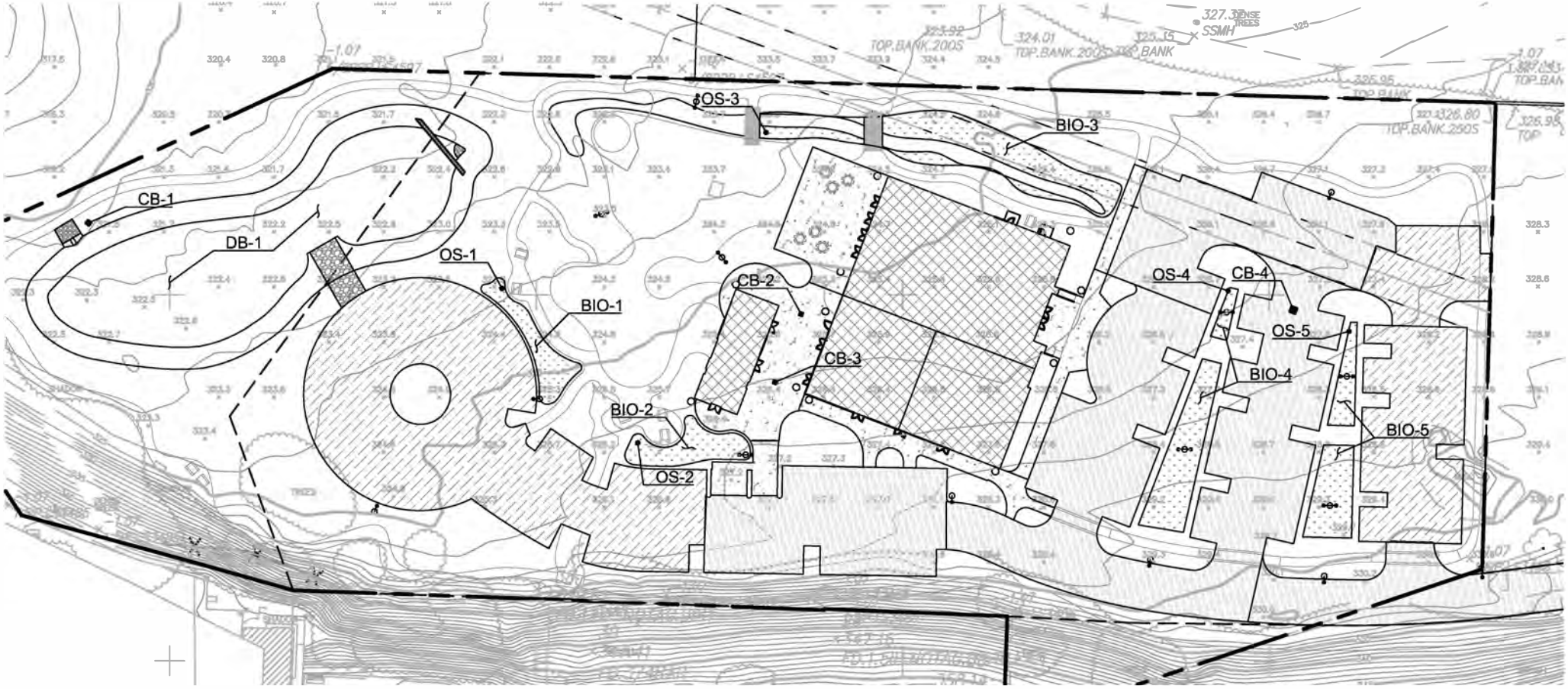
PRELIMINARY

LEBARD PROPERTY
KEY SITE 18
OPTION 2
OASIS
ORCUTT, CALIFORNIA

STANTEC PROJECT NO.
2064118600
SHEET
1 OF 1
PLAN DATE
10/4/16

DESIGN DESIGNED CHECKED CHECKED
36-ENG SAVE DATE: 10/4/2016 12:53:17 PM PLOT BY:Bowman, Katie PLOT DATE:10/4/2016 2:24:26 PM
DRAWING:v:\2064\active\2064118600\traffic\acad\combined site.dwg

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LEGEND

- PAVEMENT
- CONCRETE FLATWORK
- GRAVEL
- ROOF
- BIO-RETENTION

ABBREVIATIONS

BIO: BIO-RETENTION AREA
CB: CATCH BASIN
DB: DETENTION BASIN
OS: OVERFLOW STRUCTURE

REFER TO FIGURE 2-17 FOR REVISED LAYOUT

STORMWATER / DRAINAGE FEATURES

NO SCALE

Figure 2-41

3.0 ENVIRONMENTAL SETTING

3.1 REGIONAL SETTING

The project site is located in the Santa Maria Valley, in northern Santa Barbara County. The Santa Maria Valley is bounded by the Nipomo Mesa and Sierra Madre Mountains on the north and east, by the Solomon Hills and Casmalia Hills on the south, and by the Guadalupe Dunes and Pacific Ocean on the west.

The Santa Maria Valley is primarily a flat coastal plain. Native vegetation consists largely of coastal dune sage; the edges of the valley are characterized by rolling hills with oak woodlands, native and nonnative grasses, and chaparral. The predominant urban areas are located between Highway 101 on the east and Blosser Road on the west. Much of the rest of the Santa Maria Valley is rural and semi-rural, characterized by such uses as grazing, crude oil production, open space, and cultivated agriculture. The valley is well suited to cultivation given its fertile alluvial soils and exceptional climate for crop production.

Important water features in the Santa Maria Valley include Twitchell Reservoir, Betteravia Lakes (also known as Guadalupe Lake), the Santa Maria River, and Orcutt/Solomon, Pine, Graciosa, and San Antonio Canyon Creeks. The Santa Maria River is the principal drainage for the Valley. It is formed at the confluence of the Cuyama and Sisquoc Rivers and ultimately drains into the Pacific Ocean near the Santa Barbara County/San Luis Obispo County line.

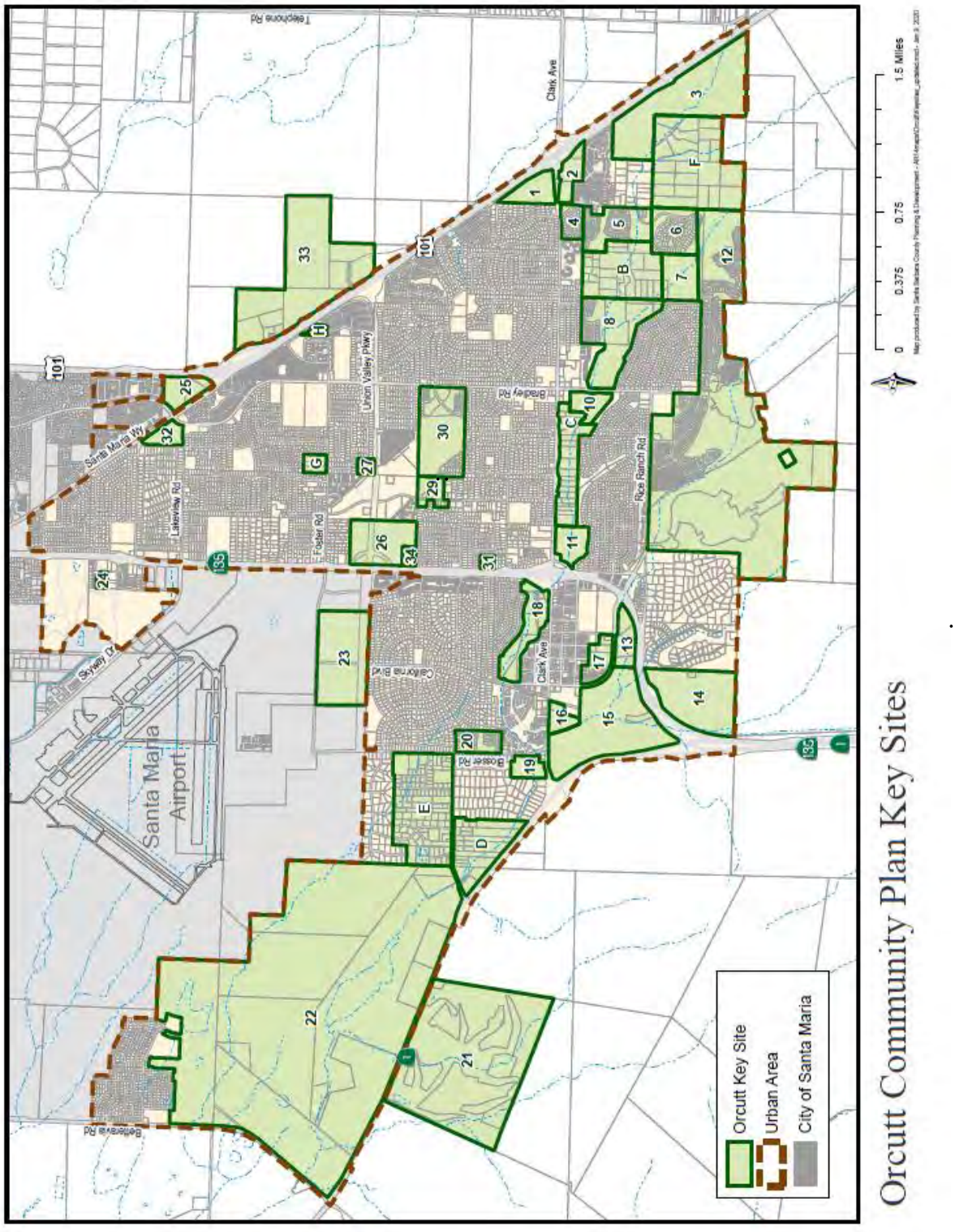
The Santa Maria Valley's Mediterranean climate is characterized by warm, dry summers and cool, damp winters with occasional rainy periods. Annual rainfall typically ranges from about 13 to 18 inches, with nearly all precipitation occurring between October and April. Light to moderate sea breezes generally predominate during the day, while land breezes from the east dominate during night and early morning hours.

The project is located in the Orcutt area, which is in the southern end of the Santa Maria Valley (see Figures 2-1, Regional Location and 2-2, Project Vicinity Map).

3.2 PROJECT SETTING

The OASIS property is located within Orcutt Community Plan (OCP) Key Site 18 (KS18). Figure 3-1a identifies the OCP Key Sites and KS18's location within the larger Orcutt Planning Area.

Figure 3-1a Orcutt Community Plan Key Sites



Figures 3-1b and 3-1c identify lands designated for open space and parks in the Orcutt Planning Area.

Figure 3-1b Orcutt Community Plan Open Space Area Map

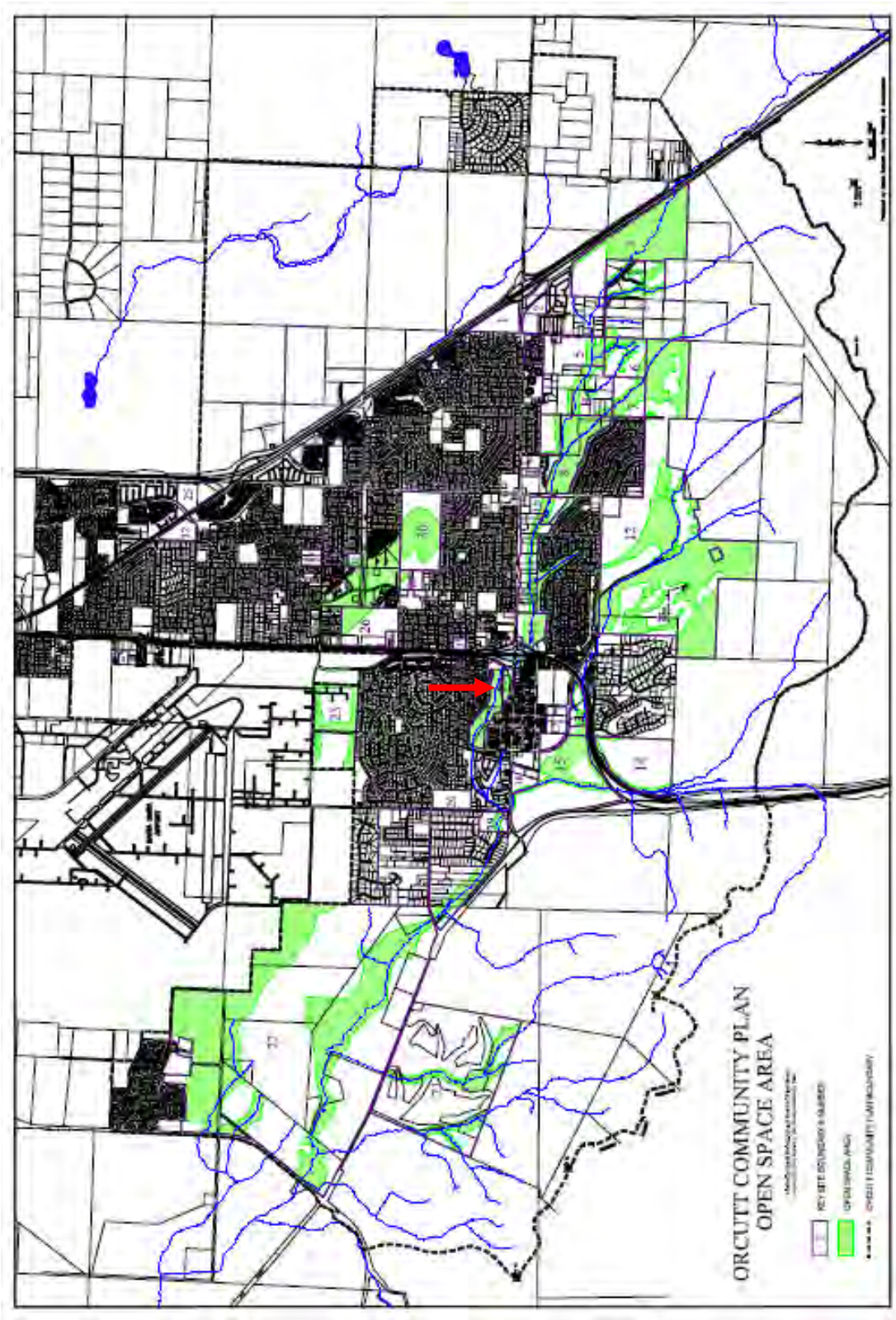
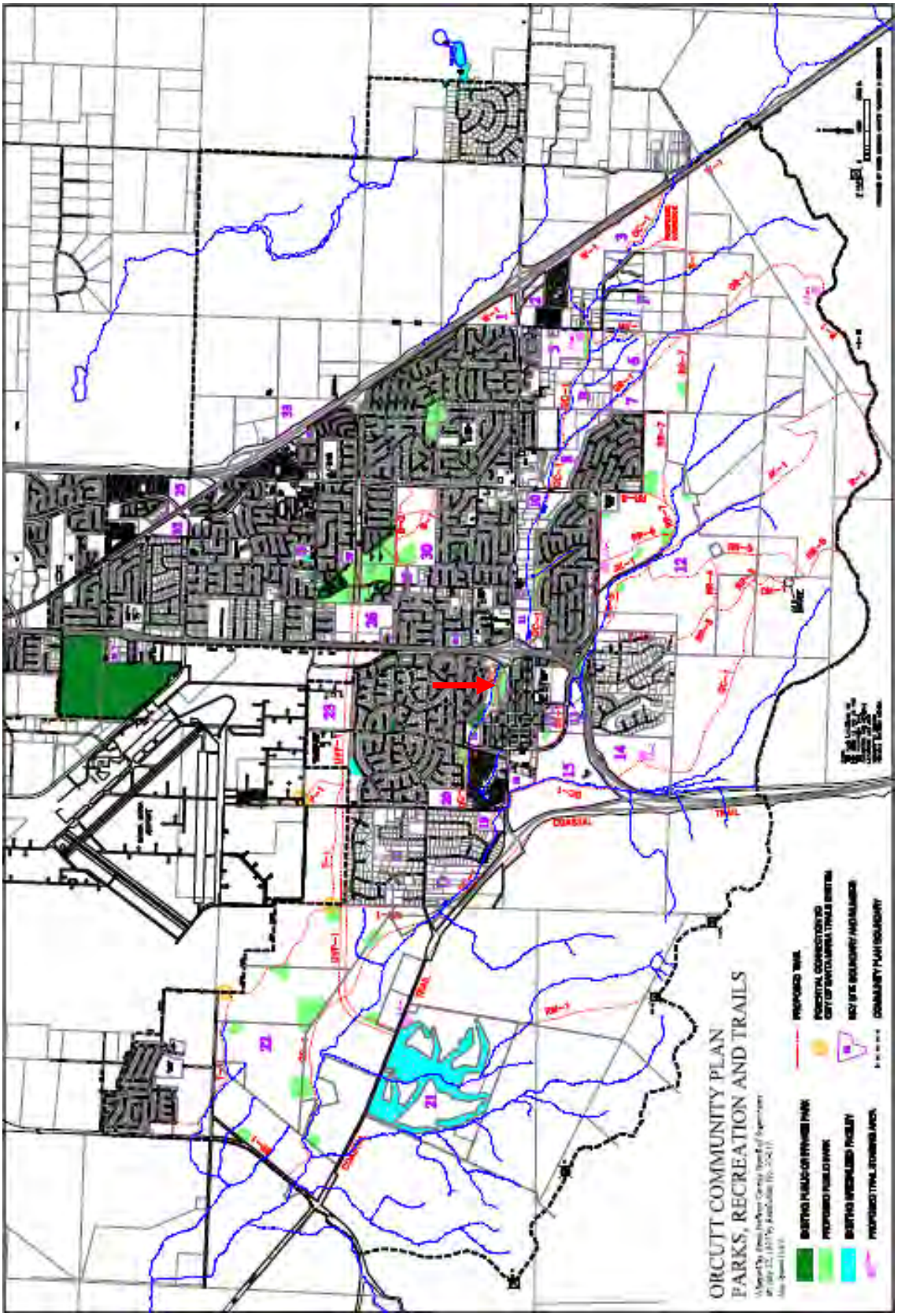


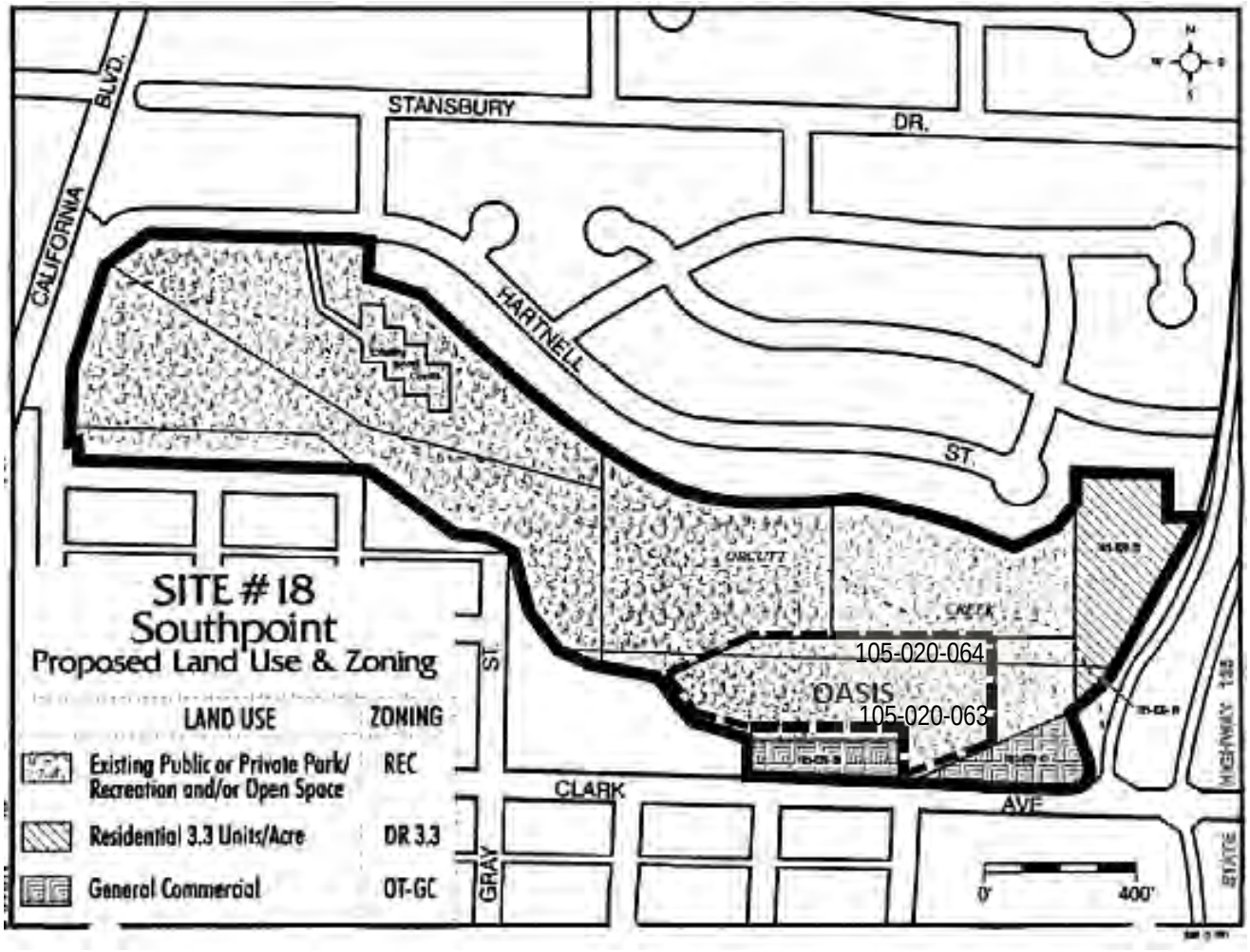
Figure 3-1c Orcutt Community Plan Parks, Recreation and Trails Map



Key Site 18

KS18 is comprised of 15 APNs, totaling approximately 39.73 acres. The OASIS property is located on APNs 105-020-063 and -064 (together one legal parcel) and comprises 5.28 acres.

Figure 3-1d OCP Key Site 18/Southpoint Land Uses and Zoning
(*OCP Figure KS18-2 with OASIS Property and APNs Identified***)**



Existing Development

The project site is vacant. The majority of KS18 is undeveloped, with the exception of a homesite in the northeast comer, the Southpoint Estates recreational complex with three tennis courts and a picnic area near the northwest comer, and a large in-stream retention basin constructed by the County Flood Control District at the west end, near California Boulevard. There is no existing development on the OASIS portion of KS18. An existing dirt road across the LeBard commercial property currently provides access to the OASIS site from Foxenwood Lane.

Topography

With the exception of the steep slope north of Clark Avenue, the project site is mostly flat with 0 to 2% slopes. KS18 is basin-shaped with level topography along Orcutt Creek and steep slopes near the northern and southern boundaries of the property and on either side of the existing dirt road from Foxenwood Lane. In the southeast corner of KS18, and west along Clark Avenue, is a thin level area at the top of the slope. (see Figure 2-39, Topographic Map).

Noise

According to the OCP, vehicle noise from Highway 135 and surrounding streets is the primary noise source affecting the project site and KS18. Areas closest to Highway 135 and Clark Avenue are exposed to noise levels potentially exceeding 65 dBA CNEL. Noise levels drop off away from these roadways. Based on 2016 noise measurements (D. Lord, 45dB.com 2016 Sound Level Assessment for OASIS Meeting Center), ambient noise levels at the OASIS property line are below 60 dBA, (24-hour, averaged, Community Noise Equivalent Level, CNEL) and range from 45 to 54 dBA CNEL at the proposed main building. Noise generated from the open space areas onsite, including the OASIS property is limited to intermittent maintenance activities along Orcutt Creek, performed by the County Flood Control District and Laguna County Sanitation District.

Surface Water Bodies

Orcutt Creek and its associated floodplain extend across KS18 from east to west. The floodplain covers a significant portion of the western half of KS18. On the OASIS property, mapped flood zone is limited to a very small area in the northeast corner of the property. The OASIS development footprint is setback from both the top of bank and riparian canopy of the creek.

Biological Resources

The OASIS project site is located in the eastern portion of KS18, south of Orcutt Creek. No rare, threatened or endangered species of plants or wildlife have been identified onsite. KS18 includes riparian habitat associated with Orcutt Creek, non-native grassland, scattered oak trees, and a row of eucalyptus adjacent to North Avenue. No rare, threatened, or endangered plant or wildlife species have been identified on the project site. See Section 4.3 (Biological Resources) for more detailed information, including the results of plant and wildlife surveys performed onsite, and the potential for sensitive species to occur onsite.

Soils

Soils on the project site are primarily Corralitos loamy sand. The soils underlying the majority of KS18 are sandy soils including Corralitos loamy sand, Terrace Escarpments-sandy, Marina sand, and Riverwash. Some of these soils have erosion hazards and all except Riverwash have high soil blowing hazards.

3.3 CUMULATIVE DEVELOPMENT

The California Environmental Quality Act Guidelines for Implementation of CEQA ("CEQA Guidelines", California Code of Regulations, Chapter 3) addresses the analysis of cumulative impacts, including in Sections 15130, 15355 and 15065.

> *"Cumulative impacts" refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts (CEQA Guidelines Section 15355).*
>
> *"Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future project* (CEQA Guidelines Section 15065(a)(3).
>
> *An EIR shall discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable, as defined in section 15065(a)(3). Where a lead agency is examining a project with an incremental effect that is not "cumulatively considerable," a lead agency need not consider that effect significant, but shall briefly describe its basis for concluding that the incremental effect is not cumulatively considerable. (CEQA Guidelines 15130(a)*
>
> *An EIR may determine that a project's contribution to a significant cumulative impact will be rendered less than cumulatively considerable and thus is not significant. A project's contribution is less than cumulatively considerable if the project is required to implement or fund its fair share of a mitigation measure or measures designed to alleviate the cumulative impact (CEQA Guidelines Section 15130(a)(3).*

The discussion of cumulative impacts is not required to be provided at the same level of detail as the discussion of project-specific impacts.

A list of related or "cumulative" projects is included in Table 3-1 below and the project locations are identified on Figure 3-1. The Cumulative Projects table and figure are included to inform the public and decision-makers of the cumulative setting in which the proposed project is being evaluated.

Table 3-1 Cumulative Projects List

Project		Location	Land Use	Size / Description	Status
1.	Addamo Winery/ Diamante (a)	129-151-042	Residential	5 Units	Approved
2.	Key Site #4 Clark Ave Commercial (b)	103-750-038	Commercial	12,900 SF	Under Construction
3.	Key Site #3 Multi-Fam Residential (c)	129-151-026	Residential	160 Units	In Dev Review
4.	Key Site #3 Mesa Neighborhood (a)	129-151-026	Residential	125 Units	In Dev Review
5.	Key Site #30 Mr. O Apartments (c)	107-250-008	Residential	69 Units	DEIR: Under Construction FEIR Occupied
6.	Key Site #30 (ATE #11084)	107-250-008	~~Commercial~~ Residential	214 Units	Under Construction
7.	Key Site #21 Neighborhood Willow Creek/Hidden Canyon (c)	113-250-015 113-250-016 113-250-017	Residential	145 Units	In Dev Review
8.	North County Jail (ATE #017714)	113-210-004 113-210-013	Institutional	Jail	Under Construction
9.	Key Site #2 Orcutt Gateway Retail Center (b)	129-280-001	Commercial	49,921 SF	In Dev Review
10.	Key Site #1 Orcutt Public Market Place (a)	129-120-024	Residential	252 Units	In Dev Review
11.	Key Site #1 Orcutt Public Market Place (b)	129-120-04	Commercial	211,264 SF	In Dev Review
12.	Orcutt Union Plaza Phase II (a)	105-091-001 105-091-006	Residential	19 Units	Approved
13.	Orcutt Union Plaza Phase II (b)	105-091-001 105-091-006	Commercial	16,880 SF	Approved
14.	Key Site #12 Rice Ranch SP (a)	101-010-013 101-020-004 105-140-016	Residential	512 Units	Under Construction/ Occupied
15.	Terrace Villas (a)	129-300-001 to 129-300-020	Residential	16 Units	Approved
16.	Key Site #18 LeBard Retail Commercial ©	105-020-041	Commercial	7,771 SF	Approved

(a) Trip generation based on ITE code for Single Family Dwelling (#210)
(b) Trip generation based on ITE code for Shopping Center (#820)
(c) Trip generation based on ITE code for Multi-family Housing (#220)

In addition, each issue area section in Chapter 4.0 of this EIR includes a discussion of cumulative impacts associated with the OASIS project requests, taking into account the cumulative projects identified in Table 3-1, as applicable, as well as growth assumptions included in the Orcutt Community Plan. Cumulative assumptions from other planning documents are discussed for specific issue areas, where applicable (e.g., Section 4.1, Air Quality discussion of South Coast Air Basin and Clean Air Plan).

The Orcutt Community Plan (OCP) EIR evaluated cumulative impacts based on OCP buildout development assumptions. The adopted OCP EIR findings summarize conclusions regarding cumulative impacts from buildout of the OCP, as well as mitigation measures that were incorporated into the OCP, primarily as policies and development standards. The OCP EIR impacts and mitigation that are applicable to the OASIS project are summarized in each environmental issue area discussion in Section 4. The OCP, OCP EIR, and OCP findings are available for review online and at Planning and Development, as follows:

- Project Planner: Natasha H Campbell, ncampbell@co.santa-barbara.ca.us, 805-570-4871
- North County Planning & Development Office - 624 W. Foster Road, Santa Maria, CA 93455-3623, Reception (805) 934-6250
- http://www.countyofsb.org/plndev/projects/oasiscenter.sbc

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4.0 ENVIRONMENTAL IMPACT ANALYSIS

This section discusses the possible environmental effects of the proposed project, including but not limited to the areas identified through the Notice of Preparation (NOP)/EIR Scoping process as having the potential to experience significant impacts.

4.0.1 IMPACT ASSESSMENT

"Significant effect" is defined by the *CEQA Guidelines* §15382 as "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment, but may be considered in determining whether the physical change is significant."

The assessment of each issue area includes discussion of the following:

- Environmental Setting
- Applicable Regulations
- Previous California Environmental Quality Act (CEQA) review
- Methodologies and "significance thresholds" used to determine whether the project's potential impacts would be significant;
- Impacts that would potentially result from the Project requests;
- Mitigation measures to reduce potentially significant impacts; and
- Residual impact level after taking into account identified mitigation.

Impact levels are classified as follows:

> ***Class I. Significant and Unavoidable****: An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved per §15093 of the CEQA Guidelines.*
>
> ***Class II. Significant but Mitigable****: An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings to be made under §15091 of the CEQA Guidelines.*
>
> ***Class III. Less than Significant or Not Significant****: An impact that may be adverse, but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.*
>
> ***Class IV. Beneficia****l: An effect that would reduce existing environmental problems or hazards.*

The impact analysis also includes discussion of cumulative effects. The cumulative analysis evaluates the impacts associated with the proposed project in conjunction with other future development in the area.

The Executive Summary of this EIR includes a summary of all identified project's impacts and mitigation measures as well as a comparison of the project alternatives' impacts.

4.0.2 PROJECT COMPONENTS AND FOCUS OF ENVIRONMENTAL REVIEW

The OASIS project includes seven applications, which are analyzed in the EIR as follows:

1. **Development Plan Case No. 16DVP-00000-00002;**
2. **Conditional Use Permit Case No. 16CUP-00000-00006;**
3. **Conditional Use Permit Case No. 17CUP-00000-00013**

As described in greater detail in Section 2.0 (*Project Description*), the above Development Plan and Conditional Use Permit application requests identify the specific physical development and improvements and operational parameters for the proposed project. The ~~main~~ focus of this EIR is on the potential physical environmental effects associated with these requests.

4. **General Plan Amendment, Case No. 14GPA-00000-00020 (GPA)**

This request, described in greater detail in Section 2.0 (*Project Description*), includes four components:

- Amend the text of OCP DevStd KS18-1 to allow for the OASIS project;
- Remove the OASIS property (5.28 acres) from the OCP Open Space Map;
- Remove ~~the~~ 5.16 acres of the OASIS property from the 8.5-acre area identified on the OCP Parks, Recreation and Trails (PRT) Map for a future public park at KS18;
- Modify the OCP Bikeways map to allow a section of the proposed Class I Bikeway to be a Class II Bikeway ~~located~~ within the OASIS driveway.

5. **Recorded Map Modification**, **Case No. 16RMM-00000-00001 (RMM)**

This request would modify two conditions of approval and two of the recorded final maps[1] for the Southpoint Estates (SPE) subdivision (TM 12,679 and TM 13,345). The SPE conditions and labels on the recorded maps apply to the SPE open space lots (APNs 105-020-060, -061, -062, -063, -064, -065, -068, -069, and -070). ~~The modifications would remove existing development restrictions and related requirements affecting the OASIS portion of the Southpoint Estates/KS18 open space, as follows:~~ The modification proposes to remove applicability of the following conditions to the OASIS property (APNs 105-020-063 and 105-020-064) and remove the related labels on the OASIS property on the following recorded maps:

- ***TM 12,679 Condition No. 18/TM 13,345 Condition No. 21***- This condition would no longer apply to the OASIS property, eliminating the requirements to dedicate development rights to the County and to limit property use to open space and noncommercial recreational uses for the OASIS property;

[1] The OASIS property is identified as one of the common open space lots in the Southpoint Estates (SPE) subdivision. The SPE (TM 12,679 & TM 13,345) residential lots are located immediately north of KS18 between California Boulevard and Foxenwood Lane and include APNs 105-180-001 to -055; 105-200-001 to -039; 105-250-001 to -043; and 105-280-004 to -029.

- ***TM 13,345 Condition No. 8*** – This condition would no longer apply to open space lot 89 (the OASIS property), eliminating the requirement for the OASIS property to be labeled "*NOT A BUILDING SITE OPEN SPACE*" on the recorded final map.
- ***TM 13,345 Unit 1 Final Map (Book 125, p. 8)*** - Remove the *"NOT A BUILDING SITE OPEN SPACE"* label on the recorded Southpoint Estates final map, open space lot 89 (the OASIS property); and
- ***TM 13,345 Unit 2 Final Map (Book 128, p. 93)*** - Remove the *"NOT A BUILDING SITE OPEN SPACE*" label on the recorded Southpoint Estates final map, open space lot 89 (the OASIS property;

- ~~Remove the land use restriction to open space and noncommercial recreation;~~
- ~~Remove the requirement for title to the OASIS portion of the Southpoint/KS18 open space to be held by the homeowners association or other entity, subject to conditions prescribed by the Board of Supervisors;~~
- ~~Remove the requirement for the development rights for the OASIS portion of the Southpoint/KS18 open space be deeded to the County;~~
- ~~Remove the requirement for the "Open Space Not A Building Site" label to be recorded on the OASIS portion of the Southpoint/KS18 open space.~~

5. Government Code Section 65402 Case No. 18GOV-00000-00005 (65402)

The case is required to determine whether the applicant's acquisition of the County-held development rights to the OASIS property would be consistent with the General Plan.

The General Plan Amendment (GPA), Recorded Map Modification (RMM) and Government Code 65402 Consistency Determination (65402) cases are necessary to accommodate the OASIS project. However, in contrast to the Development Plan and Conditional Use Permit Requests, the amendments would not approve specific physical improvements or result in direct physical impacts to the environment. As a result, the main focus of the environmental analysis ~~is~~ in this EIR is on the proposed development and uses identified in the Development Plan and Conditional Use Permit requests. Therefore, ~~these three~~ the GPA, RMM, and 65402 requests are addressed more generally in the discussion of cumulative impacts in the environmental issue area sections (Sections 4.1-4.13), as well as in Section 6.1 (*Growth Inducing Effects*).

7. Lot Line Adjustment, Case No. 16LLA-00000-00002 (LLA)

The LLA request would add the southern tip of the 5.28-acre OASIS property, which is commercially zoned (approximately 0.12 acres/5,200 square feet), to the adjacent, 1.25-acre, corner, commercially-zoned parcel (APN 105-020-041). Approximately 1,500 to 1,800 square feet of the area to be added to the adjacent parcel is conducive to development, with the rest exceeding 30 percent slope. The less than 30 percent slope area to be added is adjacent to other developable area on APN 105-020-041, increasing the overall development potential of APN 105-020-041. Therefore, the LLA would result in the potential for a minor increase in commercial development along Clark Avenue. This increase in development on APN 105-020-041 could incrementally increase the visual resource and transportation impacts described in sections 4.1 (Aesthetics), 4.6 (Geologic), and 4.12 (Transportation), depending on the specific development proposed. In addition, because the Lot Line Adjustment would increase the potential for additional development near the Clark Avenue/Norris intersection, this may impact the County's future ability to address the

constrained Foxenwood Lane/Clark Avenue intersection by realigning this intersection west to Norris Street. This realignment was identified as a possible mitigation and project alternative in the Orcutt Community Plan (OCP) EIR and was revisited in the later Supplemental OCP EIR. Both EIRs, incorporated herein by reference, identify realignment of this intersection west to Norris as way to improve turning movement and safety impacts associated with the current intersection. ~~However,~~ The overall level of aesthetic and traffic impacts would not be expected to change as a result of the LLA. In addition, the LLA would not change the total amount of commercially zoned land assumed for KS18 in the OCP EIR. Currently, OASIS could potentially propose a small commercial development within this commercially zoned acreage without the LLA, subject to OASIS acquiring access across one of the adjacent Clark Avenue parcels. Because the entire OASIS property, including the commercially zoned 0.12 acres, is still restricted to open space and noncommercial recreational uses, and the development rights are held by the County, the commercially zoned OASIS land could not be developed without approval of GPA, RMM and 65402 cases similar to those described above.

4.1 AESTHETICS/VISUAL RESOURCES

4.1.1 SETTING

The OASIS property is located in the eastern portion of Orcutt Community Plan (OCP) Key Site 18 (KS18), on the south side of Orcutt Creek (Figure 4.1-1, Aerial of Project Vicinity).

KS18 is bounded by Old Town Orcutt and Clark Avenue on the south, the Southpoint Estates residential development to the north, Foxenwood Lane and Highway 135 on the east, and South Broadway/California Boulevard on the west.

Figure 4.1-1 Aerial of Project Vicinity



Includes proposed OASIS driveway easement over LeBard corner commercial property

KS18 abuts the northern boundary of the "Old Town Orcutt" neighborhood (OCP Figure 8- *Orcutt Residential Neighborhood Map*, included in Appendix C). The Old Town Orcutt neighborhood extends to Rice Ranch Road to the south, Blosser Road to the west and Highway 135 to the east. Commercial development is generally one block deep on each side of Clark Avenue and the rest of Old Town Orcutt includes a sprinkling of commercial uses, older residential units, higher density condominiums and apartments, and three public schools (Orcutt Junior High, Orcutt Academy High School and May Grisham Elementary). The approximately 35 acres of KS18 open space along Orcutt Creek provides a scenic open space backdrop in an otherwise developed suburban/urban area, when approaching Old Town Orcutt from the north (Foxenwood Lane,

California Boulevard) and east (Clark Avenue). As a result, policies and development standards in the OCP (e.g., VIS-O-1, VIS-O-2, VIS-O-2.1, and VIS-O-3) require KS18 development to maintain open space corridors, protect public viewsheds to minimize disruption of public view corridors and viewsheds, as well as to protect Orcutt's semi-rural character on ~~and enhance this~~ gateway parcels~~feature~~ (OCP page KS18.1). The two commercially zoned parcels along Clark Avenue (APNs 105-020-041 and 105-020-038) have areas of level topography abutting Clark Avenue and very steep slopes on the remaining acreage, which slopes north toward the OASIS property and Orcutt Creek. No commercial development has been constructed on these commercial parcels. However the approximately 7,771 square foot, 2-story, LeBard commercial development was approved for the corner of Foxenwood Lane and Clark Avenue, originally in 2006 (Case Nos. 05DVP-00000-00003, 06LUP-00000-00982, 06LUP-00001-00982, 16LUP-00000-00141, 18TEX-00000-00007, and 19LUP-00000-00099). The approved, but not built, LeBard commercial project includes structural development at the east end, near Foxenwood Lane. Figure 4.1-2c identifies the approved LeBard commercial project layout).

KS18 is basin shaped, with steep slopes along the north, south and east perimeters. The site is undeveloped open space with the exception of the following: 1) A Flood Control District retention basin near Hartnell Road/California Boulevard, 2) a common recreation area with tennis courts and picnic area that is part of the Southpoint Estates residential development, and 3) a single family home site in the northeast corner of KS18, near Foxenwood Lane. KS18's topography and existing vegetation obscure views into the site from some locations. However, the majority of the KS18 open space is currently visible from public roads, including Clark Avenue, Foxenwood Lane, Highway 135, Broadway/California Boulevard, the corner of Gray Street and Park Avenue, and North Avenue. The Orcutt Creek riparian canopy and northern slope below Southpoint Estates are also visible from Norris and Twitchell Streets at Clark Avenue. In addition to views from public viewing areas, KS18 is visible from numerous private properties, including properties located on the roads identified above, as well as from Pacific Avenue and from the Southpoint Estates development, particularly from approximately 20~~-30~~ Southpoint Estate residences that abut the KS18 open space. Comments received from some of the Southpoint Estates neighbors abutting the KS18 open space identify that part of the reason for purchasing their particular lots was the scenic views of the adjacent open space lots along Orcutt Creek and the subdivision's conditions and later Orcutt Community Plan standards, which limit use of the undeveloped acreage to open space and a possible public park. Approximately 20 Southpoint Estates residential lots abut the KS18 open space.

If constructed, the LeBard commercial project would partially obstruct existing views of the KS18 open space. However, given the project layout (with structural development at the east end of the lot) and landscaping, resulting reductions in public views of the KS18 open space would primarily be limited to a change in views from the Foxenwood Lane/Clark Avenue intersection and immediately west of this intersection.

Figure 4.1-2 Aerial View across Key Site 18



4.1.2 REGULATORY SETTING

The County of Santa Barbara regulates the design of the built environment through its Comprehensive Plan and Land Use and Development Code (LUDC, County of Santa Barbara 2019). The Land Use and Open Space Elements of the Comprehensive Plan include general policies pertaining to development design and preservation of scenic resources. These policies and standards address the design and appearance of new structures, parking areas, landscaping and other development features. Projects are evaluated for consistency with applicable policies and standards related to: 1) the aesthetics of a project's design; 2) visual resources that could be impacted by a project; and 3) the project's compatibility with the visual character of the project area. At a community level, the ~~The~~ Orcutt Community Plan (OCP) includes additional policies, development standards and actions, which are specifically applicable to new development in the Orcutt Planning Area. The following visual resources policies and development standards are applicable to the proposed project.

LAND USE ELEMENT:

The Land Use and Open Space Elements include policies pertaining to design of development and preservation of scenic resources. Pertinent visual resources policies from the Land Use Element that would be applied to this project include the following:

Visual Resources Policies

- Policy 1 requires submittal of a landscape plan for new developments.
- Policy 3 requires new structures in urban areas be in conformance with the scale and character of the existing community.
- Policy 4 requires signs "*be of size, location, and appearance so as not to detract from scenic areas or views from public roads and other viewing points*."
- Policy 5 requires undergrounding of utilities in new developments, except where cost of undergrounding would be so high as to deny service.

Hillside and Watershed Protection Policies

- Policy 1 requires site development to minimize cut and fill operations.
- Policy 2 requires development to be designed to fit the site topography, soils, geology, hydrology, and other existing conditions and requires natural features, landforms, and native vegetation, such as trees to be preserved to the maximum extent feasible.

ORCUTT COMMUNITY PLAN (OCP)*:*

The OCP policies and development standards below were adopted to reduce visual/aesthetic impacts identified in the OCP EIR, as discussed in Section 4.1.3, *Previous OCP EIR Review.*

- *Policy VIS-O-1 Significant scenic and visual natural resources in Orcutt shall be protected in order to preserve the semi-rural character of the OPA (Orcutt Planning Area).*
- *DevStd VIS-O-1.1 All development including buildings, understories, fences, water tanks and retaining walls adjacent to designated natural open space areas shall be sited and designed to protect the visual character of these areas and blend in with natural landforms through the use of such methods as setbacks, building orientation, materials and colors (earth tones and non- reflective paints), landscape buffers, shielded exterior lighting, screening of parking areas and inclusion of perimeter roads to allow maintenance of open space corridors.*
- *POLICY VIS-O-2 Prominent public view corridors (U.S. 101, State Routes 1 & 135, Clark Ave….,) and public viewsheds (… Orcutt Creek) shall be protected.*
- *DevStd VIS-O-2.1 Development shall be sited and designed to minimize the disruption of important public view corridors and viewsheds through building orientation, minimization of grading on slopes, landscaping, and minimization of sound walls.*

- *POLICY VIS-O-3 Parcels along primary entryways into Orcutt are designated as "Gateway" parcels (Key Sites #..., and part of 18). These gateway parcels shall be developed in a manner that preserves the semi-rural character and provides an inviting and visually pleasing entrance to the community.*

- *DevStd VIS-O-3.1 Development shall be sited and designed with adequate street frontage building setbacks to allow an average 35 foot landscaped buffer containing sufficient plantings of major trees and shrubs to obscure parking areas from public view and to "soften" building masses.*

- *DevStd VIS-O-3.4 Trash enclosures shall be located outside of public view to the maximum extent feasible.*

- *DevStd VIS-O-3.5: Rural-type design (e.g. wooden, natural colors) signs shall mark the entrance/exit to Orcutt, and where appropriate, shall identify the route to Old Town Orcutt.*

- *DevStd VIS-O-3.6 Developers of gateway parcels shall fund and construct median strips along designated gateway roads (i.e., Clark Ave., …) that include landscaping with low maintenance trees, shrubs, and groundcover designed to minimize the obstruction of views by motorists, bicyclists, and pedestrians. The developer shall be reimbursed by other benefitted owners in accord with the Infrastructure Fee Study.*

- *DevStd VIS-O-3.7 Development on gateway parcels shall be subject to review by the County Board of Architectural Review and/or the Orcutt BAR.*

- *POLICY VIS-O-4 Public and private stormwater systems (recharge, retention, and retardation basins, culverts, channels, etc.) shall be designed and maintained to be visually attractive.*

- *DevStd VIS-O-4.1 Basins shall be engineered so that perimeter fencing is minimized. Where required, perimeter fencing shall be unobtrusive (while minimizing interference with wildlife movement on rural parcels.). Perimeter landscaping of basins shall consist of low maintenance trees, shrubs, turf, etc., and on public basins should be designed to accommodate recreational uses where appropriate. Landscaping and fencing within basins should be maintained through a Landscape-Open Space Maintenance District.*

- *POLICY VIS-O-6 Outdoor lighting in Orcutt shall be designed and placed so as to minimize impacts on neighboring properties and the community in general.*

- *DevStd VIS-O-6.1 Low pressure sodium (LPS) lighting or other alternative methods used for street lighting, parking lot lighting and security lighting should be investigated by the Public Works Department to reduce off-site impacts from night lighting.*

- *DevStd VIS-O-6.2: Planning and Development shall work with Public Works to address street lighting needs and impacts, especially in the area south of Clark Avenue.*

- *DevStd VIS-O-6.3 Night lighting fixtures adjacent to residential areas shall be of the minimum height and intensity required for security/safety.*

- *Policy LUC-O-5:* All commercial and industrial projects shall minimize impacts to adjoining residences, businesses and open space areas.

- *DevStd LUC-O-5.1: Rooftop mechanical structures shall be minimized. Where they cannot be avoided (e.g., vents, air conditioning, etc.), they shall be shielded from view from surrounding roadways and residences through architectural design, camouflage housing, or other appropriate methods.*

- *DevStd LUC-O-5.3: All exterior lighting features used within 100 feet of residential areas, designated Open Space areas and surrounding biologically sensitive areas shall be directed away from adjacent units and habitat. Hoods shall be installed on lighting fixtures to prevent "spill-over" into adjacent residences and habitat areas when deemed necessary by P&D. Decorative lighting shall utilize low intensity sources.*

- ~~*Policy OS-O-1: The County shall adopt an Open Space Plan to avoid hazards, preserve the semi-rural character of Orcutt, protect natural resources, and to provide active and passive recreation opportunities in the community.*~~

- *Policy OS-O-1: When considering approval of development projects within or adjacent to areas identified for potential public open space (see Table 21), the County shall review the appropriate mix of public and/or private open space, and to the maximum extent feasible require dedication of contiguous areas identified as a priority for public acquisition as public open space based on the following criteria:*

    - *location within designated open space corridors and proximity of adjacent open space;*
    - *the criteria and intent of the PRD zone district; and*
    - *demonstration of rough proportionality between the level of permitted development, its associated impact, and the open space dedication, consistent with applicable laws*

- *Policy OS-O-5: Development adjacent to, or within designated Open Space areas, shall be sited and designed to protect and enhance the natural resources of these areas, and accommodate appropriate recreation opportunities, as identified in the Parks, Recreation & Trails section of this Plan.*

- *DevStd OS-O-5.3: No structures shall be located within a designated open space area with the exception of: related structures necessary for the provision of active and passive recreation opportunities that would not adversely affect open space areas; flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety (including retention basins). Culverts, crossings, roads, pipelines, fences, and bridges may be permitted when no alternative route or location is feasible, or where other constraints or site design considerations (e.g. public safety) would require such structures.*

- *Policy PRT-O-1: Diverse passive and active recreational activities shall be developed in Orcutt.*

- *Action PRT-O-2.3: Planning & Development shall work with the County Administrator to consider the expansion and/or reorganization of County Service Area 5 (CSA-5) or the formation of new service districts to fund long-term maintenance of parks.*

- *Policy OS-O-8: Property outside of designated Open Space areas shall be available for development consistent with other applicable policies in this Plan.*

- *DevStd PRT-O-1.1: To the maximum extent feasible and consistent with applicable law, development on sites with identified proposed public parks shall dedicate and, where appropriate, construct such facilities.*

- *DevStd BIO-O-1.7: Development adjacent to undeveloped natural open space within high fire hazard areas shall be sited and designed to minimize fire protection activities (e.g., fuel breaks) that may potentially disrupt these areas. Structures shall be sited a minimum of 100 feet from the edge of designated Open Space areas along the urban fringe and along major urban corridors (e.g., Orcutt Creek). This setback may be adjusted downward to retain Open Space vegetation and allow reasonable use of a property. Fire fighting equipment access shall be allowed within this setback and landscaping within this area should not impede the use of such equipment. Paved roads and trails may be allowed within the setback area.*

- *Action BIO-O-6.1: Concurrent with adoption of the Orcutt Community Plan, the County shall adopt an Open Space Plan for the community of Orcutt, to provide protection of contiguous bands of open space within designated natural undeveloped open space corridors. The Plan should preserve diversity of habitats and species, preserve contiguous habitat areas and riparian corridors between the Solomon and Casmalia Hills, preserve ecological systems as a whole, and provide opportunities for habitat restoration. The Open Space Plan shall describe the general location and intensity of allowable uses within the designated Open Space and shall set standards for protection of significant natural resources. The Plan should provide regional connections to habitat areas outside the planning area.*

- *DevStd KS18-1: The entire site, with exception of the residential and commercial areas noted in Policy KS18-1 above, shall remain in natural, undeveloped open space. …No development other than the proposed park, retention basin, and Class I bikepath/multi-use trail shall be permitted within the open space.*

- *KS18-6: The developer of commercial uses shall construct a raised center median and planter on Clark Avenue between Foxenwood Lane and Dyer Street which includes left-hand turn pockets serving commercial development along Clark Avenue, Foxenwood Lane, Norris Street, and Twitchell Street. The entire length of the center median shall be landscaped with drought tolerant street trees, shrubs, groundcover and decorative flatwork acceptable to County Public Works and P&D, or shall be consistent with the standard established by the landscape/median maintenance district. Trees shall be of sufficient height at maturity and spacing to provide a partial canopy over Clark Avenue. The developer shall be responsible through a bond for maintaining the new landscaping for a period of 3 years or until such time as the County determines it is "established" or adopts a landscape maintenance district, whichever occurs first.*

- *KS18-7: Development on the eastern portions and the Clark Avenue frontage of this site shall adhere to the "gateway" policies found in the Visual Resources section of this Plan. This gateway treatment shall include landscaping on the perimeter of parcel 105-020-41 sufficient to screen any development on this parcel from the westbound travel lanes along Clark Avenue at the Hwy 135 off-ramp.*

- *KS18-8: The area on the north-facing slope immediately south and east of the park access road and parking area shall be landscaped with native shrubs of sufficient height to block views of the paved area from the north.*

LAND USE AND DEVELOPMENT CODE (LUDC):

The LUDC contains standards for landscaping, maximum height of structures, setbacks from property lines, as well as requirements for design review of developments by regional Boards of Architectural Review. The proposed OASIS development is subject to review by the North County Board of Architectural Review (NBAR). The NBAR holds public hearings to review proposed developments, like the OASIS project, and considers presentations and comments by the project applicant and their representatives, County staff, and members of the public who may support or oppose aspects of a proposed project.

Pursuant to LUDC section 35.82.070.F.1, the NBAR must make the following findings in their review of projects:

- *Overall structure shapes, as well as parts of any structure (buildings, fences, screens, signs, towers, or walls) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the subject property.*

- *Electrical and mechanical equipment will be well integrated into the total design concept.*

- *There will be harmony of color, composition, and material on all sides of a structure.*

- *There will be a limited number of materials on the exterior face of the structure.*

- *There will be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.*

- *Site layout, orientation, and location of structures and signs will be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the site.*

- *Adequate landscaping will be provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing vegetation, selection of plantings that are appropriate to the project, and that adequate provisions have been made for maintenance of all landscaping.*

- *Signs, including associated lighting, are well designed and will be appropriate in size and location.*
- *The proposed development is consistent with any additional design standards as expressly adopted by the Board for a specific local area, community, or zone …*

The LUDC also includes the Orcutt Community Plan Overlay Zone. Properties within this overlay zone are subject to the policies and standards in the OCP.

SOUTHPOINT ESTATES CONDITIONS

The OASIS property is one of the open space lots of the Southpoint Estates subdivision (TM 12,679, TM 13,345) and is subject to the conditions of approval for Southpoint Estates. Two of these conditions are proposed to be modified to accommodate the proposed project. These conditions currently restrict use of the open space lots to open space and noncommercial recreation, require the development rights to the open space to be deeded to the County, and require the open space lots be recorded with a label stating *"OPEN SPACE NOT A BUILDING SITE"*. See EIR Section 2.4.2 (Recorded Map Modification 16RMM-00000-00001) and Appendix B (Southpoint Estates Background) for more information about Southpoint Estates).

4.1.3 PREVIOUS OCP EIR REVIEW

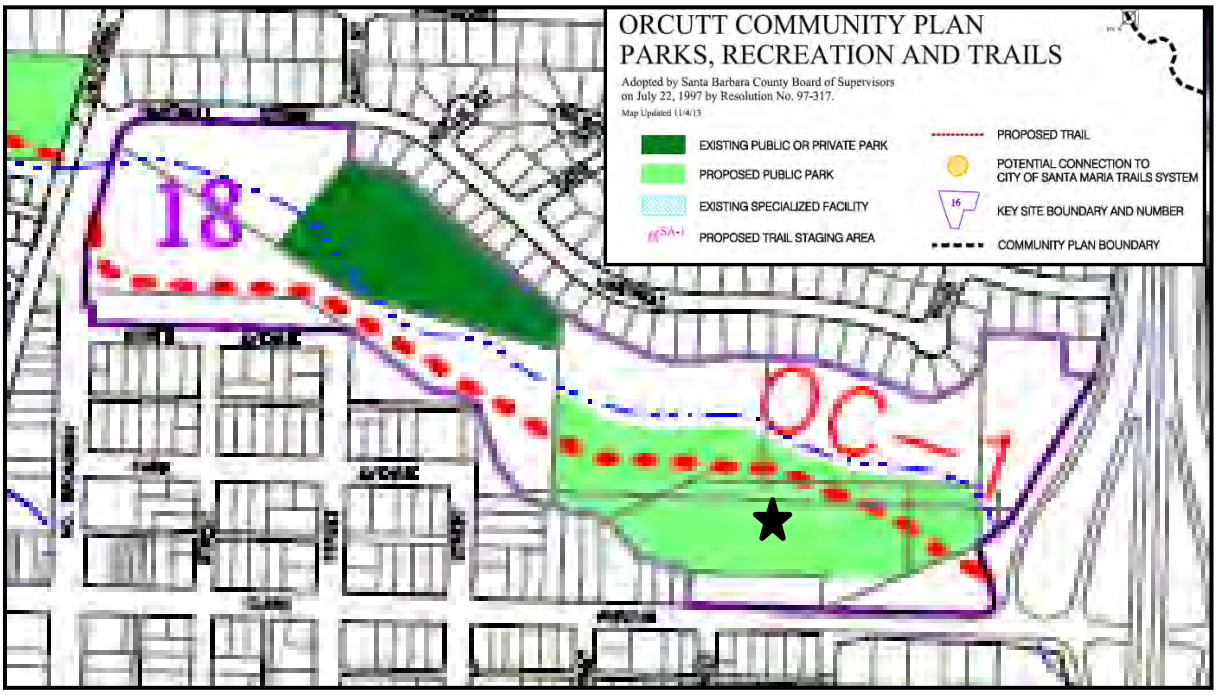
IMPACTS

The OCP EIR examined potential impacts to visual and aesthetic resources that would result from full buildout assumptions for the OCP (OCP EIR Volume I) and site specific impacts that would result from OCP buildout assumptions for KS18 (OCP EIR Volume II). Development allowed under the OCP assumed construction of up to 6,300 new residential units, and an estimated 2.3 million square feet of new commercial and light industrial space on more than 3,000 acres of mostly undeveloped open space.

The OCP allowed for KS18 to be developed with up to eight (8) residential units north of Orcutt Creek in the northeast corner of the KS18, 30,000 square feet of general commercial space along Clark Avenue, and approximately 8.5 acres of public recreational space (identified site for a future Orcutt Creek Park and/or open space). Under the OCP, a majority of KS18, including the OASIS property, is designated to remain as undeveloped open space for passive use/enjoyment, floodplain management, preservation of biological resources and provision of recreational amenities, including

a picnic area, trails, basketball or volleyball courts, and a potential small restroom building. Designation of the majority of KS18 as open space in the OCP Open Space Plan is identified in the OCP findings as partial mitigation for significant and unavoidable impacts to visual resources from new development under the OCP, as discussed further below, and is consistent with the Southpoint Estates (SPE) open space condition restrictions as partial mitigation for loss of open space/open space views impacts from SPE TM 12,679.

Figure 4.1-2a OCP Parks, Recreation and Trails Map and Legend Excerpt



The OCP EIR concluded that development of the OCP would significantly alter the existing semi-rural character of much of the community, disrupting and/or eliminating primary open space corridors. The OCP EIR noted that several properties along the major transportation corridors (US 101, SR 135 and SR 1) are vacant and serve as "gateway" parcels to the community, giving Orcutt a semi-rural character, and that potential development on these properties could significantly alter the visual character of the community and give it a more developed "urban" character.

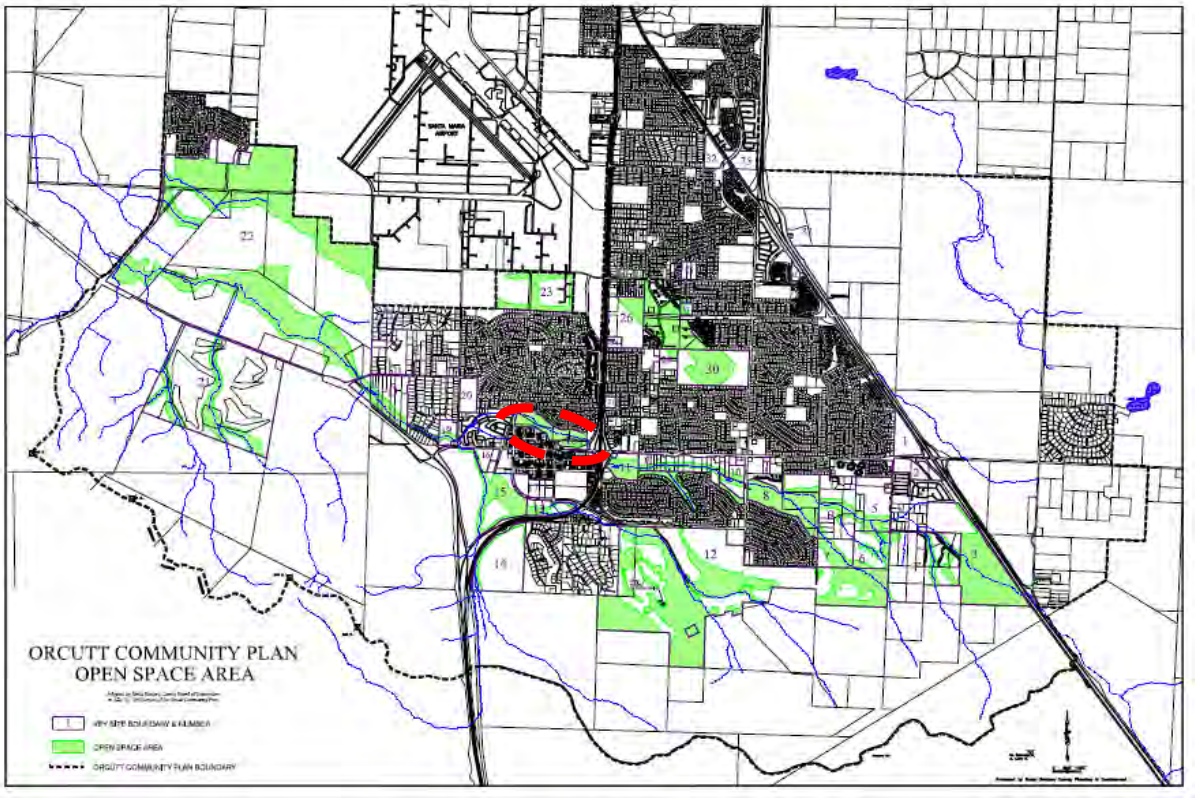
The OCP EIR (p. 5.15-6) also determined that ~~the permitted~~ development assumed under OCP buildout would transform the overall character of much of the community from "essentially a rural, farming-ranching community of wide vistas and mountains" to a more highly urbanized area, and that areas which are currently either semi-rural, undeveloped, or entirely rural, would become suburban or urban. Finally, the OCP EIR found that OCP buildout could eliminate or disrupt some of the scenic, natural and/or man-made resources which contribute to Orcutt's unique character, such as scenic natural landforms and historic structures.

The OCP EIR (including Mitigation Measures VIS-1a, VIS-1b and VIS-1c) recommended that an Open Space Overlay be developed and applied to a number of parcels in the planning area. This Open Space Overlay and a related maintenance district were recommended as partial mitigation for a variety of impacts from new OCP development, including ~~in part to reduce identified~~ significant adverse impacts from loss of open space views in a community transitioning from rural and semi-rural to expanded urban development and from new development adjacent to

designated open space areas. The purpose and intent of this overlay was to provide for long term protection of contiguous bands of public and private open space, including undeveloped and physically/environmentally constrained parcels along the Orcutt Creek corridor.

Figure 4.1-2b below is OCP Figure 16, the OCP Open Space Area Plan, which is also available for review online on the Planning and Development website at: https://cosantabarbara.app.box.com/s/2tydm1xgiiv2vx7ez2elv49k1zkhhtax/file/393287493451.
This figure identifies the areas designated as open space in the OCP, which are primarily located along stream valleys. All recreationally zoned KS18 acreage, (approximately 35 acres total), including 5.16 acres of the OASIS property, are designated as open space on this figure. ~~Open Space Area Plan, included in Appendix D-11 and also on the Planning and Development website, https://cosantabarbara.app.box.com/s/2tydm1xgiiv2vx7ez2elv49k1zkhhtax/file/393287493451).~~

Figure 4.1-2b Orcutt Community Plan Open Space Area Plan



Key Site 18

The OCP EIR determined that buildout of the OCP would result in significant and unavoidable (Class 1) impacts to visual resources, mainly associated with conversion of open space to development at full buildout of the OCP. The OCP EIR Volume I identified potentially significant impacts from OCP buildout related to:

- Permanent loss of open space;
- Fragmentation of scenic areas;
- Degradation of scenic view corridors;
- Structural intrusion into scenic areas; and
- Continuation of unmaintained roadway medians and planters.

The OCP EIR Volume II KS18 Mini-EIR evaluated aesthetic/visual resources impacts from buildout of the KS18, including assumed open space/park uses for the OASIS property. The following impacts applicable to the OASIS property were identified:

- *Impact VIS-1: Transformation from a semi-rural to urban area.* Elimination of existing urban perimeters, completing transformation from a semi-rural to urban community, and disrupting or eliminating scenic natural resources through:
  - o Development/fragmentation of open space corridors, including along Orcutt Creek; and
  - o Visual intrusion/incompatibility of new development with remaining open spaces.

- *Impact VIS-2: Increased night lighting*. Increased development and…night lighting…would result in potentially significant disruption of the night sky through the installation of hundreds of street lights and substantial increases in other outdoor lighting.

- *Impact VIS-3: Unmaintained stormwater retardation basins.* Construction of additional chain-link fenced in, poorly landscaped and maintained retardation basins would create *potentially significant* visual degradation of existing and new neighborhoods.

- *Impact VIS-4: Unmaintained roadway medians and planter strips.* Construction of additional residential and commercial development and roads would include medians and planter strips which, if unmaintained, could result in *potentially significant* adverse visual impacts to motorists and surrounding residents through creation of weedy unmaintained areas lining some of the community's major roads.

- *Impact VIS-11: Alteration of visual character of Old Town Orcutt*. Development of open lands adjacent to Old Town Orcutt (Sites 17, 18, 15) could lead to *potentially significant* impacts to the visual character of Old Town through elimination of approximately 150 acres of open space and substantial changes to views from Clark Avenue ….

- *Impact VIS-12: Incompatible development in Old Town Orcutt*. New development/redevelopment within the Old Town area could create *potentially significant* visual impacts through construction of buildings whose size and architectural style, etc. are incompatible with the existing character of Old Town.

- *Impact KS18-VIS-1 Loss of View Corridor:* Buildout of 30,945 sq. ft. of commercial development would create *significant* impacts to visual resources through elimination of the existing unobstructed view of the Orcutt Creek stream valley from westbound Clark Avenue.

- *Impact KS18-VIS-2 Change in the Visual Character of the Site*: The size and scale of new structures, and construction of parking areas and an access road to serve the proposed public park would have *significant* impacts to the visual character of the site through extensive grading and cut/fill slopes. Replacement of non-native grassland with manicured lawn surfaces would also significantly change the existing pastoral appearance of the site.

OCP EIR Identified Mitigation

In addition to existing policies in the Land Use Element and Open Space Element that provide guidance on reducing impacts to visual resources, the OCP EIR identified new mitigation measures to reduce visual impacts from OCP buildout. ~~Mitigation measures identified as specifically applicable to KS18 include the following:~~ The OCP mitigation measures are identified in the Board's findings for adoption of the OCP, specifically in Section V.R (Class I Visual/Aesthetic Impacts) and in Section VIII (Planning and CEQA Findings: Key Sites, Key Site 18). The adopted OCP findings are available on the Santa Barbara County, Planning and Development website at: https://cosantabarbara.app.box.com/s/r2fr8dq9fgxa7shv8xykxfym5p1mas90/file/510266791539 Appendix C of this EIR includes excerpts of these findings, which are most applicable to KS18 and the OASIS project requests.

- **Mitigation VIS-1a:** Concurrently with the adoption of the Orcutt Community Plan, the County shall adopt an Open Space Overlay for the community of Orcutt to provide for the protection of contiguous bands of open space within the northern Orcutt, Orcutt Creek, Solomon Hills and West Orcutt open space corridors. The purpose and intent of this overlay shall be to provide for long term protection of contiguous bands of public and private open space. This overlay system shall be designed to protect the community's most scenic natural resources and landforms, including oak, eucalyptus and riparian woodlands, hillsides, ridgelines and significant windrows. Figure 2-14 depicts the recommended location and extent of this overlay. *(addresses Impacts VIS-1, VIS-7, VIS-8, VIS-13, VIS-14, VIS-17.)*

- **Mitigation VIS-1b:** As part of adoption of the Open Space Overlay, the County shall adopt a unified open space plan for the general location and intensity of allowable uses within the open space overlay. The open space plan shall set standards for protection of significant natural resources, for provision of active and passive recreation and for the mitigation of the aesthetic impacts from development adjacent to designated open space areas. *(addresses Impacts VIS-1, VIS-7, VIS-8, VIS-13, VIS-14, VIS-17.)*

- **Mitigation VIS-1c: Landscape-Open Space Maintenance District.** The County shall form a Landscape and Open Space District to provide long term management of public open space areas, protection of natural resources, installation and maintenance of both passive and active public recreation, maintenance of landscape planter strips and medians along major travel corridors, and landscape maintenance of regional retention basins. All new development shall provide a per-unit fee that will partially fund the Orcutt Community Landscape and Open Space District. Said fee shall be used for capital improvements to enhance, acquire, and preserve public landscape and open space areas. The amount of this one-time fee will be decided by the Board of Supervisors and is estimated to be between $100 and $500 per unit. Examples of how funds can be used include, but are not limited to: purchase of property and conservation easements, installation of park benches, trail maps and signs, habitat restoration, fencing, fire protection, etc. Maintenance would be separately funded by a voter-approved special assessment.

- **Mitigation VIS-2:** In all developments adjacent to areas with the Open Space Overlay, exterior lighting shall be designed and constructed in such a manner to direct light overflow away from the open space areas. Essential security lighting within or adjacent to open space areas shall be hooded/shielded to minimize the spread of light. Night lighting shall not be permitted within or immediately adjacent to designated wildlife corridor areas unless essential for public safety. *(addresses Impacts VIS-2 and VIS-17).*

- **Mitigation VIS-2.1:** Outdoor lighting in Orcutt shall be designed and placed so as to minimize impacts on neighboring properties and the community in general. *(Addresses VIS-2)*

~~Mitigation measures identified as specifically applicable to KS18 include the following:~~

- **Mitigation VIS-3:** All … retardation basins shall be designed to permit additional uses including active and passive recreation in more developed areas and wildlife habitat in more rural and biologically sensitive areas. The use of perimeter fencing shall be avoided to the maximum extent feasible. ... Perimeter landscaping of basins in urban areas shall consist of low maintenance trees and shrubs, as well as turf, etc. to accommodate recreational uses. Native trees, shrubs and groundcover shall be used within basins in undeveloped areas. … *(Addresses Impact VIS-3).*

- **Mitigation VIS-4:** All medians and strips designated for landscaping shall utilize drought-tolerant species to the maximum extent feasible, consisting of low maintenance trees, shrubs, and groundcover which do not obstruct views of motorists, bicyclists, and pedestrians. … *(addresses Impact VIS-4)*

- **Mitigation VIS-6**: All new development adjacent to areas within the Open Space Overlay and/or containing highly flammable vegetation, shall be sited and designed in such a manner to consider both fire protection and visual character through setbacks, vertical & horizontal pruning, fire-resistant building materials, perimeter roads, etc. (addresses *Impact VIS-6*).

- **Mitigation VIS-7**: All new development adjacent to areas within the open space overlay shall be sited and designed in such a manner to protect and enhance the visual character of the overlay area through use of landscape buffers, shielding of night lighting, screening of parking areas, unit orientation, etc. In semi-rural areas, natural building materials and colors compatible with surrounding terrain (earthtones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks and fences. Understories and retaining walls higher than six (6) feet shall be in tones compatible with surrounding terrain using textured materials or construction methods which create a textured effect. Retaining walls shall be landscape to provide screening from adjacent open space areas, using native species where appropriate (addresses Impact VIS-9).

- **Mitigation VIS-8:** The County shall create an Old Town Orcutt overlay which places the Design Control Overlay District (Art. III, Sec. 35-246) on locations of Old Town Orcutt which are not currently zoned with the OT-Old Town designation (Art. III, Sec. 35-243). The boundaries of Old Town Orcutt shall be as shown on Figure 5.15-1 (main EIR). The purpose and intent of this overlay is to protect the visual resources and neighborhood characteristics of this unique area. The Design Overlay requires all development to be reviewed by the County Board of Architectural Review (BAR). In addition, the Old Town Orcutt BAR shall review and approve plans for all development within the Design Overlay area of Old Town. *(Address Impact VIS-11 and VIS-12).*

- **Mitigation KS18-VIS-1:** A setback for structures shall be established on parcel 105-020-41, which limits development on a 7,320 sq. ft. triangle at the northern comer of the parcel to maintain a view corridor from westbound travel lanes along Clark Avenue at the Highway 135 off-ramp (Figure KS18-l). Development within this area shall be limited to parking or landscaping. This area shall be depicted and labeled on the development plan. *(addresses Impacts KS18-VIS-1)*

- **Mitigation KS18-VIS-2:** The area on the slope immediately north of the park access road shall be landscaped with native shrubs of sufficient height to block views of the paved area from the north. *(addresses Impacts KS18-VIS-2)*

As identified in the findings for adoption of the OCP, the above OCP EIR mitigation measures were proposed to reduce OCP-wide aesthetics/visual resources impacts from buildout, (permanent loss of open space, fragmentation of scenic areas, degradation of scenic view corridors, structural intrusion into scenic areas, and continuation of unmaintained roadway medians and planters). These measures were incorporated into the OCP as a combination of policies, development standards and action items, as follows:

- Mitigation Measure VIS-1 addressed by Policy OS-O-1, Actions VIS-O-1.1, BIO-O-6.1, & OS-O-1.1, and Development Standard VIS-O-1.1;
- VIS-1b by Policies OS-O-1 & -5 and PRT-O-1, Action OS-O-1.1, and Development Standards OS-O-5.3 & VIS-O-1.1;
- VIS-1c by Actions OS-O-8.1, -8.2, & -8.3 and PRT-O-2.3;
- VIS-2 by Development Standards VIS-O-1.1 and LUC-O-5.3;
- VIS-2.1 by Policy VIS-O-6, Action VIS-O-6.1, and Dev. Standards VIS-O-6.2 & -6.3;
- VIS-3 by Policies VIS-O-4 & PRT-O-3, Action VIS-O-4.2, and Dev. Standard VIS-O-4.1;
- VIS-4 by Action VIS-O-1.2 and Development Standards KS1-11, KS2-10, KS4-3, KS14-4, KS15-8, KS16-8, KS25-5, KS26-4, KS30-6, and KS32-1;
- VIS-5 by Policy VIS-O-3 and Development Standards VIS-O-3.1 through -3.7;
- VIS-6 by Policies FIRE-O-2 & -3 and Development Standard BIO-O-1.7;
- VIS-7 by Development Standard VIS-O-1.1;
- VIS-8 by Policy VIS-O-5 and Action VIS-O-5.1; and,
- VIS-9 by Action PRT-O-1.5.

Development Standards GEO-O-2.5 and LUC-O-5.1 were also found to also reduce adverse visual impacts. Partial mitigation of general and cumulative visual/aesthetic impacts was further determined to be assisted broadly by the policies, actions, and development standards related to biological resources (BIO-O), fire hazards (FIRE-O), geology (GEO-O), commercial land use (LUC-O), open space (OS-O), and parks/recreation/trails (PRT-O). Many of the above policies, development standards, and actions are included in Section 4.1.2 (Regulatory Setting). The entire OCP and OCP EIR are available online at https://www.countyofsb.org/plndev/policy/communityplans/orcutt.sbc .

OCP EIR IMPACTS AFTER MITIGATION

The adopted OCP CEQA findings conclude that impacts to KS18 associated with increased night lighting, unmaintained stormwater retention basins and roadway medians/planter strips, alteration of the visual character of Old Town, potentially incompatible development within Old Town, loss of Orcutt Creek (unobstructed) view corridor from westbound Clark Avenue, and change in visual character (pastoral appearance) of the site, would be partially mitigated by the adopted visual resources policies, development standards and actions identified in Section 4.1.2 above. However, the adopted CEQA findings conclude that residual impacts (after mitigation) from changes to the unique visual character of KS18 would be significant and unavoidable (Class I).

4.1.4 IMPACT ASSESSMENT

METHODOLOGY AND THRESHOLDS OF SIGNIFICANCE

COUNTY ENVIRONMENTAL THRESHOLDS

The County's *Visual Aesthetics Impact Guidelines* focus on public not private views. The guidelines identify significant visual resources *which have aesthetic value* as:

- Scenic highway corridors
- Parks and recreational areas
- Views of coastal bluffs, streams, lakes, estuaries, rivers, water sheds, mountains, and cultural resource sites

In addition, affirmative answers to the following questions indicate potentially significant impacts to visual resources:

- *Does the project site have significant visual resources by virtue of surface waters, vegetation, elevation, slope, or other natural or man-made features which are publicly visible?*
    - *If so, does the proposed project have the potential to degrade or significantly interfere with the public's enjoyment of the site's existing visual resources?*
- *Does the project have the potential to impact visual resources of the Coastal Zone or other visually important area (i.e., mountainous area, public park, urban fringe, or scenic travel corridor)?*
    - *If so, does the project have the potential to conflict with the policies set forth in the Coastal Land Use Plan, the Comprehensive Plan or any applicable community plan to protect the identified views?*
- *Does the project have the potential to create a significantly adverse aesthetic impact though obstruction of public views, incompatibility with surrounding uses, structures, or intensity of development, removal of significant amounts of vegetation, loss of important open space, substantial alteration of natural character, lack of adequate landscaping, or extensive grading visible from public areas?*

A project may have the potential to create a significantly adverse aesthetic impact if (among other potential effects) it would impact important visual resources, obstruct public views, remove significant amounts of vegetation, substantially alter the natural character of the landscape, or involve extensive grading visible from public areas. The County's thresholds focus on public, not private views.

CEQA

According to the State *CEQA Guidelines (Appendix G*), it is assumed that a project would result in a significant impact if it would:

a) Have a substantial adverse effect on a scenic vista?

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

IMPACT DISCUSSION:

According to the OCP EIR Volume II Mini-EIR for KS18, this key site serves as a visual "gateway" into Old Town Orcutt. The site is a significant open space, surrounded on all sides by urbanization. The wide Orcutt Creek stream valley is a unique visual feature, which adds significant aesthetic value to the surrounding area.

KS18 is visible from several public streets including Highway 135, Clark Avenue, Foxenwood Lane, California Boulevard, Park Avenue and Hartnell Road.

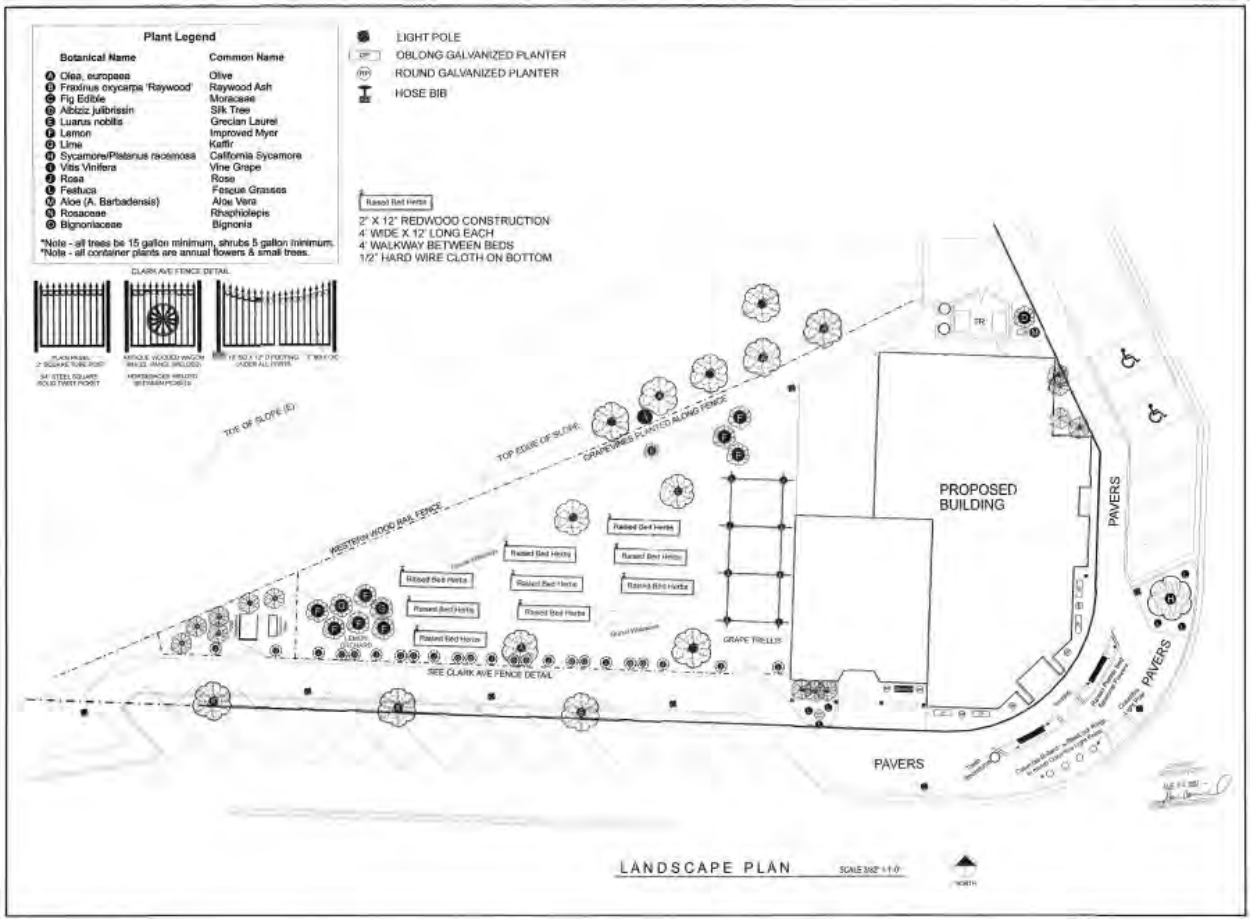
The OASIS portion of KS18 is less visible from some vantage points in the surrounding area, due to existing vegetation and off-site structures, and the OASIS site's lower elevation. The most prominent public views of the OASIS property are looking west into the site from Foxenwood Lane just north of Clark Avenue and looking west/northwest into the site from Clark Avenue. The OASIS property is also visible from surrounding private properties along North Gray Street, Clark Avenue and from some Southpoint Estates residences to north (although the approximately six-foot high, backyard fences reduce views of the OASIS property from Southpoint Estates residences). The Orcutt Creek riparian canopy partially obstructs views into the OASIS site from the north and west. The proposed OASIS building and site improvements would be visible from various points along eastbound and westbound Clark Avenue between Highway 135 and Dyer Street. The steep hillside along OASIS' southern property line blocks most views of the OASIS property from south of Clark Avenue (see photos below). Glare from night-lighting would potentially be visible from additional locations.

The proposed OASIS buildings and landscaping would partially block public views of the Orcutt Creek riparian corridor and other vegetation onsite from public view.

If commercial development is ultimately constructed along Clark Avenue (APNs 105-020-038 and) ~~and Foxenwood Lane (APN~~ 105-020-041) in the future, such development could substantially obstruct views into KS18 from portions of Clark Avenue between Dyer and Highway 135. These

two commercially zoned parcels have areas of level topography abutting Clark Avenue and very steep slopes on the remaining acreage sloping down toward the OASIS property and Orcutt Creek. At this time, no commercial development has been constructed on either of the KS18 commercially zoned parcels, but a commercial project was approved for APN 105-020-041, at the corner of Clark Avenue and Foxenwood Lane, originally in 2006. That project, the 7,771 square foot, 2-story LeBard commercial development, includes structural development at the eastern end of this corner property (Case Nos. 05DVP-00000-00003, 06LUP-00000-00982, 06LUP-00001-00982, 16LUP-00000-00141, 18TEX-00000-00007, and 19LUP-00000-00099). Figure 4.1-2c identifies the approved LeBard commercial project layout).

Figure 4.1-2c LeBard Commercial Project Layout (Approved, Not Built)



If commercial development is ultimately constructed on the commercially zoned parcels on Clark Avenue, such development would partially obstruct scenic views of the open space and similarly partially obstruct views of the proposed OASIS development. However, the existing setting includes no development on the Clark Avenue commercial parcels. If the approved LeBard project is constructed in the future, the structure at the east end of this corner property would reduce views into KS18 of both the existing unobstructed open space and of the proposed OASIS development. The reduction in views would be particularly noticeable from the Foxenwood/Clark

intersection and immediately west of the intersection. However, given the layout of the approved LeBard project, public views of the OASIS property and development are expected to remain visible from surrounding properties and from public roads, including from Foxenwood Lane near the project driveway and along Clark Avenue west of the LeBard structural development. If additional commercial development is approved and constructed on APN 105-020-038, this would further reduce views into KS18, including views of the proposed OASIS project. However, the OCP includes development standards which require new development to protect scenic views of open space, public viewsheds, and Orcutt's semi-rural character, as well as criteria for parcels that serve as a gateway to Old Town (e.g., VIS-O-1, VIS-O-2, VIS-O-3). Therefore, it is assumed that a future development on APN 105-020-038 would, similar to the LeBard development, obstruct some, but not all, of the existing scenic open space views.

The detailed OASIS project description and plans are included in Section 2.0 of this EIR (*Project Characteristics*). The project site plan and building elevations are also duplicated in this section for easy reference. The general project components include the following:

- **New utility connections** (trenching for undergrounding, as identified on Preliminary Utility Plan (Figure 2-33):
    - Sewer line connection just south of Orcutt Creek;
    - Water line and gas line connection up the slope to Clark Avenue;
    - Electrical, communications, and media utility connections either adjacent to water/gas lines (to Clark Avenue) or within access road;
- **New 30-foot wide driveway, which includes ~~with~~ Class II striped bike lanes within the driveway width and a separated parallel pedestrian path to the south:** The new driveway would generally follow~~ing~~ the existing, approximately 20-foot wide, dirt road alignment from Foxenwood Lane, but would involve~~s~~ widening, grading on the steep slopes north and south of proposed road, and installation of retaining walls on the south side of the road and both sides of the pedestrian path, as well as the potential~~ly~~ for retaining wall(s) on the slope north of the road above the creek. (See Figure 2-9a for driveway configuration with striped bike lanes);
- **Drainage improvements**, including a retention basin
- **Two New Buildings** (Main Building and BBQ Building totaling approximately 15,661 SF);
- **New parking areas** east and west of proposed buildings;
- **Landscaping**;
- **Outdoor Lighting**;
- **Orcutt Creek Trail Segment**, ~~proposed~~ revised per Draft EIR mitigation measures as a ~~12~~25-foot ~~Class I Bikeway~~ public easement for a paved, Class I bike path, a parallel pedestrian/hiking path, buffers between the bike and trail users and plantings. ~~with dual use by pedestrians~~. (The Orcutt Creek Trail and related impacts are described in detail the Orcutt Community Plan Final EIR, incorporated herein by reference).

Elevations of the proposed development are included below, followed by photos. The photos include existing views of the site as well as similar views with story poles. The story poles were installed per NBAR request and the poles represent the proposed structural development, not

including landscaping and hardscape components. Photo simulations of the proposed development were not prepared. Therefore, the story poles have been accentuated (thicker lines incorporated for the story poles) so that it is easier to identify the story poles on the photos and to better envision the proposed development within the story pole area onsite.

Figure 4.1-3 Site Plan



For the layout of the approved, but not constructed LeBard commercial development at the corner of Foxenwood Lane/Clark Avenue, refer to Figure 4.1-2

Figure 4.1-4 Building Elevations



Figure 4.1-5 BBQ Building Elevations

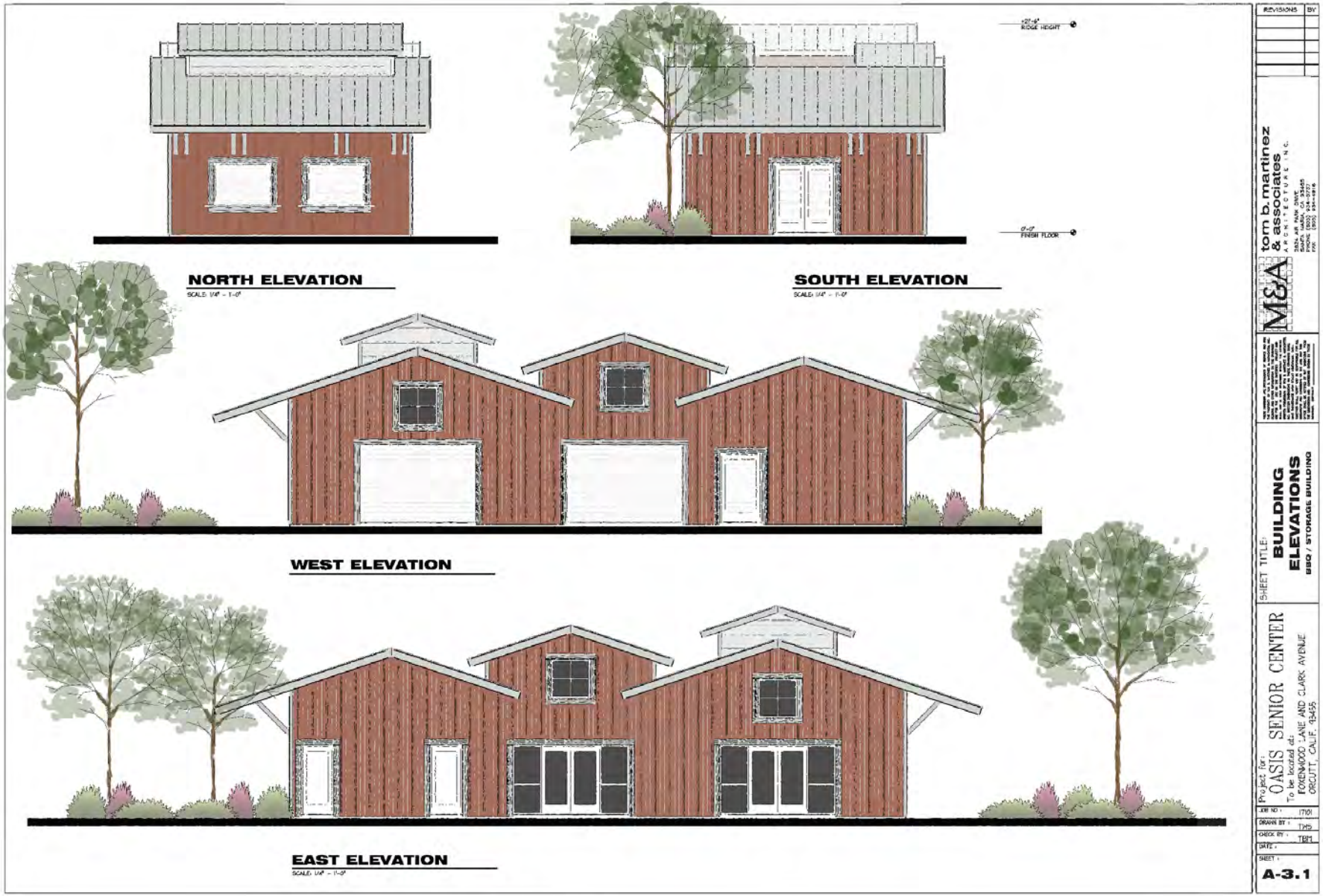


Figure 4.1-6 Roof Plan with Solar Panels

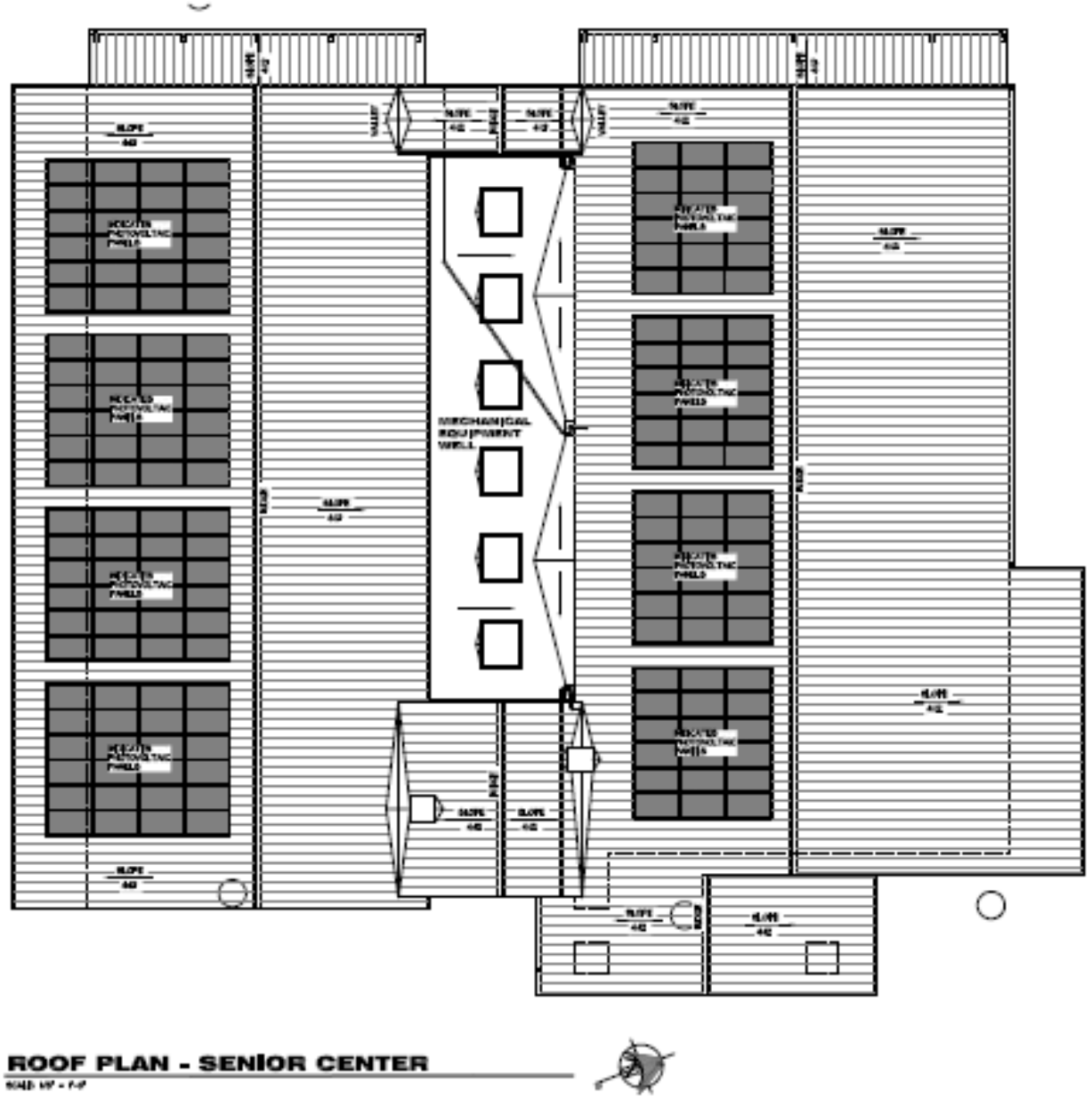


Figure 4.1-7 View from Foxenwood Lane driveway looking west into Key Site 18 and OASIS Project Site



Figure 4.1-8 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



Impact VIS-1: The proposed project would increase development and result in significant aesthetic/visual resource impacts due to the loss of unobstructed scenic views of the Key Site 18 contiguous natural open space setting along Orcutt Creek and to the visual character of the eastern gateway to Old Town Orcutt (Class I).

The OCP EIR Volume II KS18 Mini-EIR (Mini-EIR) identifies Class I impacts to visual resources from KS18 buildout, and the proposed project (with more extensive changes to the existing setting) would exacerbate these impacts.

The Mini-EIR assumed land uses for the OASIS property would be limited to undeveloped open space and part of a future public park. The future park site on KS18 is identified for 8.5 acres on the south side of Orcutt Creek, including the ~~5.28~~ 5.16 acres of the OASIS property (see Figure 2-8, Parks, Recreation and Trails Map). The Mini-EIR (page 18-5) describes a future park onsite as follows:

> *This park could include picnic areas, informal recreational facilities, tot-lots and potentially some active recreational facilities such as a 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. Pedestrian and Bicycle access would be provided by a proposed 2,560 foot segment of Class I bikepath across the site. The bikepath would provide access between California Boulevard on the west and Foxenwood Lane on the east and would run along the southern boundary of the retention basin, and would parallel the southern bank of Orcutt Creek, at a distance of approximately 30 feet from the top of the bank (this would allow for avoidance of riparian vegetation). A hiking/equestrian path would parallel the bikepath across the site."*

The Mini-EIR identifies impacts from loss of open space views and specifically identifies "*loss of unobstructed views of the Orcutt Creek stream valley from westbound Clark Avenue*" and "*Replacement of non-native grassland with manicured [park] lawn surfaces*," which would "*significantly change the existing pastoral appearance of the site*" as contributing to the residual Class I visual resources impact.

OASIS Development and Associated Improvements: Similar to the park assumptions, the OASIS project improvements would include an access road through the commercial development on Clark Avenue and a segment of the OCP envisioned trail/bikeway. However, compared to the open space/future park assumptions for the OASIS site in the OCP, the OASIS project would include substantially more structural development (15,661 SF in two new buildings, a 1-story and a 2-story structure), more parking (~~155~~ 143 spaces), more grading (e.g., to extend the pedestrian path along the southern slope west to the development area, requiring installation of retaining walls), installation of a retention basin to offset increased runoff from new impervious surfaces, installation of landscaping throughout the development area to provide partial screening of structures and other improvements, installation of internal walkways throughout the site, night-

lighting, etc. These improvements would all be located in areas currently occupied by undeveloped open space (with the exception of the existing dirt road).

Compatibility with Old Town Orcutt: The OASIS property is subject to North County Board of Architectural Review (NBAR) and OCP policies and development standards affecting development design. However, the OASIS property is not located within the area covered by the Old Town Orcutt Design Guidelines. The project was reviewed at the "conceptual" level by the NBAR (see NBAR comments in Appendix D-1). The NBAR reviewed the proposed building and landscape plans as well as story poles representing the proposed development location and heights. The NBAR's conceptual review did not include review of a lighting plan, landscaping along the proposed Class I Bikeway/Orcutt Creek Trail segment, or the revised grading plan, (Figure 2-32 April 2019 and Figure 2-32a August 2019). The revised grading plan includes new grading on the slope north of the access road and includes more information regarding grading on the south side of the access road, including the locations and height of proposed retaining walls that would be installed on this slope. The NBAR conceptual level project design comments were generally supportive. Public comments at the NBAR meeting primarily focused on the change in visual setting from designated open space to development, loss of views of contiguous open space from Clark Avenue, and the site's location as a gateway into Old Town Orcutt. If the project is approved by the Board of Supervisors, more detailed building, grading, landscape and lighting plans would be subject to NBAR "preliminary" and "final" review, which would focus not on overall design, building placement, size etc. but on refinements to decision-maker approved plans (e.g., review to ensure consistency with approved colors, materials, light fixtures, and input on the size and species of landscape plantings, rooftop equipment details, etc. As part of their final review of the project, the NBAR would be required to make the required LUDC Section 35.82.070.F findings, which are identified in Section 4.1.2 (Regulatory Setting) above.

The OCP includes policies and development standards, which address the design of new development, including applicable criteria for "gateway" parcels to Old Town Orcutt. The applicable policies and development standards, most of which are included in Section 4.1.2 (Regulatory Setting), focus on the following issues for new development on the project site:

- KS18 serves as a gateway to Old Town Orcutt and is highly visible from adjacent roads and residential area;
- KS18 provides significant open space in an area of high urbanization;
- New development should enhance the gateway feature by preserving semi-rural character and providing an inviting, visually pleasing entrance to Old Town Orcutt;
- Protecting scenic and visual natural resources is necessary to preserve Orcutt's semi-rural character, including preserving public views of open space along Clark Avenue and minimizing grading on slopes;
- New development shall be sited and designed to protect the visual character and to blend development with natural landforms, including use of earth tones, inclusion of landscaping, including major trees and shrubs, to screen parking areas and trash areas, to soften building masses and to provide a buffer between development and open space areas;
- Grading on slopes should be minimized;
- Gateway parcel developers shall construct median strips, including along Clark Avenue, that include landscaping with trees, shrubs and groundcover that minimize obstruction of views;
- Lighting height and intensity shall be minimized near residential and open space areas, shall be directed away from residential properties and open space areas and shall be hooded;

The proposed architectural style for the OASIS development is characterized as an "elegant barn" and includes both rural agricultural and urban design elements, as identified in the building elevations (Figures 4.1-4, 4.1-5, and 4.1-6). While the design is more modern than many structures in Old Town, the urban "barn" appearance and size of the structures would not be in conflict with the size, bulk, scale or architecture of other Old Town Orcutt buildings. In addition, the KS18 Mini-EIR notes that KS18 "*creates a separation between older development in the Old Town area, and modern subdivisions to the north.*"

The project's primary compatibility issue stems not from the specific building design but from the project's location, which results in disruption of contiguous open space views along the stream valley (the scenic backdrop to Old Town Orcutt) and the related effect at the eastern gateway to Old Town Orcutt. Compared to the OCP EIR assumptions for the OASIS property (open space, picnic tables, lawn areas, basketball/volley courts, small restroom building, small parking lot), the proposed project would include more: structural development, paving, formal landscaping, night-lighting, grading, retaining walls (particularly for the extended pedestrian path), and inclusion of a retention basin. In addition, the proposed median in Clark Avenue is limited to pavement (no landscaping is included in the median).

Median without Landscaping: OCP Development Standard KS18-6 requires the developer of commercial uses on KS18 to construct a raised center median and planter on Clark Avenue between Foxenwood Lane and Dyer Street, and states that the:

> "*entire length of the median to be landscaped with drought tolerant street trees, shrubs, groundcover, and decorative flatwork…with trees of sufficient height at maturity and spacing to provide a partial canopy over Clark Avenue*."

In this instance, a median without landscaping was approved as part of frontage/roadway improvements for the LeBard commercial project (05DVP-00000-00003, 06LUP-00000-00982, 16LUP-00000-00141, current approved Case No. 19LUP-00000-00099). The proposed road improvements for the OASIS project include a median, which is consistent with the median approved for the LeBard project (no landscaping). This median design was proposed due to limited Clark Avenue right-of-way remaining to accommodate both travel lanes and a median that can accommodate canopy trees, due to the approved LeBard project frontage improvements. The proposed traffic median, without landscaping, at a gateway to Old Town Orcutt, would contribute to the OCP-identified significant adverse unavoidable impacts from development of KS18, specifically contributing to significant adverse impacts to the visual character of the area and to loss of scenic and unobstructed views of the KS18 open space. Lack of landscaping in the new median reduces the opportunity to visually enhance the eastern gateway to Old Town Orcutt and to offset the loss of scenic open space from this vantage point approaching Old Town. However, the ability to accommodate a median with landscaping is potentially infeasible, given existing approved development and limited remaining right of way width.

Substantial increase in night-lighting compared to the existing open space, no night-lighting setting: Outdoor lighting is anticipated for building entrances, walking paths, parking areas, along the access road, to illuminate the directional sign along Foxenwood Lane, and as required (and limited) by OCP policies and development standards along the Orcutt Creek Trail/Class I Bikeway segment. Specific security lighting may also be required by insurance companies. The proposed OASIS facility is proposed to close at 9:30 PM. However, lighting may be used throughout the night in some areas yet to be determined (for security reasons). Although the project building elevations include the location of some outdoor light fixtures, a lighting plan has not been submitted, which identifies the location, type, height, direction, or intensity of proposed lighting throughout the site, nor a photometric plan showing the areas that would be illuminated by proposed lighting. Project night-lighting would contribute to significant visual resource impacts, including to changes in the visual character of the area, particularly if outdoor lighting includes excessively tall, bright, or unshielded lighting fixtures. Such fixtures are sometimes associated with uses involving outdoor gatherings/rental activities/special events. Mitigation is included later in this section to restrict excessive lighting onsite (e.g., outdoor lighting restricted to minimum necessary for safety). However, even if the final lighting plan is restricted to lighting fixtures that are low in height, shielded, dimmed after certain hours, and limited to around the buildings and parking lot areas (approximately 3 acres), this increase in night-lighting, along with potential night-lighting of the access road, would be a substantial change to the existing setting. Under the existing setting, the only night-lighting within the entire KS18 open space is limited to the Southpoint Estates tennis court area in the northwest portion of KS18 next to Hartnell Road. Otherwise, night-time views of KS18 are limited to views of the unlighted, undeveloped natural open space. Implementation of identified night-lighting mitigation measures would partially reduce lighting/glare impacts that would contribute to the overall change to existing views of the KS18 open space.

New Access Driveway: The OCP EIR and adopted findings for the OCP (see Section 4.1.3) identify significant visual impacts from a new park access road. The proposed OASIS access drive from Foxenwood Lane is located in the same general location as the assumed park access, although a specific park plan, including access road, was not identified in the OCP. (It was assumed that the park design details would be the product of a future public process with community member input). The proposed access slopes from Foxenwood Lane to the lower elevation of the OASIS property. In addition, there are slopes exceeding 30 percent on the south side of the access road and slopes exceeding 50 percent on the north side of the access road. There are currently scenic views into the KS18 open space from Foxenwood Lane in the area of the proposed driveway entrance. The access road grading would be visible from Foxenwood Lane and, to a lesser extent, from Clark Avenue and from some of the surrounding properties. The OCP EIR identifies significant impacts to the visual character of KS18 from extensive grading and cut/fill slopes, in part from development of an access drive in the general location of the proposed driveway ~~location~~. Proposed grading for the access road, as identified on the Preliminary Grading Plan and grading detail for the north slope (Figures 2-32 and 2-32a) include grading on steep slopes on both sides of the access road. Grading on the north side of the access road would involve grading from the road at the top of the slope to the bottom of the slope, including within the Orcutt Creek riparian canopy. No retaining walls are currently anticipated on

the north side of the access road. However, a graded bench would be incorporated at the top of the slope adjacent to the access road and retaining walls would be incorporated, if needed, to ensure no grading would occur within the banks of the creek. Proposed Class II bike lanes are proposed on either side of the paved width of the access road and a separated pedestrian path is proposed on the south side of the access road and following nearly the entire length of the access road across the OASIS parcel, to provide ADA pedestrian access to the proposed buildings. The section of the pedestrian path paralleling the striped bike lanes would also act as the pedestrian component of the Orcutt Creek Trail. Pedestrians would cross north to the main section of the Orcutt Creek Trail via stairs and a crosswalk, near the striped bike lane connection to the Class I bikeway at OASIS' southeast corner (bottom of the driveway). Given the steep slope located south of the proposed OASIS development area, retaining walls (one to five feet in height) are required to accommodate the proposed location of the pedestrian path, including one on each side of the pedestrian path in some locations to reduce the height of required retaining walls.

Grading on the slope north of the road would extend from APN 105-020-041 onto APN 105-020-053 (both owned by S. LeBard) and would abut the southern tip of an adjacent property northeast of the access road (APN 105-020-018, not a part of the project). Mitigation requires installation of restoration/native landscape plantings after completion of grading activities, in part to screen new cut slopes and other scarring from road improvement earthwork as viewed from the surrounding area.

For the reasons discussed above, project grading and development would exacerbate the Class I impact to visual resources identified in the OCP EIR, including loss of scenic open space views, which was based on buildout of the OASIS property limited to a future Orcutt Creek Park.

Impact VIS-2: The proposed off-site, directional sign on Foxenwood Lane would result in potentially significant visual/aesthetic impacts (Class II).

Figure 4.1-15 Proposed Off-Site Directional Sign along Foxenwood Lane



The proposed OASIS sign (above) would be located near the proposed driveway along Foxenwood Lane to direct vehicles, bicyclists and pedestrians to the new OASIS facility from the public road. The conceptual sign design includes a maximum height of six feet. The specific sign

location and lighting details have not yet been determined. OCP Development Standard VIS-O-3.5 states:

- *Rural-type design signs (e.g., wooden, natural colors) shall mark the entrance and exit to Orcutt, and where appropriate, shall identify the route to Old Town Orcutt.*

The NBAR requested that the sign materials and lettering be consistent with other recently approved signs in Old Town Orcutt. Without more detail regarding materials, colors, lettering, placement, and lighting, the proposed sign, which is proposed on a prominent gateway parcel, would result in potentially significant impacts to visual resources. Impacts would result if:

- Sign materials and colors do not blend in with the natural setting;
- Lighting for the sign is excessive (more than necessary to ensure visibility) or obtrusive (brightly colored lighting, blinking, etc.) given gateway location;
- Sign location would substantially obstruct public views into the KS18 open space and other feasible locations would better retain open space views, while still ensuring sign visibility for those going to the proposed OASIS facility; or
- Sign lettering is not consistent with the style of other recently approved signs in Old Town;

Feasible mitigation is identified at the end of this section, including direction regarding sign materials, lettering, lighting, and location, which would reduce impacts related to the proposed off-site sign to less than significant levels (Class II).

Impact VIS-3: The project includes a retention basin in the west end of the OASIS property, which if not maintained would result in significant visual impacts (Class II)

The OCP EIR identifies potentially significant impacts in the event stormwater retention basins for new development in Orcutt are not adequately landscaped and maintained. In addition, the OCP EIR identifies aesthetic impacts if basins require fencing. The proposed retention basin area would be planted consistent with the proposed landscape plan for the OASIS project (included in Section 2.0 of this EIR). In addition, the shallow basin design would not require fencing. Mitigation is identified to ensure long-term maintenance of the retention basin, including associated plantings, which would reduce this impact to a less than significant level (Class II).

Impact VIS-4: If activities onsite generate parking demand in excess of the onsite parking supply, this would result in vehicles being parked outside of the identified, landscaped, parking areas (Class III).

The project proposes 155 parking spaces. Landscaping is proposed (see Figures 2-2) to break up views of the parking areas, although views of the parking area would still contribute to Impact VIS-1. Parking is prohibited along the access drive by the Fire Department due to minimum width requirements. Minimum access road widths are required to ensure that during an emergency, visitors could exit the site at the same time that emergency vehicles would be entering the site. In addition, parking would be prohibited in the retention basin area, because it is designated as

open space and because parking is not permitted in this area by County Flood Control District. If parking were proposed on other KS18 open space parcels, this would be a potentially significant impact and would be in conflict with the Southpoint Estates conditions of approval. However, the applicant proposes that all parking demand would be provided onsite~~,~~ and located within designated parking spaces. No regular or overflow parking of vehicles is proposed outside of the designated parking areas. Therefore the project would not result in significant aesthetic impacts from regular or overflow parking outside of the designated parking areas. (Also see Impact VIS-1 with regard to parking areas contributing to broader loss of scenic views of KS18 open space).

Impact VIS-5: Temporary Structures Inconsistent with Visual Character of the Area: If outdoor gatherings/special events/rentals involve structures or features that are not promptly removed after events (e.g., party tents, etc.), this could result in incompatible semi-permanent structures onsite, which are inconsistent with the visual character of the surrounding area (Class II).

Special events/rental activities/outdoor gatherings at the OASIS facility would take place within the proposed structures and in the landscaped area west of the proposed structures[1]. These activities may involve temporary use of party tents, bouncy houses, porta-potties, or other event amenities. If these types of structures/amenities are not consistently and~~,~~ promptly removed, ~~and~~ they could become a semi-permanent fixture onsite, ~~they~~ which would be considered incompatible structures.~~,~~ This would be inconsistent with the visual character of the area~~. This~~ and would be considered a potentially significant impact. Mitigation requiring prompt removal of temporary structures/features used at gatherings/special events/rental activities as part of related activity clean-up (e.g., remove same day or next morning for evening events), would reduce this impact to a less than significant level.

Impact VIS-6: Rooftop equipment (e.g., HVAC, solar panels) would result in potentially significant aesthetic/visual resources impacts (Class II)

Rooftop equipment would be visible from public roads and some private properties, contributing to the change to the visual character of the KS18 open space and potential glare from solar panels. This would be considered a potentially significant impact, Impacts could be reduced to less than significant levels by screening mechanical equipment where possible and by using solar panels with non-reflective materials/finishes and requiring long-term maintenance (replacement if needed) of the non-reflective materials/finishes. (Class II)

[1] No events/rentals would be allowed in the parking lot areas as the project description limits use of the parking lots to parking.

CUMULATIVE IMPACTS

Implementation of the project would introduce development near the center of an existing undeveloped open space, which is restricted to open space and low intensity park uses. Section 4.11 (Recreation and Open Space) includes more information about the OCP assumptions for open space and recreation uses within KS18. Section 4.11 includes excerpts from OCP Table 17 and Table 21, which identify potential park amenities and prioritization of future Orcutt area parks and open spaces. In addition, the OCP includes the following description for a future "Orcutt Creek Park" at KS18 (OCP p. 90):

> *Proposed for approximately 11 acres along the south side of Orcutt Creek in the floodplain between State Route 135 and California Blvd., this park would include restoration of Orcutt Creek, the Orcutt Creek Class I bikeway/walking path, picnic areas, and potential turf and hard court areas.*

While the proposed structures would not be incompatible with the architectural styles of the adjacent Old Town Orcutt neighborhood, the project would be located on a scenic open space parcel designated for open space and public park uses, with allowed structural development limited to a small restroom. Loss of open space views is identified in the OCP as a significant unavoidable impact under OCP buildout. In response, the OCP identifies key undeveloped, scenic natural areas, including parcels along the Orcutt Creek corridor, to be limited to open space and recreational uses to partially mitigate loss of scenic open space views. The project would remove 5.16[2] acres of the OASIS property as open space on the OCP Open Space Area Map and as park land on the OCP Parks Recreation and Trails Map. This acreage comprises approximately 15 percent of the OCP KS18/Southpoint Estates open space and approximately 61 percent of the acreage identified for the future park within KS18. The OASIS property comprises a smaller percentage (0.5 to 2%) of the overall area identified for open space and parks in the Orcutt Planning Area. (See Figure 3-1b, OCP Open Space Area Map and Figure 3-1c, OCP Parks Recreation and Trails Map). However, KS18 is centrally located open space in the "Central Urban Core" of the Orcutt Planning Area. It is a large contiguous open space along the Orcutt Creek corridor, and within KS18 the OASIS property includes much of the flat, usable area that is also outside of the Orcutt Creek flood zone.

The OASIS project would result in specific physical changes, including construction of two new buildings and two parking areas, extension of the new access road across the OASIS property to serve the new buildings and parking areas, and installation of a retention basin, formal landscaping, and trash enclosures. The OASIS project would also introduce night-lighting in and around the buildings, parking areas and road, within a current open space that has no existing night-lighting, etc. The totality of project improvements would substantively alter views of the OASIS portion of the OCP KS18 open space, as viewed from public roads and surrounding residential properties and also alter views from the eastern gateway to Old Town. In addition, the change in open space views would occur on ~~a~~ property that was ~~set aside, in part,~~ development

[2] The southern 0.12 acres of OASIS is zoned commercial.

restricted in both the OCP and earlier Southpoint Estates project conditions of approval~~,~~ to offset cumulative loss of open space views along the Orcutt Creek corridor, in an area otherwise surrounded by urban development, and to partially mitigate the lack of public access (public easements) to scenic open spaces and open space views in Orcutt. Therefore, the project's contribution to cumulative loss of scenic open space views would be considerable and significant. (Class I)

It is not known how many other undeveloped open spaces in the Orcutt area and larger unincorporated area are subject to conditions of approval that are similar to the conditions of the Southpoint Estates subdivisions (TM 12,679 and TM 13,345) and Southpoint Estates Rezone Ordinance (Ordinance #3106). The Southpoint Estate conditions, which apply to the entire KS18 open space designated acreage, restrict use of the property to open space and noncommercial recreational uses and require the properties' development rights be dedicated to the County[3]. Nearly identical language to TM 12,679 condition no. 18 and TM 13,345 condition no. 21 has been applied to planned developments and other subdivisions with common open space throughout the County since the 1970's and to date is still included in the LUDC and is used as a one of P&D's standard conditions. Approval of the project requests involving amendments to the Orcutt Community Plan, modifications to the Southpoint Estates subdivision conditions of approval and recorded final maps, as well as OASIS proposed acquisition of the County-held development rights to the property may encourage similar requests for the other Southpoint Estates (KS18) open space parcels, as well as for other designated open space parcels in the Orcutt area or elsewhere in the County. Such requests would be expected to be subject to environmental review and discretionary approval. Approval of such requests would increase the development potential of additional open space areas, which were set aside as part of past land use decisions for the purpose of preserving resources and offsetting various environmental impacts of development projects. The amount and type of increased development that could result from similar requests throughout the County's unincorporated area are not specifically known and would be dependent on the property location (e.g., how visible a site is from public viewing areas, whether scenic views would be obstructed, etc.), the type of development proposed (e.g., residential subdivision, shopping center, highway commercial, apartments, industrial, institutional, etc.), and design characteristics including project size, bulk, scale, architecture style, height, materials, colors, etc. However, increased conversion of open space to development would potentially result in the loss of scenic open space views and in new development that would be incompatible with the visual character of the surrounding area, depending on the project location and adjacent land uses/development (e.g., adjacent to remaining open space, historic structures, public parks, existing residences, etc.).

[3] For information regarding OASIS acquisition of this open space property, refer to EIR Section 1.1.3 OASIS Property Ownership.

4.1.5 MITIGATION

The following mitigation measures are required to either partially or fully reduce potentially significant aesthetic impacts to less than significant levels. See discussion of "Impacts After Mitigation" at the end of this section for the applicable level of residual impact.

VIS-1 **Aest-04 BAR Required**. The Owner/Applicant shall obtain North County Board of Architectural Review (NBAR) approval for project grading, building, directional sign, lighting, roadway, public improvement and landscape plans. All project elements (e.g., design, scale, character, colors, materials, lighting, sign, access, other road improvements, and landscaping) shall be in substantial conformance with the approved project, as conditioned. Consistent with required NBAR findings, project design details, including the lighting plan, shall be compatible and avoid conflicts with the surrounding neighborhood. **PLAN REQUIREMENTS AND TIMING**: The applicant shall install stakes or otherwise delineate the location of the access road in the vicinity of native trees proposed for retention, in a manner acceptable to P&D, prior to NBAR preliminary review to ensure that native trees proposed for retention will not be impacted by project development and that existing trees and proposed landscaping will provide adequate screening and adequately blend the development into the surrounding natural environment. The Owner/Applicant shall submit grading and drainage, architectural, landscaping, lighting, off-site directional sign, access driveway and road improvements (for Foxenwood Lane and Clark Avenue) for NBAR and P&D approval prior to issuance of Zoning Clearance and shall install/construct improvements consistent with approved plans. The applicant shall submit grading, drainage, landscape and public improvement plans to Flood Control District, Public Works, and County Fire, as applicable, for review and approval prior to zoning clearance. **MONITORING**: Permit Compliance shall site inspect to monitor project compliance with approved plans prior to Final Building Inspection.

VIS-2 **Directional Sign**. The Owner/Applicant shall submit a Sign Plan to P&D with details including dimensions, colors, materials, lighting, and location. Photos from Foxenwood Lane and east and westbound Clark Avenue shall be included showing view of poles or other material representing the sign location and parameters and views into KS18. **Plan Requirements and Timing**: The Sign Plan shall be submitted to P&D for P&D and NBAR review and approval prior to zoning clearance.

VIS-3 **Aest-10 Lighting**. The Owner/Applicant shall ensure any night lighting installed on the project site is of minimum height, low glare design, dark sky compliant, including but not limited to hooded lights to direct light downward and away from open space areas and to prevent spill-over outside of the development area. Special consideration should be given to minimizing lighting north of the development area and access road, to avoid wildlife impacts along the environmentally sensitive Orcutt Creek corridor. Lighting shall be the minimum needed (both in lighting locations and lighting intensity) for security, parking, trail, and outdoor use areas, including for activities involving use of site facilities by parties other than OASIS Center. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 9:30 P.M. **PLAN REQUIREMENTS AND TIMING**: The Owner/Applicant shall develop a Lighting Plan incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture (photometrics). Any requirements for dimming or turning off lighting by specific hours shall be included in facility close up instructions, and shall be provided to OASIS employees/janitorial services/responsible party for rentals to facilitate compliance. Lighting shall be installed in compliance with this measure prior to Final Building Inspection. **MONITORING**: P&D shall review a Lighting Plan and ensure NBAR review of Lighting Plan for compliance with this measure prior to approval of Zoning Clearance for structures. P&D Permit Compliance staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan. The Lighting Plan shall be included on the Landscape and Building Plans.

VIS-4 **Temporary Structures**: Temporary structures/amenities (structures not included on the approved plans for zoning clearance), including party tents, bouncy houses, “porta-potties” etc., shall be promptly removed after completion of events. **PLAN REQUIREMENTS AND TIMING**: This requirement shall be identified on project plans and rental agreements. Temporary ~~features~~ structures/amenities shall be removed from the site as part of outdoor gathering/event/rental activity clean-up (same day or next morning for evening events). Applicant shall submit a sample rental agreement to Permit Compliance staff prior to zoning clearance, which shows this requirement, including charge of additional fees if structures are not promptly removed during clean-up activities. **MONITORING**: Permit Compliance staff shall confirm submittal of rental agreement with the above requirements before zoning clearance and respond to complaints.

VIS-5 **KS18-VIS-2 Landscape Access Road Slope**: The area on the slope immediately north of the new paved areas (access road, including bike path) shall be landscaped with compatible native shrubs of sufficient height to block views, of the new paved area. Given proximity to Orcutt Creek, the plantings shall also be compatible with adjacent riparian habitat. Landscaping shall not reduce visibility for drivers, bicyclists, or pedestrians entering and exiting the site on Foxenwood Lane. **PLAN REQUIREMENTS AND TIMING**: The applicant shall submit landscape plans consistent with this condition to P&D and NBAR prior to zoning clearance and shall submit same to Public Works, Flood Control District and County Fire for review and approval as part of submittal of access road plans to ensure landscaping does not conflict with line of sight/other roadway access requirements, Flood Control standards for planting along the slope and creek bank north of the access road, or County Fire road or vegetation management requirements. Also see condition VIS-7. **MONITORING**: Planning & Development shall ensure landscaping consistent with this measure is included on project plans for Preliminary and Final NBAR review and prior to zoning clearance. In addition, Planning & Development shall confirm that the applicant has received approval from Public Works, Flood Control, and County Fire that the landscaping along the driveway is acceptable to these agencies ~~Public Works, Flood Control, and County fire~~ prior to zoning clearance. Permit Compliance shall monitor to ensure landscaping is installed and maintained per approved plans prior to release of landscape/restoration plan securities for installation and maintenance.

VIS-6 **Retention Basin**: The landscape plan for the retention basin shall include native species compatible with the retention basin location, use, and physical characteristics, including but not limited to the soil type, frequency and duration of standing water, etc. There shall be adequate landscaping and maintenance of the onsite retention basin. **Plan Requirements and Timing**: Prior to zoning clearance, the applicant shall revise the landscape plan for the retention basin consistent with comments received from P&D and NBAR and shall also receive final NBAR and P&D approval of the project landscape plan and sign-off from Flood Control District with regard to the long-term maintenance agreement including the retention basin. **MONITORING**: P&D shall confirm approval of landscape plan and Flood Control approved long-term maintenance agreement for the retention basin prior to zoning clearance. Permit Compliance shall confirm landscape installation and establishment during the required maintenance period before release of respective landscape securities (e.g., bonds) for landscape installation and maintenance.

VIS-7 Landscp-01 Landscape and Irrigation Plan. The Owner/Applicant shall have a licensed landscape professional in coordination with qualified biologist prepare a final Landscape and Irrigation Plan, which also incorporates restoration plantings on the slope north of the access road and on either side of the trail/bikeway. The plan shall be designed to provide screening for the access road and retaining walls, to screen and break up the massing of the proposed structures and paved areas, and to provide a buffer (visual and to offset impacts to biological resources, the latter discussed in Section 4.3 Biological Resources) between the project improvements (development, access road, trail/bikeway areas) and the Orcutt Creek riparian corridor. ~~Primarily~~ ~~n~~ Native species compatible with the specific areas of the site shall be used (e.g., French drain areas, retention basin, tall tree and shrub species strategically placed to screen structures and parking areas, plantings compatible with adjacent Orcutt Creek between bikeway/trail and riparian corridor, etc.,). Drought tolerant, noninvasive non-native species may be planted for the lawn near the BBQ building and in proximity to the proposed structures. **PLAN REQUIREMENTS**: The plan shall include the following:

a. An agreement by the Owner to install required landscaping & water-conserving irrigation systems prior to final clearance.
b. An agreement by the Owner to maintain all required/approved landscaping for the life of the project.
c. Securities posted by the Owner for installation and three-year maintenance for the development landscape plan (five-year maintenance for restoration plan near Orcutt Creek) securities per requirements in the Performance Securities condition. Specify the amount and duration of installation and maintenance securities to ensure successful implementation of this plan by P&D if the Owner fails to do so.
d. The landscaping within 100 feet of structures shall take into account County Fire vegetation fuel management requirements and shall be reviewed and approved by County Fire prior to zoning clearance.
e. Plants used for restoration along Orcutt Creek north of access road and between the bikeway/trail and Orcutt Creek shall be with compatible native plants from seed stock from locally obtained sources.
f. Landscaping shall be with native plants within the parking areas and between the creek and the development. Compatible, non-invasive, drought tolerant species may be used around the building, such as grass in the identified lawn area west of the buildings and adjacent to the buildings.
g. Project landscaping along the new paved access road shall adequately screen the paved road as viewed from the southbound Foxenwood Lane, but shall not reduce visibility for vehicles entering or exiting the OASIS property from/to Foxenwood Lane. (OCP Dev Std KS18-VIS-2).
h. Project landscaping species, sizes, and locations shall be chosen to best screen the access road, parking areas and new buildings from public roads, including Clark Avenue and Foxenwood Lane, and to minimize loss of existing views of natural open space from surrounding land uses ~~with existing views of the natural open space~~. Therefore, plantings shall be located to best provide screening and plant shapes and sizes (initial and at maturity) shall be considered with regard to ability to screen the improvements and blend the overall site with the surrounding KS 18 natural open space setting.
i. Project landscaping shall be compatible with the surrounding natural vegetation, including grassland species, oak trees, and riparian habitat along Orcutt Creek. Project landscaping shall be compatible with the character of the surroundings and the architectural style of structural development.

j. If a permanent noise shielding feature will be included in the lawn area, this feature shall be landscaped with vines (non-invasive) or shrubs to blend it in with the surrounding area.
k. Plan shall include clinging vines and/or vertical planting on trash enclosure walls and any other masonry walls, as determined by P&D and NBAR, to soften the visual effects of the structures & to discourage graffiti.
l. The northern side of the bikepath/trail shall be revegetated with appropriate riparian vegetation and the southern side shall be planted with oaks throughout the segment along the length of the OASIS property (OCP Dev Std KS 18-4).
m. A restoration plan shall be included for the slope north of the access road to mitigate impacts from road improvements, including any vegetation removal along and within the riparian habitat of Orcutt Creek west of Foxenwood Lane and north of the proposed access road. (See separate restoration plan requirements measure).

TIMING: The Owner/Applicant shall (1) submit 4 copies of the Plan to P&D processing planner for review & approval prior to zoning clearance, (2) enter into an agreement with the County to install required landscaping/restoration plantings & water-conserving irrigation systems and maintain required landscaping for the life of the project. In addition, with regard to initial installation and maintenance, the Owner/Applicant shall ~~(~~successfully maintain landscape plantings for three years and restoration plantings for up to five years unless restoration plantings are established (including successfully weaned from supplemental irrigation for a minimum of two years), restoration plantings for five years), (3) Post a performance security prior to zoning clearance for structural development to ensure installation and maintenance for five years, (4) Install landscape and irrigation prior to Final Building Inspection Clearance. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved plan are in place as required prior to Final Building Clearance. Compliance staff will release installation security upon satisfactory installation of all items in approved plans. The applicant/owner shall demonstrate to compliance staff that the landscaping and irrigation have been established and maintained according to plans and agreements for a period of 3 years, and have achieved the original goals of this condition. Compliance staff signature is required to release the 1) installation security upon satisfactory installation of all items in the approved plans and 2) maintenance security upon satisfactory completion of maintenance, including satisfaction of success criteria.

If requirements have not been met, the plants or improvements shall be replaced and/or maintained (fed, repaired, trimmed) and the security held for another year. If the applicant/owner fails to either install or maintain according to the approved plan, P&D may collect security and complete work on property per approved plans.

VIS-8 Aest-07 Understories and Retaining Walls. All r~~R~~etaining walls along the pedestrian path and access road shall be in tones compatible with surrounding terrain using textured materials or construction methods which create a textured effect. Native vegetation to screen retaining walls shall be planted. **PLAN REQUIREMENTS**: The Owner/Applicant shall submit retaining wall plans and vegetation screening plans to P&D and NBAR for review and approval. **TIMING**: Plans shall be submitted prior to prior to zoning clearance; vegetation shall be installed prior to Final Building Inspection Clearance. **MONITORING:** P&D compliance monitoring staff shall check plans and ensure installation prior to Final Building Inspection Clearance.

VIS-9 Rooftop Equipment. The Owner/Applicant shall submit final rooftop plans, which identify mechanical equipment and associated screening, except where screening is not possible (e.g., screening would block sunlight from rooftop solar panels). ~~if feasible and which~~ The plans shall also identify solar panels with non-reflective materials/finishes. A long-term maintenance agreement shall also be submitted identifying required long-term maintenance of the non-reflective materials/finishes on the solar panels, including replacement as needed to retain the non-reflective characteristic of these materials/finishes. **PLAN REQUIREMENTS**: The Owner/Applicant shall submit to P&D (for P&D and NBAR review and approval) the rooftop plans showing equipment, any feasible screening methods, solar panel locations and materials/finishes proposed to reduce solar panel reflection/glare. **TIMING**: Plans shall be submitted prior to prior to zoning clearance. **MONITORING:** P&D compliance monitoring staff shall check plans and ensure installation prior to Final Building Inspection Clearance. (Class II)

SIGNIFICANCE AFTER MITIGATION

Impact VIS-1 (Impacts to Scenic Views/Visual Character of Eastern Gateway to Old Town): The proposed project would increase development and result in significant aesthetic/visual resource impacts due to the loss of unobstructed scenic views of the Key Site 18 contiguous natural open space setting along Orcutt Creek and to the visual character of the eastern gateway to Old Town Orcutt (Class I).

Impact VIS-1 would be partially mitigated by Mitigation Measures VIS-1 through VIS-9. Residual impacts would remain significant.

Impact VIS-2 (Off-Site Sign): The proposed off-site, directional sign on Foxenwood Lane would result in potentially significant visual/aesthetic impacts (Class II).

Impact VIS-2 would be mitigated to less than significant levels by Mitigation Measures VIS-2.

Impact VIS-3 (Retention Basin): The project includes a retention basin in the west end of the OASIS property, which if not maintained would result in significant visual impacts. (Class II)

Impact VIS-3 would be mitigated to less than significant levels by Mitigation Measure VIS-6.

Impact VIS-4 (Parking Outside Landscaped Parking Areas) No**: If activities onsite generate parking demand in excess of the onsite parking supply, this would result in vehicles being parked outside of the identified, landscaped, parking areas. (Class III)**

Impact VIS-4 would not require mitigation, as parking is limited to proposed landscaped parking areas in the project description.

(*Also refer to Impact VIS-1 as proposed parking areas would contribute to overall development impacts discussed under Impact VIS-1*).

Impact VIS-5: Temporary Structures Inconsistent with Visual Character of the Area: If outdoor gatherings/special events/rentals involve structures or features that are not promptly removed after events (e.g., party tents, etc.), this could result in incompatible semi-permanent structures onsite, which are inconsistent with the visual character of the surrounding area (Class II).

Impact VIS-5 would be mitigated to less than significant levels by Mitigation Measure VIS-4.

Impact VIS-6: Rooftop equipment (e.g., HVAC, solar panels) would result in potentially significant aesthetic/visual resources impacts (Class II)

Impact VIS-6 would be mitigated to less than significant levels by Mitigation Measure VIS-9.

Cumulative Loss of Open Space Views would be partially mitigated by Mitigation Measures VIS-1 through VIS-9. Residual impacts would remain significant (Class I).

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4.2 AIR QUALITY

4.2.1 SETTING

REGIONAL METEOROLOGY, TOPOGRAPHY, AIR POLLUTION POTENTIAL

The project is located within the South Central Coast Air Basin (SCCAB), which includes all of San Luis Obispo, Santa Barbara, and Ventura counties. The SCCAB has a Mediterranean climate characterized by mild winters, and warm, dry summers. The influence of the Pacific Ocean results in mild temperatures year-round along the coast, with inland areas experiencing a wider range of temperatures. Precipitation generally occurs during the winter months, with occasional rainfall during summer months. Historical annual precipitation in Santa Barbara County varies, primarily due to topographical effects, ranging from 12 to 20 inches along the coast to approximately 30 inches in the mountains. Research by the CalEPA Office of Environmental Health Hazard Assessment (OEHHA) has documented effects of climate change. The primary observed changes in California's climate include increased annual average air temperatures, more-frequent extremely hot days and nights, and increasing severity of droughts (OEHHA, 2018).

Regional winds are normally onshore and generally light. This can contribute to higher levels of pollution, since low wind speeds minimize dispersion of pollutants. During the summer, northwesterly winds are stronger and persist later into the night. When the strong and persistent high-pressure system that lies over the Pacific Ocean weakens, a Santa Ana condition can develop, with air traveling westward into the County from the east. Stagnant air often occurs at the end of a Santa Ana condition, causing a buildup of pollutants offshore. Topography plays a significant role in affecting the direction and speed of winds. Light onshore winds hamper the dispersion of primary pollutants, and the orientation of the inland mountain ranges interrupts air circulation patterns. Pollutants become trapped, facilitating production of secondary pollutants.

AIR POLLUTANTS SUBJECT TO AIR QUALITY MANAGEMENT

Air quality is determined by measuring ambient concentrations of certain air pollutants, which are known to have adverse health effects. Ambient air pollutant concentrations are affected by the rates and distributions of air pollutant emissions, as well as by climactic and topographic influences. The State and Federal Clean Air Acts mandate the control and reduction of certain air pollutants. Under these Acts, the U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for certain "criteria" pollutants .In California, air quality management and regulation is the shared responsibility of the California Air Resources Board (ARB) and local air quality management and local air pollution control districts. The National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) are air quality planning standards that define the upper limits for airborne concentrations of "criteria" pollutants. The standards are designed to protect the most sensitive individuals and ensure public health and welfare with a reasonable margin of safety. Many of the California standards are more restrictive than the corresponding federal standards.

Criteria Air Pollutants

The NAAQS and CAAQS are established standards for the "criteria" air pollutants. The "criteria" air pollutants include Ozone, respirable particulate matter (PM10), fine particulate matter (PM2.5), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), and lead.

Pollutants which are precursors to ozone formation are also regulated: Nitrogen oxides (NOx) and reactive organic compounds (ROC), or reactive organic gases (ROG), including volatile organic compounds (VOC).

A description of these pollutants is included below, followed by Table 4.2-1, which summarizes the current federal and state standards for each of these pollutants.

- **Ozone.** Ozone is formed in the atmosphere through a series of complex photochemical reactions involving nitrogen oxides (NOx), reactive organic compounds (ROC), and sunlight, occurring over a period of several hours. Since ozone is not emitted directly into the atmosphere, but is formed as a result of photochemical reactions, it is classified as a secondary or regional pollutant. Because these ozone-forming reactions take time, peak ozone levels are often found downwind of major source areas.
- **Carbon Monoxide.** CO is formed primarily by the incomplete combustion of organic fuels. High values are generally measured during winter, when dispersion is limited by morning surface inversions. Seasonal and diurnal variations in meteorological conditions lead to lower values in summer and in the afternoon.
- **Nitrogen Dioxide.** NO_2 a brownish gas can be formed from nitric oxide (NO), which is a colorless gas released during combustion and rapidly oxidizes in the atmosphere. The highest nitrogen dioxide values are generally measured in urbanized areas with heavy traffic.
- **Sulfur Dioxide.** SO_2 is a gas produced primarily from combustion of sulfurous fuels by stationary and mobile sources. However, SO_2 can react in the atmosphere to produce acids or particulate sulfates, which can also cause impacts.
- **Sulfate.** SO_4^{2-} is an aerosol that occurs primarily from the combustion of petroleum-derived fuels (e.g., gasoline and diesel fuel) that contain sulfur. Sulfur is oxidized to sulfur dioxide (SO_2) in the combustion process and is subsequently converted to sulfate compounds which exist in the atmosphere as sulfuric acid and sulfate salts.
- **PM10 and PM2.5.** PM10 is particulate matter that measures 10 micrometers or less in diameter. PM2.5 is particulate matter that measures 2.5 micrometers or less in diameter. The largest quantities of direct PM10 emissions are generally produced by industrial processes such as bulk material handling, combustion and minerals processing as well as from soils via roads, construction, agriculture, and natural, windblown dust. Fine particulate matter (PM2.5) is more likely than PM10 to deeply penetrate respiratory systems. PM2.5 is directly produced during combustion, and ambient levels of nitrogen oxides (NOx) and sulfur oxides (SOx) play an important role by reacting, generally with ambient gas- phase ammonia, in the formation of secondary PM2.5.
- **Lead.** Lead is a heavy metal that in ambient air occurs as a lead oxide aerosol or dust. Since lead is no longer added to gasoline or to paint products, lead emissions have been reduced significantly in recent years.

Table 4.2-1. National and California Ambient Air Quality Standards and Relevant Health Effects

Pollutant	Averaging Time	California Standards	National Standards	Relevant Health Effects
Ozone	1-hour	0.09 ppm	—	(a) Short-term exposures: (1) Pulmonary function decrements and localized lung edema in humans and animals (2) Risk to public health implied by alterations in pulmonary morphology and host defense in animals; (b) Long-term exposures: Risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (c) Vegetation damage; (d) Property damage.
	8-hour	0.070 ppm	0.070 ppm	
Respirable Particulate Matter (PM10)	24-hour	50 µg/m³	150 µg/m³	(a) Excess deaths from short-term exposures and exacerbation of symptoms in sensitive patients with respiratory disease; (b) Excess seasonal declines in pulmonary function, especially in children.
	Annual Mean	20 µg/m³	—	
Fine Particulate Matter (PM2.5)	24-hour	—	35 µg/m³	Decreased lung function from exposures and exacerbation of symptoms in sensitive patients with respiratory disease, elderly, and children.
	Annual Mean	12 µg/m³	12.0 µg/m³	
Carbon Monoxide (CO)	1-hour	20 ppm	35 ppm	a) Aggravation of angina pectoris and other aspects of coronary heart disease; (b) Decreased exercise tolerance in persons with peripheral vascular disease and lung disease; (c) Impairment of central nervous system functions; (d) Possible increased risk to fetuses.
	8-hour	9 ppm	9 ppm	
Nitrogen Dioxide (NO_2)	1-hour	0.18 ppm	0.100 ppm	(a) Potential to aggravate chronic respiratory disease and respiratory symptoms in sensitive groups; (b) Risk to public health implied by pulmonary and extra- pulmonary biochemical and cellular changes and pulmonary structural changes; (c) Contribution to atmospheric discoloration.
	Annual Mean	0.030 ppm	0.053 ppm	
Sulfur Dioxide (SO_2)	1-hour	0.25 ppm	0.075 ppm	Bronchoconstriction accompanied by symptoms which may include wheezing, shortness of breath and chest tightness, during exercise or physical activity in persons with asthma.
	24-hour	0.04 ppm	0.14 ppm	
	Annual Mean	—	0.03 ppm	
Lead	30-day Average	1.5 µg/m³	—	(a) Increased body burden; (b) Impairment of blood formation and nerve conduction.
	Calendar Quarter	—	1.5 µg/m³	
Visibility Reducing Particles	8-hour	extinction 0.23/kilometer, except Lake Tahoe	—	Reduction of visibility, aesthetic impact and impacts due to particulates (see above).
Sulfates	24-hour	25 µg/m³	—	(a) Decrease in ventilatory function; (b) Aggravation of asthmatic symptoms; (c) Aggravation of cardio-pulmonary disease; (d) Vegetation damage; (e) Degradation of visibility; (f) Property damage due to corrosion.
Hydrogen Sulfide	1-hour	0.03 ppm	—	Odor annoyance level.
Vinyl Chloride	24-hour	0.01 ppm	—	Known carcinogen.

Notes: ppm=parts per million; µg/m³= micrograms per cubic meter; "—" = no standard.
Source: ARB, 2016. Ambient Air Quality Standards Chart. http://www.arb.ca.gov/research/aaqs/aaqs2.pdf.

Hazardous Air Pollutants (HAPs)

Another class of air pollutants that are subject to regulatory requirements is hazardous air pollutants (HAPs) or air toxics. HAPs are contaminants that are known or suspected to cause cancer, genetic mutations, birth defects, or other serious illnesses in humans. Impacts from toxic pollutant emissions tend to be site-specific.

LOCAL AMBIENT AIR QUALITY AND ATTAINMENT STATUS

The U.S. EPA, ARB, and local air districts classify local areas with regard to attainment of air quality standards. The classification depends on whether the monitored ambient air quality data show compliance (attainment), insufficient data available (unclassified), or non-compliance (nonattainment) with the ambient air quality standards. As identified in Table 4.2-2 below, the County does not currently meet ozone and PM10 ambient air quality standards.

Table 4.2-2 - Attainment Status for Santa Barbara County

Pollutant	California Designation	Federal Designation
Ozone	Nonattainment-Transitional	Unclassifiable/Attainment
PM10	Nonattainment	Attainment
PM2.5	Attainment	Attainment
CO	Attainment	Attainment
NO2	Attainment	Attainment
SO2	Attainment	Attainment
All Other Pollutants	Attainment/Unclassified	Attainment/Unclassified

When monitoring shows that criteria pollutant level standards are not being met, the SBCAPCD develops strategies to meet the standards. A network of monitoring stations measures air pollutant levels throughout the County. Some pollutants, such as ozone, are measured continuously. Other pollutants are sampled periodically. Particulate matter, for example, is measured over 24 hours every six days. The monitoring stations fall into two main categories:

- State and local air monitoring stations (SLAMS); and
- Prevention of Significant Deterioration (PSD) stations.

The SLAMS measure urban and regional air quality. The PSD stations are used to determine the impacts of specific operations, such as large oil and gas facilities.

Table 4.2-3 summarizes the highest concentrations from recent ambient air quality data from the Santa Maria monitoring station, located at 906 South Broadway. The data from the Santa Maria monitoring station shows that the ozone standard for this particular monitoring station area is in attainment, while the PM10 is in nonattainment (non-attainment data is shown in **bold** text).

Table 4.2-3 Summary of Ambient Air Quality Data, Santa Maria Monitoring Station Most Restrictive

Pollutant	Standard	2015	2016	2017
Ozone (1-hour, ppm)	0.09 (CAAQS)	0.066	0.062	0.068
Ozone (8-hour, ppm)	0.070 (CAAQS)	0.055	0.056	0.063
Ozone (days over the 8-hour State standard)	—	—	—	—
PM10 (24-hour, µg/m3)	50 (CAAQS)	**66.4**	**78.6**	**106.9**
PM10 (annual average, µg/m3)	20 (CAAQS)	**23.8**	**25.7**	**26.9**
PM10 (days over the 24-hour State standard)	—	~10	~16	~22
PM2.5 (24-hour, µg/m3)	35 (NAAQS)	19.2	19.4	19.9
PM2.5 (annual average, µg/m3)	12 (CAAQS)	7.8	—	7.3
PM2.5 (days over the 24-hour federal standard)	—	—	—	—
NO2 (1-hour, ppm)	0.100 (NAAQS)	0.046	0.036	0.044
NO2 (annual average, ppm)	0.030 (CAAQS)	0.007	0.006	0.006
SO2 (24-hour, ppm)	0.04 (CAAQS)	0.002 (2012)	—	—

Notes: ppm=parts per million; µg/m3= micrograms per cubic meter; "—" = not applicable or not available.
Source: CARB Air Quality Data Statistics for Santa Maria (906 S. Broadway), except SO2 most-recently (2012) measure in Lompoc.

The Santa Barbara County Air Pollution Control District (SBCAPCD) relies upon an inventory of NOx and ROC emissions for 2012, which forms the baseline for the most-recent ozone attainment planning efforts (SBCAPCD, 2016 Ozone Plan).

4.2.2 REGULATORY SETTING

The federal and state governments have been empowered by the federal and state Clean Air Acts to regulate the emission of airborne pollutants and, as noted above, have established ambient air quality standards for the protection of public health. The United States Environmental Protection Agency (EPA) is the federal agency designated to administer air quality regulation, while the California Air Resources Board (CARB) is the state equivalent in California. Local control in air quality management is provided by the CARB through county-level or regional (multi-county) air pollution control districts (APCDs). The CARB establishes air quality standards and is responsible for control of mobile emission sources, while the local APCDs are responsible for enforcing standards and regulating stationary sources. The CARB has established 14 air basins statewide.

The SBCAPCD regulates air quality in the portion of the SCCAB that is in Santa Barbara County, and is responsible for attainment planning related to criteria air pollutants, and for district rule development and enforcement. The SBCAPCD air quality attainment plans provide an overview of the County's air quality and sources of air pollution. The air quality plans also identify the pollution-control measures needed to meet clean-air standards. The schedule for development of required updates to the air quality plans is every three years. The type of air quality plan needed is outlined by state and federal requirements. SBAPCD staff develops draft plans and, after a public review process, SBAPCD staff develops a final plan. The SBAPCD Board then adopts the final plan and sends it on to the EPA and/or the CARB for final approval. The 2016 Ozone Plan is the eighth update to the SBCAPCD's 1991 Air Quality Attainment Plan. The 2016 Ozone Plan addresses the California Clean Air Act requirements to plan for attainment and maintenance of the state 1-hour and 8-hour ozone air quality standards.

The following plans, including the current 2016 Ozone Plan, are available on the SBAPCD website (www.ourair.org/planning-clean-air\ ):

- 2001 Clean Air Plan
- 2004 Clean Air Plan
- 2007 Clean Air Plan
- 2010 Clean Air Plan
- 2013 Clean Air Plan
- 2016 Ozone Plan
- 2017 Report on the Nonattainment-Transitional Designation

4.2.3 PREVIOUS ENVIRONMENTAL REVIEW

OCP EIR. The Orcutt Community Plan (OCP) Environmental Impact Report (EIR) Volume I examined the air quality setting of the project region and the potential impacts resulting from OCP buildout. OCP EIR Volume II further examined site-specific impacts of development on the OCP's identified "Key Sites," including a Mini-EIR for KS18 (KS18)/Southpoint. The OASIS property is located within a portion of KS18 identified for open space and public park uses. The OCP EIR identifies the following potentially significant impacts related to: Generation of ozone precursors (Impact AQ-1), Dust and PM_{10} (Impact AQ-2), Consistency with the Clean Air Plans growth rate (Impact AQ-3), and Long-term operational emissions (from new commercial space along Clark Avenue). These impacts are addressed by implementation of SBCAPCD control measures currently applied to construction projects as part of the County's standard regulatory process. These SBCAPCD control measures are consistent with OCP EIR Mitigation Measures AQ-1/AQ-2 (SBCAPCD pollution control measures and Best Available Control Technology to reduce ozone precursors during earth moving/construction activities) and AQ-10 (implementation of fugitive dust mitigation during earth moving activities).

The OCP EIR determined that long-term emissions from OCP buildout would be significant and unavoidable (Class I), as the growth identified in the OCP exceeded the growth assumptions in the Clean Air Plan that was in effect at that time, and that the OCP buildout would contribute to cumulative significant and unavoidable (Class I) air quality impacts.

Partial mitigation for long-term operational impacts include Mitigation Measures AQ-6 and AQ-3. These mitigation measures were incorporated into the OCP as CIRC-O-6, and CIRC-O-6.1 – 6.4, which encourage all feasible forms of alternative transportation, including expanded transit service, bike paths, and pedestrian improvements, as well as park-and-ride facilities, bike lockers, etc.

4.2.4 IMPACT ANALYSIS

METHODOLOGY AND SIGNIFICANCE THRESHOLDS

METHODOLOGY

Air pollutant emissions from construction and operation of the project were estimated using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 based on information provided by the project applicant and CalEEMod default values for projects in Santa Barbara County (see Appendix D-2 for CalEEMod estimated emissions data) when project specifics were not known.

The Institute of Traffic Engineers (ITE) Recreational, Health Club land use code was used to estimate project related emissions in CalEEMod. The ITE Recreational Health Club land use code is a default code in CalEEMod. This land use code projects similar, but slightly higher trip generation rates compared to the ITE land use code for Recreational Community Centers, which is the land use code used to estimate OASIS project traffic (see Section 4.13 Transportation/Circulation). ATE (under contract to County of Santa Barbara), Stantec (project traffic engineers), and County of Santa Barbara Public Works Transportation Division staff determined that the ITE Recreational Community Center land use code best reflects the proposed OASIS project uses and project related traffic. Although assumed vehicle trips and related emissions using the default ITE Recreational Health Club land use code are slightly higher than if the Recreational Community Center land use code was used, these emission estimates are acceptable under CEQA for purposes of evaluating a reasonable worst case with regard to air quality impacts.

The Orcutt Community Plan (OCP) identifies the project site for open space and potential public park land uses. The OCP traffic analysis did not, however, assign vehicle trips to the project site in the OCP traffic model, which has been used to estimate emissions associated with vehicle trips in the clean air plans (CAPs). The current CAP, the 2016 Ozone Plan, takes into account estimates for normal growth in projecting emissions, including vehicular emissions.

SIGNIFICANCE THRESHOLDS

The analysis of air quality impacts follows the guidance provided in the Santa Barbara County Environmental Threshold and Guidelines Manual (October 2008). According to the Environmental Thresholds and Guidelines Manual, a significant adverse air quality impact may occur when a project, individually or cumulatively, triggers any one of the following:

- *Interferes with progress toward the attainment of the ozone standard by releasing emissions which equal or exceed the established long-term quantitative thresholds for NO_X and ROC; or*
- *Equals or exceeds the state or federal ambient air quality standards for any criteria pollutant (as determined by modeling).*

Cumulative air quality impacts and consistency with the applicable air quality policies and measures in the Comprehensive Plan should be determined for all projects

Quantitative Emission Thresholds

Short-term/Construction Emission Thresholds 25 tons/year ROG/NO_X. The County of Santa Barbara County utilizes the Santa Barbara County Air Pollution Control District (SBCAPCD) quantitative significance criteria for temporary construction emissions. SBCAPCD recommends quantification of construction-related emissions from construction activities, and uses 25 tons per year for ROG or NO_X as a guideline for determining the significance of construction impacts.

Long-term/Operational Emission Thresholds. Long-term air quality impacts occur during project operation. All long-term operational emissions must be summed in order to determine the significance of the project's long-term impact on air quality. Based on Santa Barbara County's adopted quantitative criteria pollutant thresholds, a proposed project would not have a significant air quality effect on the environment, if operation of the project would:

- *Emit (from all project sources, mobile and stationary), less than the daily trigger for offsets set in the APCD New Source Review Rule, for any pollutant; and*
- *Emit less than 25 pounds per day of oxides of nitrogen (NO_X) or reactive organic compounds (ROC) from motor vehicle trips only; and*
- *Not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone); and*
- *Not exceed the APCD health risk public notification thresholds adopted by the APCD Board; and*
- *Be consistent with the adopted federal and state Air Quality Plans.*

The Santa Barbara County Environmental Thresholds and Guidelines Manual also states that a project will have a significant air quality impact if it causes a carbon monoxide (CO) "hotspot" by adding emissions to existing background CO levels that exceed the California one-hour standard of 20 parts per million, which typically occurs at severely congested intersections. The County provides the following screening criteria for CO impacts:

- If a project contributes less than 800 peak hour trips, then CO modeling is not required.
- Projects contributing more than 800 peak hour trips to an existing congested intersection at level of service (LOS) D or below, or that will cause an intersection to reach LOS D or below, may be required to model for CO impacts. However, projects that will incorporate intersection modifications to ease traffic congestion are not required to perform modeling to determine potential CO impacts.

The Santa Barbara County Environmental Thresholds and Guidelines Manual recommends discussing the following issues if they are applicable to the project:

- Emissions which may affect sensitive receptors (e.g., children, elderly, or acutely ill);
- Toxic or hazardous air pollutants in amounts which may increase cancer risk for the affected population; or
- Odor or another air quality nuisance problem impacting a considerable number of people.

Clean Air Plan Consistency. Analysis of consistency with the current air quality or clean air plan (CAP) is required in the County's Environmental Thresholds Manual for all projects. The 2016 Ozone Plan is the most recent applicable air quality plan. The 2016 Ozone Plan identifies how the SBCAPCD plans to meet the State eight-hour ozone standard. The 2016 Ozone Plan focuses on attainment of the California ozone standards. The 2016 Ozone Plan focuses on reducing ozone precursor emissions through implementation of transportation control measures, which would serve to reduce mobile source emissions. ~~, which~~ Mobile sources are the third largest ~~primary~~ source of emissions for ROC (behind area wide sources and stationary sources), and the second largest source for NOX emissions (behind ocean going vessels) in the County. The 2016 Ozone Plan uses SBCAG's Regional Growth Forecast and CARB on-road emissions forecasts to project ozone precursor emissions.

Pursuant to the State CEQA Guidelines, a project's air quality impacts would be significant if the project would:

- *Conflict with or obstruct implementation of the applicable air quality plan;*
- *Violate any air quality standard or contribute substantially to an existing or projected air quality violation;*
- *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative guidelines for ozone precursors);*
- *Expose sensitive receptors to substantial pollutant concentrations; and/or*
- *Create objectionable odors affecting a substantial number of people (refer to Section*

SHORT-TERM CONSTRUCTION PERIOD IMPACTS

Impact AQ-1: The project would generate short-term air quality impacts during the construction period (Class III).

The project applicant estimates that it would take approximately 11 months to construct the proposed project. The majority of construction-related emissions would result from grading due to the use of heavy-duty construction equipment. Other emissions would result from building construction and the evaporation of ROC from architectural coatings (paint). Emissions of ozone precursors (NO_x and ROC) during the project construction period would result primarily from on-site use of heavy earthmoving equipment.

Project earthwork quantities used for CalEEMod assumed 7,000 cubic yards of cut and 6,500 cubic yards of fill. The 500 net cubic yards of estimated excess fill was assumed to be used (balanced) onsite in landscape areas, thereby reducing vehicle emissions associated with hauling soil (import or export) for grading operations. Project-specific estimates for workdays per task were used based on information provided by the project architect (T. Martinez). Based on the summary of CalEEMod-generated construction emissions in Table 4.2-4, project related construction emissions would be below SBAPCD's guideline of 25 tons per year of ROG or NO_X for determining the significance of construction impacts. (For full CalEEMod results, refer to Appendix D-2).

Subsequent to preparation of the CalEEMod analysis, the applicant submitted a revised grading plan. The current Preliminary Grading Plan (revised April 2019) identifies a reduction in both cut and fill quantities, compared to the assumptions used in the CalEEMod analysis. Although earthwork now includes grading on the steep slope north of the proposed access road and additional retaining walls on the slope to the south, the current project engineer's (B Hain, Stantec) refined grading calculations conclude that overall grading quantities would be reduced to approximately 4,400 cubic yards (CY) of cut (including for the 4-foot deep retention basin) and approximately 5,202 CY of fill. Earthwork is proposed to be balanced onsite by effectively shallow "mining" for the additional 620 CY of fill onsite, within the development/landscape areas. Because overall grading quantities have been reduced and the estimated construction period is not proposed to change, the included CalEEMod analysis represents a reasonable worst case analysis of projected project emissions.

Table 4.2-4 Construction Emissions Associated with OASIS Project

Land Use	Maximum Emissions (tons/year)			
	ROG	NO_X	CO	PM_{10}
Health/Fitness Club	0.2844	1.4009	0.9000	0.2374~~1640~~

Source: CalEEMod Version: CalEEMod.2016.3.2, Annual emissions report. Full CalEEMod reports contained in Appendix D-2.

Because Santa Barbara County is a nonattainment area for PM_{10} (see Table 4.2-2 - Attainment Status for Santa Barbara County), control measures to reduce construction related fugitive dust emissions are required for all construction projects involving earthmoving activities. Use of standard control measures for construction emissions is also required by OCP Policy AQ-O-2, which states:

> *Policy AQ-O-2: Significant fugitive dust and PM_{10} emissions shall be reduced through implementation of appropriate construction restrictions and control measures, consistent with standards adopted by the Board.*

The *Santa Barbara County Grading, Erosion, and Sediment Control Ordinance* (Santa Barbara County Code, Chapter 14) requires a grading permit and an Erosion and Sediment Control Plan for all new grading that exceeds 50 cubic yards or the cut or fill exceeds three feet in vertical distance to the natural contour of the land. The County of Santa Barbara and the SBCAPCD also require implementation of standard dust control measures for all discretionary projects to reduce PM10 emissions. In accordance with the County's standard regulatory practices, construction emission control measures are required to be shown on grading and building plans and implemented throughout the construction period. Impacts from fugitive dust emissions during the construction period would be considered less than significant with implementation of standard dust control measures based on SBCAPCD's *Scope and Content of Air Quality Sections in Environmental Documents* (June 2017 Limited Update). Furthermore, the County of Santa Barbara considers short-term construction emissions of NOX to be less than significant because countywide emissions of NOX from construction equipment is insignificant compared to regional NOX emissions from other sources, such as vehicles (County of Santa Barbara 2018b).

The specific SBCAPCD construction period control measures that would be applied in accordance with the County's standard regulatory requirements, are included in Appendix D-2. The control measures reduce construction period emissions and related air quality impacts on surrounding land uses, including surrounding residential receptors. These control measures ~~requirements~~ include: use of water, soil binders and/or planting to minimize dust generation, installing gravel pads at access points, designation of a contact person to monitor the dust control program, requirements for diesel vehicles, and minimizing the size of disturbed areas, the number of construction equipment operating simultaneously, the engine size of construction equipment, and the number of construction worker vehicle trips by providing for lunch onsite. Implementation of SBAPCD control measures, which are required as part of the standard regulatory process for all development projects, would ensure that short-term air quality impacts would be adverse, but less than significant (Class III).

LONG-TERM OPERATIONAL IMPACTS

Impact AQ-2: Project operations would increase long-term emissions (Class III).

The proposed project would not increase the population of Orcutt as the primary focus of the project is to continue to provide existing services to local seniors. Expanded uses to be provided at the proposed new OASIS facility would be associated with 1) serving local seniors whose population continues to grow~~n~~, unrelated to the proposed project, and 2) providing expanded services at a new facility designed to better accommodate more people for OASIS activities and programs and to accommodate and attract increased rentals for non-OASIS activities/events, as the proposed facility would include greatly enhanced indoor and outdoor facilities compared to the existing facility on Soares Avenue. Long-term air quality impacts would occur during project operation. All long-term operational emissions must be summed in order to determine the significance of the project's long-term impact on air quality. A screening table is included in Attachment A of SBCAPCD's Scope and Content of Air Quality Sections in Environmental Documents (https://www.ourair.org/wp-content/uploads/ScopeContentJune2017-LimitedUpdate.pdf). An excerpt of this screening table is included below as Table 4.2-5.

Table 4.2-5 - Excerpt of SBCAPCD Screening Table: Projects with Potentially Significant Emissions

LAND USE CATEGORY	PROJECT DESCRIPTION	SIZE OF PROJECTS LIKELY TO GENERATE APPROXIMATELY 22.5 LB/DAY**OF ROG OR NOX
HOUSING		
Single Family House	Detached Housing, 3 houses per acre individual lots	140 houses
Apartments	One or two levels, 16 apartments per acre	200 apartments
Condominiums/ Townhouse	16 condos per acre	200 condos
SCHOOLS		
Elementary School	K-6 grade	110,000 square feet
High School	Grades 9-12	125,000 square feet
Day Care Center	Pre-school age, classrooms, offices, eating areas, playgrounds	25,000 square feet
COMMUNITY		
Place of Worship	Church, synagogue	65,000 square feet

OASIS project – (less than 16,000 square feet)

Table 4.2-5 lists the most common types of land uses, along with estimates of the size of a specific project type that would be expected to generate emissions less than the threshold of significance for long-term ROG and NOx emissions from vehicles (25 lbs/day). The OASIS Center is similar to the "School" and "Community" uses identified in the SBAPCD Screening Table excerpt below.

As identified in Table 4.2-5, the OASIS project square footage (less than 16,000 sf) is below the screening table's square footage for similar land uses (schools, places of worship), which is estimated to generate emissions that exceed the 25 lb/day long-term threshold for ROG or NOx. For another comparison, the 140 single family houses identified in this screening table would generate approximately 1400 average daily vehicle trips (ADT); whereas OASIS' project-related

vehicle trips are projected to be approximately 500 ADT. In addition, some of these vehicle trips are already on the local street network (existing setting), associated with the existing OASIS facility on Soares Avenue in Old Town Orcutt.

SBCAPCD does not recommend that the square footage figures in the Screening Table be considered as absolute thresholds of project significance. Further, SBCAPCD recommends that a more detailed analysis using CalEEMod be prepared for project types that are not included in the Screening Table.

Table 4.2-6 summarizes the CalEEMod projected emissions for the OASIS operational period.

Table 4.2-6 Unmitigated Operational Emissions for OASIS Project

Source	Maximum Emissions (lbs/day)		
	ROG	NO_X	PM_{10}
Area Source	0.4559	7.0000e-005	3.0000e-005
Energy	0.0120	0.1086	8.2600e-03
Mobile	2.0499 ~~0.9965~~	6.5706 ~~3.1475~~	3.4909 ~~.4211~~
Total	**2.5177** **~~1.4644~~**	**6.6793** **~~3.2562~~**	**3.4992** **~~1.4211~~**
Threshold (area + energy + mobile)	*55*	*55*	*80*
Threshold (mobile only)	*25*	*25*	*n/a*

Source: CalEEMod v.2016.3.2, revised modelling December 2019. Table 4-2-6 includes the highest emissions per pollutant identified in Table 2-2 of the CalEEMod Summer and Winter Emissions reports for the OASIS project. Full CalEEMod results contained in Appendix D-2

As shown in Table 4.2-6, project emissions would not exceed the County's long-term daily thresholds for ROG and NOx. However, the OCP approval findings identify residual long-term increases in emissions from buildout as significant and unavoidable (Class I). In addition, existing development restrictions on the OASIS part of KS18 limit the project site to open space and potential public park uses. The proposed project would amend the OCP to accommodate the proposed OASIS development and use, which could result in an increase in assumed long-term emissions for the project site. The project's increase in emissions identified in Table 4.2-6~~7~~ would be less than the threshold, but this increase in emissions would incrementally exacerbate the previously identified significant and unavoidable air quality impact from long-term increases in emissions associated with OCP buildout.

As shown in Table 4.2-6, project operational emissions would ~~generate up to approximately 1.5 pounds per day (lbs/day) of ROG emissions, 3.2 lbs./day of NOX emissions, and 1.4 lbs./day of PM10 emissions. Construction emissions would~~ not exceed the ~~SBCAPCD~~ operational thresholds ~~of 25 lbs/day~~ for ROC, NOX, ~~SO2,~~ and PM10~~, and PM2.5~~.

Impact AQ-3: The project would potentially conflict with implementation of the 2016 Ozone Plan in reducing ozone precursor emissions and attainment of state and federal air quality standards for ozone (Class II).

The OCP policies and development standards are derived from OCP EIR mitigation measures to reduce impacts from buildout of the OCP. To partially reduce the identified significant and unavoidable long-term air quality impacts from OCP buildout, the adopted OCP includes policies, actions and development standards that encourage transportation and pedestrian oriented developments and alternative modes of transportation (e.g., AQ-O-1, AQ-O-6, CIRC-O-9, PRT-O-4). These OCP strategies are also consistent with the 2016 Ozone Plan goal of reducing ozone precursor emissions and attainment of state and federal air quality standards for ozone. These standards require developments to be sited and designed to provide maximum access to non-motor vehicle forms of transportation including transit, park-and-ride facilities, bike paths and trails, as well as related amenities to facilitate alternative modes of transportation (e.g., bike lockers, bus stop improvements, etc.). Implementation of these standards in Orcutt development projects serves to partially reduce the significant and unavoidable long-term air quality impacts on the environment and sensitive human receptors, including surrounding residents, from buildout of the OCP.

Consistent with OCP policies which encourage improved transit service to reduce vehicle trips (reducing traffic and air quality impacts), Santa Maria Area Transit (SMAT) recommends the OASIS project install a bus stop(s) on Clark Avenue (A. O'Dell, phone call January 2019) to facilitate access to the site by area seniors. However, the applicant has indicated that it is infeasible to accommodate a closer bus stop and that most seniors would arrive by either private passenger vehicle or would utilize the SMOOTH Senior Dial-a-Ride service. In addition, it would be difficult for many mobility restricted seniors to navigate both the distance and topographic difference between bus stops on Clark Avenue and the proposed OASIS facility in the stream valley below.

The project is a relocation of an existing operation and OASIS estimates the project would result in a 30 percent increase in membership and use, compared to existing levels at their facility on Soares Avenue. However, the proposed facility would not be restricted to a 30 percent increase compared to use levels at the existing smaller facility. In addition, the existing space is expected to be back-filled with other uses that generate similar emissions (e.g., office, school, community group use, etc.). The existing location has a covered bus stop onsite, facilitating use of transit, while the proposed location would be less accessible by bus, particularly for mobility challenged seniors (distance and topographic difference between Clark Avenue bus stops and the proposed facility). In addition, the new facility would be larger and would include greatly improved amenities. The new facility is designed to better accommodate existing and new activities for members, and to accommodate larger attendance at both OASIS activities and other activities, including use as a rental venue to generate revenue for OASIS programs. Project related increases in vehicle trips would exacerbate identified long-term air quality impacts from OCP buildout. Mitigation, consistent with OCP standards, to facilitate access to alternative modes of transportation, including trail installation and installation of feasible new bus stops and/or implementation of an OASIS shuttle bus program would reduce project related increases in new vehicle trips, consistent with the 2016 Ozone Plan and the OCP.

Impact AQ-4: The project would result in potentially adverse but less than significant impacts associated with project generated smoke (PM 2.5) and odors~~, and dust (PM10),~~ generated by onsite activities~~,~~ that could result~~ing~~ in nuisance complaints and increasing the challenge of meeting SBCAPCD attainment of PM2~~10~~2.5 standards. (Class III)

PM_{10} (dust/particulate after completion of construction)/Smoke/Odors – The OASIS project is designed to accommodate indoor and outdoor activities including weekday hot lunches for area seniors. The indoor facilities and outdoor barbeque area would be used for OASIS programs and for non-OASIS activities, including rentals (e.g., weddings, celebrations of life, etc.). The project description limits onsite attendance, including catering staff, to 200 people.

SBAPCD does not prohibit use of wood-burning barbeques, fire pits or fireplaces. However, to avoid the potential for a nuisance situation to occur in areas where nearby residents could be affected by smoke, SBAPCD recommends that new construction projects consider limiting wood-burning appliances and fireplaces. In such instances, SBAPCD recommends, but does not require, natural gas-fueled appliances and fireplaces.

OASIS proposes a wood-fired barbeque to accommodate "Santa Maria Style" barbeques onsite, for OASIS and non-OASIS members/activities. However, OASIS has revised their project description, in response to public comments received during the Draft EIR comment period, to eliminate other potentially wood-fired features, including the fire pit and fireplaces:

> "*We agree to having natural gas for the fire pit and the fireplaces in the building.*" (10/21/19 comment letter on OASIS Draft EIR from L. Tamura, page 4)

The barbeque would remain a wood-fired "Santa Maria Style" barbeque.

Depending on the ~~type of barbeque equipment used (wood versus gas),~~ duration and frequency of use~~,~~ and weather (wind direction, etc.), neighbors may be impacted by smoke and odors from OASIS' barbeque events, similar to nuisance complaints received from residential properties that are located near fast food restaurants and other stores and restaurants that utilize grilled/open-fire cooking. While this may not be considered a nuisance to attendees enjoying the onsite activities, adjacent neighbors, including sensitive residential receptors who are exposed to the smoke and smells on a regular basis, may consider this a nuisance. The OASIS facility would be a minimum of 250 feet from the closest residence and within 400-600 feet of additional neighbors in the surrounding neighborhood. Similar smoke nuisance complaints could result from ~~a~~ wood fireplace or fire pit use, if proposed in the future.

~~Given the County's current nonattainment status for PM_{10}, use of wood fired barbeques and fireplaces, particularly those sized to accommodate 200 people for events onsite, would exacerbate SBCAPCD'S challenge of achieving attainment of the PM_{10} standard. This is considered a potentially significant impact~~. SBAPCD Nuisance Rule 303 (Nuisance) and Rule 302 (Visible Emissions) would be apply to use of the proposed wood-fired barbeque. ~~Mitigation requiring use of gas barbeques and fireplaces would substantially reduce the generation of particulate emissions and the potential for nuisance complaints from smoke and odors.~~

RULE 303. NUISANCE. (Adopted 10/18/1971, readopted 10/23/1978)

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material in violation of Section 41700 of the Health and Safety Code which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endanger the comfort, repose, health or safety or any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.

RULE 302. VISIBLE EMISSIONS. (Adopted 10/18/1971, revised 4/23/1973, readopted 10/23/1978, revised 6/1981)

A. Exceptions

The provisions of this Rule do not apply to:

1. *Smoke from fires set by or permitted by any public officer if such a fire is set or permission given in the performance of the official duty of such officer, and such fire, in the opinion of such officer, is necessary:*
   a. *For the purpose of the prevention of a fire hazard which cannot be abated by any other reasonable means, or*
   b. *The instruction of public employees in the methods of fighting fire.*
2. *Smoke from fires set pursuant to permit on property used for industrial purposes for the purpose of instruction of employees in methods of fighting fire.*
3. *Agricultural operations necessary for the growing of crops or raising of fowl or animals.*
4. *Orchard and citrus heaters meeting the requirements provided for by Section 41860 of the Health and Safety Code or any amendments and successors thereto.*
5. *The use of other equipment in agricultural operations necessary for the growing of crops or raising of fowl or animals.*
6. *Smoke from fires set pursuant to Rule 312B pertaining to backyard burning in the Northern Zone.*
7. *In the Northern Zone, smoke from burning for right of way clearing pursuant to Rule 312C.*

B. A person shall not discharge into the atmosphere from any single source of mission any air contaminants for a period or periods aggregating more than three minutes in any one hour which is:

1. *As dark or darker in shade as that designated as No. 1 on the Ringelmann Chart, as published by the United States Bureau of Mines, or*
2. *Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke described in subsection B.1. of this Rule.*

Observer. An observer may be human or a certified, calibrated, in-stack opacity monitoring system.

The proposed barbeque would be located near the center of the OASIS property, at the northern end of the Barbeque/Storage Building, immediately surrounded by the proposed OASIS facility and further out by KS18 open space. The closest sensitive receptors (residential neighbors) are located approximately 300 feet south, on the north side of Clark Avenue.

Air quality impacts affecting surrounding neighbors, associated with OASIS' use of onsite wood-fired barbeque, would be adverse, but less than significant. Although mitigation is not required to reduce impacts to less than significant levels, implementation of an Odor Abatement Plan is

included as a recommended measure to minimize the potential for nuisance complaints related to the wood fueled barbeque.

The project would not result in ~~than~~ significant impacts related to Toxic Emissions, Serpentine, and Exposure to Highway Emissions.

- No past or proposed use or release of toxic substances is associated with the project site. (Also see discussion of hazardous materials in Section 5.0).
- The project site does not contain serpentine rock or soils, which contain naturally occurring asbestos.
- Development within 500 feet of Highway 135 would be exposed to potentially significant levels of highway vehicle emissions. The OASIS facility is located over 500 feet from Highway 135.

The OASIS development includes installation of solar panels. The specific size and design of the onsite solar energy system (number of panels, etc.) is not known at this time. However, long-term use of solar panels would reduce overall energy demand and associated emissions.

See Section 4.7 for discussion of Greenhouse Gas Emissions and Climate Change.

CUMULATIVE IMPACTS

New development from buildout of the Orcutt/Santa Maria area contributes to the cumulative degradation of regional air quality and identified significant and unavoidable cumulative air quality impacts identified from OCP buildout. Cumulative impacts may result from development of the proposed project in combination with development contemplated in the Santa Barbara County Comprehensive Plan as well as the General Plans of local municipalities. Based on Santa Barbara County thresholds, a project would have a significant cumulative impact if it were inconsistent with the adopted federal and state air quality plans of Santa Barbara County. ~~As discussed above under project specific impacts, long-term operation of wood fired barbeques and fireplaces would be inconsistent with OCP policies/development standards and SBCAPCD clean air plan goals of attainment status for PM_{10}~~. In addition, lack of proximate bus stops or other transit options that reduce vehicle trips/vehicle miles travelled to serve the OASIS facility would be inconsistent with air quality standards in the 2016 Ozone Plan and OCP, which address provision of expanded transit opportunities, and other alternative modes of transportation (alternative to single occupant vehicle trips). While a section of bikeway/trail will be included with the project, the segment proposed does not provide an effective connection between Foxenwood Lane and public roads to the west. Therefore, the connections would not facilitate bicycle access to the OASIS site until the connecting segments are added. Incorporation of the mitigation measures below would be consistent with the clean air plan with regard to reducing long-term PM_{10} (from wood burning fireplaces and barbeques) and ozone precursor emissions (by facilitating alternative modes of transportation and reducing single occupancy vehicle emissions). Therefore, with implementation of identified mitigation measures, the project's contribution to identified cumulative significant, unavoidable air quality impacts would not be considerable and would be ~~considered to be~~ less than significant.

It is not known how many other undeveloped open spaces in the Orcutt area and larger unincorporated area are subject to conditions of approval that are similar to the conditions of the Southpoint Estates subdivisions (TM 12,679 and TM 13,345) and Southpoint Estates Rezone Ordinance (Ordinance #3106). The Southpoint Estate conditions restrict use of the property to open space and noncommercial recreational uses and require the properties' development rights

to be dedicated to the County[1].. Approval of the project requests involving amendments to the Orcutt Community Plan, modifications to the Southpoint Estates subdivision conditions of approval and recorded final maps, as well as OASIS proposed acquisition of the County-held development rights to the property may trigger submittal of similar requests for 1) the other KS18/Southpoint Estates open space parcels and 2) other designated open space parcels in the Orcutt area or elsewhere in the County, which were set aside as part of past land use decisions for the purpose of preserving resources and offsetting various environmental impacts of development projects. Such requests would be expected to be subject to environmental review and discretionary approval. The amounts and types of increased development that could result from similar requests throughout the County's unincorporated area are not specifically known. However, conversion of such open space areas to development and other uses would generally result in the generation of increased emissions from short-term construction activities and long-term use/operations, subject to the level and types of specific development that would occur. Emissions would be dependent on the project type, size, and location (e.g., rural vs. in proximity to shopping, jobs, schools, entertainment, transit), as well as the extent to which emission reduction features are included in the project (e.g., solar, bike paths, shuttle service, etc.).

[1] For information regarding OASIS acquisition of this open space property, refer to EIR Section 1.1.3 OASIS Property Ownership.

4.2.5 MITIGATION

The following mitigation measures ~~is~~are required to reduce potentially significant impacts related to ozone precursor emissions, consistent with attainment of air quality standards for ozone in the 2016 Ozone Plan. ~~attainment of PM_{10} standards in the SBCAPCD CAP and smoke and odor nuisance complaints.~~

~~**AQ-1 Special – Gas Fireplace/Fire PitBBQ:** Barbeques, f Fire pits and, fireplaces, etc. (but not the proposed barbeque) shall be gas fired to reduce particulate (PM_{10}) emissions and nuisance complaints from residential neighbors. **Plan Requirements and Timing**: Prior to zoning clearance/issuance of building permits, the applicant shall ensure project plans (building plans, landscape plans, other plans as applicable) identify all barbeques, fire place, fire pits, etc. and include a note on the plans that these amenities shall not be not wood-fired. In addition a note shall be included on the cover page identifying this restriction. **MONITORING**: P&D shall confirm compliance with this measure prior to zoning clearance and prior to stamping building permits. Building and Safety and Permit Compliance shall confirm compliance with approved plans in the field and prior to occupancy.~~

AQ-2 Special – Transportation Demand Program (TDM): The applicant shall develop a plan to reduce single occupant vehicle trips and related emissions. **Plan Requirements and Timing**: Prior to zoning clearance, the applicant shall submit a plan with the following components:

a. Shuttle service
   i. At a minimum shuttle service shall provide rides to and from the OASIS facility for area seniors attending daily lunches and shall be available for other activities/events involving more than ~~2~~30 individuals (both OASIS and non-OASIS programs/activities);
   ii. Proposed shuttle program (vehicle occupant size, typical pick-up/drop-off schedule);
   iii. Rental agreement language for events/rentals shall identify required use of shuttle service;
   iv. Proposed method to document use of shuttle program (number of riders, actual schedule, etc.).
b. Assistance to members wishing to carpool – OASIS shall facilitate member carpools by gathering and providing member information (contact information provided by members on a voluntary basis only), OASIS programs regularly attending, etc.
c. Priority parking and/or other opportunities to encourage members to carpool;
d. Installation of bike racks;
e. Other vehicle trip reduction methods acceptable to County (e.g., agreement with Santa Maria Area Transit to provide shuttle services or other assistance to reduce single occupant vehicle trips). If availability of shuttle service (or other previously approved method acceptable to County) ceases, an alternative TDM plan shall be approved by the Director of Planning and Development, which may include reducing the any given time maximum attendance.

OASIS shall provide confirmation of shuttle service available to implement the TDM, but OASIS is not required to own shuttle vehicles (e.g., contract(s) for provision of shuttle service, consistent with the TDM requirements).

MONITORING: P&D shall review proposed TDM to reduce single occupant vehicle use and related vehicle miles traveled, prior to zoning clearance, including confirmation of long-term shuttle service. Permit compliance shall receive and review annual monitoring reports to confirm implementation. Permit compliance to confirm TDM ready to implement, including shuttle(s) onsite, etc. prior to occupancy.

The following mitigation measures are not required to reduce impacts to less than significant levels but are recommended to reduce the potential for nuisance complaints from smoke and odors associated with use of wood fired features.

AQ-1 Special – Gas Fireplace/Fire Pit: Wood-fired, mobile or permanent fire pits, fireplaces, etc. shall be prohibited, with the exception of the approved barbeque at the Barbeque/Storage Building, to reduce smoke ($PM_{2.5}$) and odors, and related nuisance complaints. **Plan Requirements and Timing**: Prior to zoning clearance/issuance of building permits, the applicant shall ensure project plans (building plans, landscape plans, other plans as applicable) identify all fire place and fire pits and include a note on the plans that these amenities shall not be not wood-fired. Agreements for use of the OASIS facilities shall include this restriction. In addition, a note shall be included on the cover page project plans for zoning clearance/building permits identifying this restriction. **MONITORING**: P&D shall confirm compliance with this measure prior to zoning clearance and prior to stamping building permits. Building and Safety and Permit Compliance shall confirm compliance with approved plans in the field and prior to occupancy.

AQ-3 Odor Abatement Plan: The applicant shall prepare and implement an Odor Abatement Plan to minimize the potential for nuisance complaints related to use of the onsite barbeque, fireplaces, and fire pit. **Plan Requirements and Timing**: Prior to zoning clearance/issuance of building permits, the applicant shall submit an Odor Abatement Plan to P&D and Santa Barbara County Air Pollution Control District for review and approval. The plan shall include the following elements:

a. Description of project design features to reduce potential smoke and odor impacts;
b. Name and telephone number of contact person(s) at the facility responsible for logging in and responding to odor complaints (during and after regular OASIS hours of operation);
c. Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the staff on how to respond.
d. Description of potential odor sources at the facility;
e. Description of potential methods for reducing odors, including process changes, facility modifications and/or feasible add-on air pollution control equipment if other methods do not adequately reduce the nuisance issue (to the satisfaction of Santa Barbara County);
f. Contingency measures to curtail emissions in the event County determines a complaint qualifies as a public nuisance.

MONITORING: P&D shall confirm compliance with this measure prior to zoning clearance and prior to stamping building permits. Building and Safety and Permit Compliance shall confirm compliance with approved plans in the field and prior to occupancy. Permit Compliance will perform site visits, as needed, after project is operational.

SIGNIFICANCE AFTER MITIGATION

Impact AQ-1: The project would generate short-term air quality impacts during the construction period. (Class III)

Impact AQ-1 would be less than significant without mitigation, as standard regulatory requirements for implementation of dust and emissions control measures would be effective in controlling emissions to a less than significant level.

Impact AQ-2: Project operations would increase long-term emissions (Class III).

Impact AQ-2 would not exceed thresholds, without mitigation.

Impact AQ-3: The project would potentially conflict with implementation of the 2016 Ozone Plan in reducing ozone precursor emissions and attainment of state and federal air quality standards for ozone. (Class II)

Impact AQ-3 would be reduced to less than significant levels by incorporation of mitigation measure AQ-2.

Impact AQ-4: The project would result in ~~potentially~~ adverse but less than significant impacts associated with project generated smoke~~,~~ (PM 2.5) and odors~~, and dust (PM10)~~ generated by onsite activities~~,~~ that could result~~ing~~ in nuisance complaints ~~and~~ increasing the challenge of meeting SBCAPCD attainment of PM~~10~~2.5 standards. (Class III)

Impact AQ-4 would not exceed thresholds, without mitigation. However, mitigation is identified to minimize the potential for nuisance complaints and generation of smoke and odors.

Cumulative Air Quality impacts: The project would contribute to Class I air quality impacts identified from OCP buildout by increasing PM10 emissions from wood burning fireplaces/barbeques and by increasing ozone precursors given project's lack of proximate bus stops or alternative modes of transportation. (Class II)

~~Impacts AQ-3, AQ-4 and~~ Cumulative Air Quality impacts would be mitigated to less than significant levels by incorporation of ~~the~~ mitigation measure~~s AQ-1 and~~ AQ-2. Cumulative air quality impacts would be further minimized by incorporation of recommended mitigation measures AQ-1 and AQ-3. (These recommended mitigation measures are not required to reduce impacts to less than significance).

4.3 BIOLOGICAL RESOURCES

4.3.1 INTRODUCTION

This section evaluates potentially significant impacts to biological resources associated with the OASIS Project in the Orcutt Community Plan (OCP) area in northern Santa Barbara County. The analysis in this section evaluates development of the proposed OASIS meeting facility and associated site improvements. This section includes information from the Orcutt Community Plan (OCP), OCP EIR Volume I, the OCP EIR Volume II Mini-EIR for Key Site 18 (KS18)/Southpoint, a Biological Constraints Analysis (January 2016) submitted for the project, and the Storrer Environmental Services (SES) Biological Resources Assessment (November 2016). These documents are described below.

Orcutt Community Plan (OCP). The OCP and OCP EIR include information on biological resources in the Orcutt Planning Area (OPA). The Mini-EIR for KS18/Southpoint in Volume II of the OCP EIR includes additional information on biological resources associated with OCP KS18, including the OASIS project site. These and other OCP documents are available for review on the Santa Barbara County Planning & Development website or by contacting the project planner:

- https://www.countyofsb.org/plndev/policy/communityplans/orcutt.sbc
- Natasha Campbell, ncampbell@co.santa-barbara.ca.us, 805-570-4871 or 805-934-6250 (P&D North County Reception)

Stantec 2016 Biological Constraints Analysis (BCA). This report was prepared by Stantec to assist the applicant with project design. The purpose of the BCA was to establish baseline conditions, identify potential "fatal flaws" and sensitive biological resources, and to recommend focused biological studies (Stantec 2016). The BCA concluded that additional focused surveys for rare plant species, special-status semi-aquatic wildlife (e.g., California red-legged, frog, western spadefoot toad, southern western pond turtle), special-status terrestrial wildlife (e.g., silvery legless lizard, Blainville's horned lizard, burrowing owl), and protocol-level least Bell's vireo surveys should be conducted. This Stantec BCA is included in Appendix D-3.

Storrer Environmental Services (SES) 2016 Assessment. Santa Barbara County Planning and Development (County) contracted with SES to review the Stantec BCA and to prepare a Biological Resources Assessment (Assessment). In addition to reviewing the Stantec BCA, SES reviewed previous botanical and biological assessments completed in support of the OCP (e.g., Rindlaub et al. 1995), and conducted additional background research and field investigations. As recommended in the Stantec BCA, the SES Assessment included a seasonally appropriate, focused botanical survey, focused surveys for special-status semi-aquatic and terrestrial wildlife species, and protocol-level least Bell's vireo surveys. The SES Assessment identifies and describes the regional setting, botanical surveys and mapping of vegetation types, consideration of potential for special status plant and animal species (including those listed under the state and/or federal ESAs, and CNDDB query), and appropriately timed field surveys that are consistent with state, federal, and local (County) guidelines for biological assessment.

The SES Assessment did not perform field work or evaluate impacts associated with the proposed driveway improvements based on the revised preliminary grading plan (April 2019). The SES Assessment is included in Appendix D-3.

February 2019 Site Visit with California Department of Fish and Wildlife. The California Department of Fish and Wildlife (CDFW) submitted a comment letter in response to the OASIS EIR Notice of Preparation (NOP) (see Appendix A). In response to that letter, John Storrer of SES met onsite with Dan Blankenship of CDFW and Natasha Campbell of Planning & Development on February 12, 2019. The site visit included a review of the project details including project plans, the SES 2016 Biological Assessment, and the CDFW NOP comment letter. The potential for occurrence of wildlife species of special concern was discussed, including monarch butterfly; California tiger salamander; California red-legged frog; coast horned lizard; and Northern California legless lizard. (The regional and site-specific status of each of these species is discussed in the SES Biological Assessment and is summarized in this EIR section). The retention basin was also discussed, specifically with regard to conveyance of water from the retention basin. Finally, the site visit was an opportunity to determine whether there were any substantial changes in biological resources since the field work for the SES Biological Assessment was completed in spring of 2016. It was determined that there were no appreciable changes since the field surveys were completed and that the conclusions of the SES Biological Assessment (2016) remain valid. The SES letter summarizing the conclusions of the site visit is included in Appendix D-3.

This discussion of biological resources, which follows is largely excerpted from the November 2016 SES Assessment. The full SES Assessment is included in Appendix D-3.

4.3.2 SES ASSESSMENT METHODOLOGY

Literature Review

Prior to conducting field surveys, a literature review was performed to identify potential special-status plant and wildlife species, and sensitive natural communities with the potential to occur onsite, information regarding area soils, water bodies and weather, as well as a review of previous biological reports and documents for the project site area. This literature review included a search of the California Natural Diversity Database CNDDB (CNDDB), which provided locations of regional and local special-status plant populations, sensitive natural communities, and special-status wildlife documented within a 5-mile radius of the Project Area (SES Assessment Figures 5 and 6, CNDDB Sensitive Plant and Wildlife Occurrences, in Appendix D-3). The potential for each of those species to occur within the project area (e.g., Northern legless lizard, monarch butterfly, California tiger salamander, California red-legged frog) was evaluated, in consideration of range, habitat type, and known regional occurrences and distribution (see Table 4.3-1[1]).

Field Methodology

Botanical and wildlife surveys, focused on special-status species, were conducted on April 14, 2016 by SES botanist, Jessica Peak and wildlife biologist, John Storrer. Special-status species targeted during the surveys include those that are known to occur or have the potential to occur in the vicinity of the Project Area (Table 4.3-1). Surveys were scheduled so that suitable habitats were visited during the appropriate bloom period for the special-status plant taxa with potential to occur in the Project Area. Protocol-level presence/absence least Bell's vireo surveys were also conducted along Orcutt Creek from April 14 through July 27, 2016.

[1] Table 1 of SES Assessment

Botanical Surveys

The survey took place during the appropriate season to identify special-status plant species, and was consistent with the botanical survey guidelines of the California Department of Fish and Game (now CDFW) (2009), the United States Fish and Wildlife Service (USFWS) 1996, and the California Native Plant Society (2001). The survey involved systematically searching the Project Area for special-status plants. All vascular plant species observed within the Project Area were recorded (see Appendix D-3, SES Assessment, Appendix B – Vascular Plant Inventory). Plant specimens that were not positively identified in the field were further examined using a dissecting microscope and appropriate botanical keys, including *The Jepson Manual, Second Edition* (Baldwin et al. 2012) and *A Flora of the Santa Barbara Region, California, Second Edition* (Smith 1998). The field survey also documented all sensitive vegetation communities (e.g., vernal pools, native grasslands, and oak woodlands) present within and adjacent to the Project Area.

Wildlife Surveys

A complete list of all wildlife species observed within the Project Area was compiled during the April 14, 2016 reconnaissance and subsequent surveys for least Bell's vireo (see Appendix D-3 SES Assessment, C – Wildlife Inventory). A general evaluation of the character and quality of wildlife habitat on-site was also made. No water was present in Orcutt Creek during the survey interval therefore no aquatic surveys were performed as part of the Assessment.

An evaluation of wildlife use of the property was made in part through field reconnaissance, but was also based on habitat suitability within the Project Area and known occurrence of various species in the Project vicinity. Habitat conditions and current status of special-status wildlife species, including California tiger salamander (*Ambystoma californiense*), Blainville's horned lizard (*Phrynosoma blainvillii*), and California red-legged frog (*Rana draytonii*), were a particular focus of the wildlife surveys. Potential for nesting, roosting, or foraging by sensitive bird species, including burrowing owl (*Athene cunicularia*) and raptors was also assessed.

Least Bell's Vireo Surveys

Protocol-level presence/absence least bell's vireo (*Vireo bellii pusillus*) surveys were also conducted by Mr. Storrer along the Orcutt Creek riparian corridor adjacent to the Project Area. Per the USFWS *Least Bell's Vireo Survey Guidelines* (USFWS 2001), all riparian and other potential vireo habitats should be surveyed at minimum of eight (8) times between April 10 and July 31, with surveys spaced at least 10 days apart. Least Bell's vireo surveys were conducted on the following dates: April 14, May 6, May 17, June 1, June 14, June 28, July 12, and July 27, 2016. Results of the protocol-level least Bell's vireo surveys are included in Appendix D-3, SES Assessment, Appendix D.

4.3.3 SETTING

Regional Setting:

The project site is located in northern Santa Barbara County, in the town of Orcutt. (Figure 2-1 Regional Location Map and Figure 2-2, Project Vicinity Map). The Town of Orcutt is in the southern portion of the Santa Maria Valley and is bounded to the south by the Solomon Hills and to the west by the Casmalia Hills. The OASIS project requests involve property that is located approximately 10 miles inland, at an elevation of approximately 325 feet above mean sea level (msl).

The Orcutt area is situated on the Orcutt Terrace, a series of wind-blown sand dunes deposited between 6,000 to at least 80,000 years ago (OCP, Sec. B, Biological Habitats). The Orcutt Terrace is exposed to warm, dry summers and cooler, wet winters, with prevailing winds from the northwest. Extensive urban and agricultural development has eliminated much of the Orcutt Terrace dune sheet. The OPA is contained within the 29,000-acre Orcutt Drainage Area (OCP, Sec. C., Flooding and Drainage). Orcutt Creek is the predominant drainage in the OPA. The creek flows southeast to northwest along its 5,000-acre drainage area before discharging into the Santa Maria River, and ultimately the Pacific Ocean, approximately 13 miles northwest of the Project Area. Orcutt Creek enters KS18 just west of Foxenwood Lane and traverses the KS18 just north of the OASIS property.

Figure 4.3-1 Aerial Photo of Key Site 18 and OASIS



PROJECT SITE SETTING

KS18 is comprised of approximately 39.73 acres of open space within Orcutt's "Central Urban Core" area. KS18 was first restricted to open space as part of the Southpoint Estates subdivision in 1979. The developed Southpoint Estates residential parcels are located immediately north of the KS18 open space. Development within KS18 is limited to a residential home site in the northeast corner near Foxenwood Lane and a County Flood Control District retention basin and Southpoint Estates common area recreational amenities (tennis courts and a picnic area) in the western portion of KS18 (Figure 4.3-1, *KS18 Aerial Photo*).

The OCP restricts most of KS18 to open space. The exceptions to this are 1) the two parcels abutting Clark Avenue, which are designated for commercial use (APNs 105-020-041 and 105-020-038), 2) the northeast corner of KS18, north of Orcutt Creek, which is designated for residential use, and 3) approximately 8.5 acres south of Orcutt Creek, including ~~the 5.28~~ 5.16 acres of the OASIS property, which ~~is~~ are identified for both open space and a future public park. (See Figure 4.8-1, OCP KS18/Southpoint Land Uses and Zoning; Figure 2-8, the OCP Parks Recreation and Trails Map excerpt).

The OASIS property is located within OCP KS18, north of Clark Avenue and south of Orcutt Creek. This property is approximately 5.28 acres in size and includes two Assessor's Parcel Numbers (APNs 105-020-063 and 105-020-064), together one legal parcel. The proposed driveway entrance

on Foxenwood Lane is located just south of Orcutt Creek.

In addition to the proposed Development Plan and Conditional Use applications for development and use of the proposed OASIS project, the project requests include a General Plan Amendment to the OCP, a Recorded Map Modification~~,~~ to modify the Southpoint Estates subdivision conditions and final maps, and a Government Code 65402 Consistency Finding for OASIS' acquisition of the OASIS property's development rights that are currently held by the County. The requested changes to the OCP, the Southpoint Estates project conditions/final maps, and acquisition of the development rights are required in order to remove the OASIS project area as designated open space area in the OCP and to allow for the construction and operation of the proposed OASIS facility. There is also a minor lot line adjustment application, which would add the commercially zoned southern tip of the OASIS property to the adjacent corner commercial parcel (APN 105-020-041).

The discussion below provides a summary of environmental conditions in the Project Area, documented during the SES field surveys.

Soils and Hydrology

Soils within the Project Area were determined based on a review of the Web Soil Survey of Northern Santa Barbara County, California, (NRCS 2016). The primary soil unit in the area of proposed development is Corralitos loamy sand, which is a non-hydric soil formed on excessively drained flood plains and alluvial sands in nearly flat (0 to 2 percent slope) areas.

In the Project Area, the Orcutt Creek channel is shallowly incised (3 - 6 feet in height), ranging from approximately 8 - 15 feet wide. Orcutt Creek is intermittent and only supports surface flows during storm events. No water was present in the Orcutt Creek during the 2016 field surveys, but water was present during the February 12, 2019 site visit with CDFW.

Vegetation and Land Cover Types

The SES Assessment focused on resources on and adjacent to the OASIS portion of KS18. The OCP KS18 Mini-EIR includes the following description of vegetation on KS18:

- *Vegetation on the site primarily consists of non-native grasslands. Riparian vegetation is spread intermittently along Orcutt Creek, with the densest concentrations located near the eastern site boundary.*
- *Other vegetation includes a Eucalyptus windrow along the southern site boundary near the southwest corner, Italian thistle, and invasive species such as iceplant and veldt grass.*

Figure 4.3-2 View from Access Gate, Looking Northwest across OASIS Property (OASIS property is beyond red dashed line)



Source: Storrer Environmental Service photo SES Photo 4/14/16

Vegetation communities and land cover types within and adjacent to the Project Area are depicted in Figure 4.3-3 *Vegetation Communities and Land Use Map* (SES Assessment Fig 7). The composition and distribution of vegetation communities and land cover types observed during the SES surveys are consistent with those mapped in the Stantec BCA. Descriptions of vegetation communities are adapted from *A Manual of California Vegetation, Second Edition* (MV-II) (Sawyer et al. 2009) and are described below.



Figure 4.3-3 Vegetation Communities and Land Use Types (SES, 2016)

Source; Storrer Environmental Services, OASIS Biological Assessment (Nov 2016), Figure 7

Annual Brome Grassland (*Bromus diandrus, B. hordeaceus – Brachypodium distachyon)* Semi-natural Herbaceous Stands. Brome grassland habitat comprises the majority (4.85 acre) of the OASIS Project Area, which includes the proposed driveway easement to Foxenwood Lane (see Appendix D-3, SES Assessment Appendix A – Site Photographs). This habitat is dominated by non-native, ripgut brome (*Bromus diandrus*) and wild oats (*Avena barbata, A. fatua*), with common occurrences of black mustard (*Brassica nigra*), filaree (*Erodium moschatum, E. botrys, E. cicutarium*), telegraph weed (*Heterotheca grandiflora*), turkey mullein (*Croton setigerus*), hairy vetch (*Vicia villosa* ssp. *villosa*), and arroyo lupine (*Lupinus succulentus*).



Figure 4.3-4 Photo view from southwest corner of OASIS property - showing annual grassland in development area, aspect northeast.

Source: SES photo taken 04/14/16

Arroyo Willow – Narrowleaf Willow – Fremont Cottonwood Thickets (*Salix lasiolepis – Salix exigua – Populusfremontii)* Shrubland Alliance. The riparian corridor of Orcutt Creek is located to the north and east of the OASIS property. This riparian area is dominated by arroyo willow (*Salix lasiolepis*), with scattered occurrences of Fremont cottonwood on the upper banks (*Populus fremontii*) and narrowleaf willow (*Salix exigua*) along the stream channel (see Appendix D-3, SES Assessment, Appendix A – Site Photographs). Additional tree and shrub species within the riparian corridor of Orcutt Creek include coast live oak (*Quercus agrifolia*), western sycamore (*Platanus racemosa*), red willow (*Salix laevigata*), coyote brush (*Baccharis pilularis*), and mulefat (*Baccharis salicifolia*). Understory herbaceous species observed along the channel include poison hemlock (*Conium maculatum*), bull thistle (*Cirsium vulgare*), mugwort (*Artemisia douglasiana*), and petty spurge (*Euphorbia peplus*).



Figure 4.3-5 Photo view of Orcutt Creek channel, north of the OASIS property, looking upstream, aspect east.

Source: SES photo taken 04/14/16

Coast Live Oak and Ornamental Tree Woodland. Approximately 0.5-acre of coast live oak and ornamental tree woodland habitat is within the Project Area. The southern boundary of the Project Area is dominated by coast live oaks and ornamental trees including Monterey pine (*Pinus radiata*) and black locust (*Robinia pseudoacacia*) (see Appendix D-3, SES Assessment Appendix A– Site Photographs). Within this habitat, the understory is dominated by sea fig and ice plant (*Carpobrotus chilensis, C. edulis*), with scattered native shrubs including coyote crush and toyon (*Heteromeles arbutifolia*). Twelve (12) mature coast live oak trees are present in this habitat (See Figure 4.3-3, Vegetation Communities and Land Use Map).

Special-Status Species and Sensitive Habitats with Potential to Occur in the Project Area. Special-status species and sensitive habitats include plant and wildlife taxa, vegetation communities, or other unique biological features that are afforded special protection by local land use policies and/or state and federal regulations. Vegetation communities may warrant special status if they are of limited distribution, support protected plants and animals, have high wildlife value, or are particularly vulnerable to disturbance. Special-status plant and animal species are those that are listed as rare, threatened, or endangered under the state and/or federal Endangered Species Acts or those that appear on various "watch lists" compiled by academic institutions, conservation organizations, and wildlife agencies. These include the CNDDB lists of "*Special Animals*" and "*Special Plants*" (CNDDB 2016), CNPS Inventory of Rare and Endangered Vascular Plants of California (CNPS 2016), "*California Bird Species of Special Concern*" (Shuford and Gardali 2008), "*Amphibian and Reptile Species of Special Concern in California*" (Jennings and Hayes 1994), and "*Mammalian Species of Special Concern in California*" (Williams 1986).

Nine (9) special-status plant species and 13 special-status wildlife species are known to occur within a 5-mile radius of the Project Area (i.e., are tracked by the CNDDB). Occurrences of sensitive plant and wildlife species are presented in SES Assessment Figures 5 and 6, respectively (Appendix D-3), and a list of potential special-status plant and wildlife species is included in Table 4.3-1. Conclusions in Table 4.3-1, as to likelihood for special-status species to occur in the Project Area, are based on habitat suitability and requirements, elevation and geographic range, soils, topography, surrounding land uses, and proximity of known occurrences in the CNDDB database to the Project Area. The likelihood for special-status species to occur within the Project Area was assessed using information from the various listed sources and the wildlife and botanical surveys.

Table 4.3-1. Special-Status Plant and Wildlife Species with the Potential to Occur in the Project Area

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status***	**Habitat Requirements**	**Suitable Habitat Present in Project Area (Y/N)**	**Likelihood for Occurrence within Project Area**
Plants[1]				
Hoover's bent grass *Agrostis hooveri*	CRPR 1B.2	Dry, sandy soils in open chaparral and oak woodland. Elevation range: 0 –2,000 feet. Blooming period: April – August.	Yes	Sandy soils and oak woodland are present within and adjacent to the Project Area. Known occurrences within 5-miles of the Project Area are from 1973 and 1987 collections from Graciosa Ridge and Vandenberg Airforce Base, respectively. This species was not observed in the Project Area during botanical surveys and *is not expected to occur*.
Sand mesa manzanita *Arctostaphylos rudis*	CRPR 1B.2	Sandy soils in maritime chaparral and coastal scrub. Elevation range: 0 – 1,300 feet. Blooming period: November – February.	No	Sandy soil present, but suitable chaparral and coastal scrub habitats are not present within the Project Area. No manzanita species were observed in the Project Area during botanical surveys and sand mesa manzanita *is not expected to occur.*
La Graciosa thistle *Cirsium scariosum* var. *loncholepis*	FE ST CRPR 1B.1	Mesic, sandy sites in coastal dunes, coastal scrub, and valley and foothill grasslands. Prefers brackish marshes and dune wetlands. Elevation range: 0 – 200 feet. Blooming period: April – September.	No	Suitable marsh and dune wetland habitats are not present in the Project Area. The type locality for La Graciosa thistle was documented near the southern border of the Project Area in 1906 (CNDDB 2016). However, this population is now extirpated. La Graciosa thistle was not observed during botanical surveys and *is not expected to occur*.

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status***	**Habitat Requirements**	**Suitable Habitat Present in Project Area (Y/N)**	**Likelihood for Occurrence within Project Area**
Gaviota tarplant *Deinandra increscens* ssp. *villosa*	FE SE CRPR 1B.1	Coastal bluffs and fields, coastal scrub. Elevation range: 0 – 200 feet. Blooming period: June – September.	No	Sandy soil present, but suitable coastal bluff and coastal scrub habitats are not present in the Project Area. The elevation of the Project Area (325 feet msl) and distance from the coast (10 miles) is outside the range of this species. The documented nearby occurrence is from a 1962 collection from an approximate location 3.5 miles northwest of Orcutt along Highway 1 (CNDDB 2016). No Gaviota tarplant was observed in the Project Area during botanical surveys and this species *is not expected to occur.*
Dune larkspur *Delphinium parryi* ssp. *blochmaniae*	CRPR 1B.2	Sandy sites in maritime chaparral, coastal dunes. Elevation range: 0 – 700 feet. Blooming period: April – May.	No	Sandy soil present, but suitable coastal dune and maritime chaparral habitats are not present in the Project Area. Nearby documented occurrences are from 1935 and 1943 collections and exact locations are unknown. No dune larkspur was observed in the Project Area during botanical surveys and this species *is not expected to occur.*
Blochman's leafy daisy *Erigeron blochmaniae*	CRPR 1B.2	Sand dunes and hills, coastal dunes, coastal scrub. Elevation range: 0 – 250 feet. Blooming period: July – October.	No	Sandy soil present, but suitable coastal dune and coastal scrub habitats are not present in the Project Area. No Blochman's leafy daisy was observed in the Project Area and this species *is not expected to occur*.
Lompoc yerba santa *Eriodictyon capitatum*	FE SR CRPR 1B.2	Sandy soils in ravines, mesas, maritime chaparral, Bishop pine woodland, coastal bluff scrub. Elevation range: 100 – 3,000 feet. Blooming period: April – July.	No	Sandy soil present, but suitable coastal bluff scrub, maritime chaparral, and Bishop pine woodland habitats are not present in the Project Area. Nearby documented occurrences are from the Orcutt Oilfield (CNDDB 2016). Lompoc yerba santa was not observed during botanical surveys and this species *is not expected to occur*.

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status***	**Habitat Requirements**	**Suitable Habitat Present in Project Area (Y/N)**	**Likelihood for Occurrence within Project Area**
Mesa horkelia *Horkelia cuneata* var. *puberula*	CRPR 1B.1	Dry, sandy coastal chaparral and coastal scrub. Elevation range: 200 - 2,900 feet. Blooming period: February – September.	No	Sandy soil present, but suitable coastal chaparral and coastal scrub habitats are not present within the Project Area. No mesa horkelia was observed within the Project Area during botanical surveys and this species *is not expected to occur.*
Southern curly-leaved monardella *Monardella sinuata* ssp. *sinuata*	CRPR 1B.2	Sandy soils in coastal strand, dune and sagebrush scrub, coastal chaparral, and oak woodland. Elevation range: 0 - 1,000 feet. Blooming period: April – September.	Yes	Sandy soil and oak woodland habitat present in the Project Area. Nearby occurrence documented from Vandenberg Airforce Base (CNDDB 2016). No monardella species were observed within the Project Area during botanical surveys and southern curly-leaved monardella *is not expected to occur.*
Invertebrates				
Vernal pool fairy shrimp *Branchinecta lynchi*	FT	Endemic to the grasslands of the central valley, central coast mountains, and south coast mountains, in astatic rain-filled pools. Inhabit small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools.	No	Vernal pool habitat is not present in the Project Area and vernal pool fairy shrimp *are not expected to occur*.
Monarch butterfly *Danaus plexippus* (California overwintering population)	SA	Overwintering sites (i.e., roosts) extend from Mendocino to Baja California, Mexico and are located in wind-protected tree groves (typically eucalyptus, Monterey pine, and cypress), with nectar and water nearby.	No	Suitable protected tree groves for roosting are not present in the Project Area. Nearby documented occurrences are from Waller Park and the Santa Maria Country Club in Santa Maria in the mid-1990s (CNDDB 2016).

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status***	**Habitat Requirements**	**Suitable Habitat Present in Project Area (Y/N)**	**Likelihood for Occurrence within Project Area**
Lompoc grasshopper *Trimerotropis occulens*	SA	Open to sparsely vegetated chaparral, scrub, and grassland habitats. Often in diatomaceous earth or rocky shale soils (Arnold 2009).	No	The range of the species is described as two localities in Santa Barbara and San Luis Obispo Counties (Rentz 1996). Nearby occurrences are from Vandenberg Airforce Base (CNDDB 2016). The annual grassland onsite is too dense to be suitable habitat for this species. No grasshopper species were observed within the Project Area during wildlife surveys and this species *is not expected to occur*.
Amphibians				
California tiger salamander (CTS) *Ambystoma californiense*	FT ST SSC	Inhabits valley foothills and grasslands, savannas, and open woodlands near vernal pools or other seasonal sources of water for breeding. Require upland, underground refuges, often old California ground squirrel and Botta's pocket gopher burrows (Stebbins 2003).	No	No vernal pool or suitable breeding habitat for CTS is present in or adjacent to the Project Area. The Project Area location relative to known and potential CTS breeding ponds *is further than the maximum distance the species is known to migrate or disperse (1.37 miles).* There are substantial barriers to dispersal to and from known or potential CTS breeding ponds, primarily due to urban infrastructure (SES 2010).
California red-legged frog (CRLF) *Rana draytonii*	FT SSC	Found primarily in coastal drainages of central California, from Marin County, California, to northern Baja California, Mexico. Uses a variety of areas, including aquatic, riparian, and upland habitats. Require a breeding pond, slow-flowing stream reach, or deep pool within a stream with vegetation or other material to which egg masses may be attached. Uses both riparian and upland habitats for foraging, shelter, cover, and non-dispersal movement and will also use small mammal burrows and moist leaf litter as refugia (USFWS 2010).	Yes	No suitable breeding habitat for CRLF is present in or adjacent to the Project Area. Protocol level CRLF field surveys conducted in 2010 for a neighboring parcel to the southeast, one-quarter mile upstream from the Project Site were negative (SES 2011). Habitat for CRLF within the segment of Orcutt Creek adjacent to the Project Area is marginal. This species is known to occur in Orcutt Creek; however, this portion of Orcutt Creek is intermittent and only contains flows during and after storm events. The channel's sandy bottom lacks pools or eddies for resting or breeding and it is routinely maintained to improve conveyance of storm flows. *Upland and riparian habitat within and adjacent to the Project Area may be utilized by CRLF during dispersal events*.

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status***	**Habitat Requirements**	**Suitable Habitat Present in Project Area (Y/N)**	**Likelihood for Occurrence within Project Area**
Western spadefoot toad *Spea hammondii*	SSC	Prefers open areas with sandy or gravelly soils, in a variety of habitats including grasslands, mixed woodlands, coastal sage scrub, chaparral, sandy washes, and river floodplains. Vernal pools are essential for breeding and egg-laying (Stebbins 2003).	Yes	Suitable grassland and sandy soils are present, but no breeding habitat for western spadefoot toad is present in or adjacent to the Project Area. All known occurrences within 5-miles of the Project Area are from locations with vernal pools or stock ponds that provide breeding habitat for this species. Western spadefoot toad was not found during aquatic surveys for CRLF conducted on a neighboring parcel to the southeast, one-quarter mile upstream from the Project Area (SES 2011). *Upland and riparian habitat within and adjacent to the Project Area may be utilized by western spadefoot toad during dispersal.*
Reptiles				
Silvery legless lizard *Anniella pulchra*	SSC	Inhabits moist soil in sparsely vegetated areas of beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks. Leaf litter under trees and bushes in sunny areas and dunes stabilized with bush lupine and mock heather often indicate suitable habitat. Often can be found under surface objects such as rocks, boards, driftwood, and logs (Stebbins 2003).	No	Suitable sandy soils are present in the Project Area. Nearest known occurrence of this species is from coastal dune scrub, with sandy soil, near the Santa Maria Airport (CNDDB 2016). Conversion to annual grassland and periodic mowing have reduced the value of upland habitat for silvery legless lizard. This species *is unlikely to occur in the Project Area.*

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status***	**Habitat Requirements**	**Suitable Habitat Present in Project Area (Y/N)**	**Likelihood for Occurrence within Project Area**
Southern western pond turtle (SWPT) *Actinemys pallida*	SSC	Inhabits permanent or nearly permanent bodies of water in many habitat types; at elevations below 6,000 feet. Require basking sites such as partially submerged logs, vegetation mats, or open mud banks. Needs suitable upland nesting sites with silty soils for egg laying (Stebbins 2003).	Yes	SWPT is known to occur in Orcutt Creek. A specimen was observed in a large retention basin on a neighboring parcel to the southeast, one-quarter mile upstream from the Project Area in 2010 (SES 2011) *SWPT may occur in the segment of Orcutt Creek bordering the Project Site on a transient basis.*
Blainville's (coast) horned lizard *Phrynosoma blainvillii*	SSC	Occur in various scrublands, grasslands, coniferous and broadleaf forests, and woodlands at elevations up to 6,000 feet. Require loose, fine soils with open areas for basking and shrubs for refugia. Often occur in sandy sites (CDFG 2000).	Yes	Suitable sandy soils, grasslands, and woodlands are present in or adjacent to the Project Area. Open areas for basking are limited to the edges of the Project Area, beneath the oak trees in southwest boundary or along the riparian corridor of Orcutt Creek. Nearest known occurrences are from southeast Orcutt in oak woodland and coastal scrub habitats with sandy soils and patches of open terrain (Rindlaub et al. 1995; CNDDB 2016). Conversion to annual grassland and periodic mowing has reduced the value of upland habitat for horned lizards. The species *is unlikely to occur but may still be present*.
Birds				
Burrowing owl *Athene cunicularia*	SSC BCC MBTA	Open, dry annual or perennial grasslands, deserts and shrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals for harborage and nesting (Shuford and Gardali 2008).	Yes	Dense annual grassland habitat and small mammal burrows are present in the Project Area. Nearest known occurrences are from grassland habitat in western Santa Maria (CNDDB 2016). Burrowing owl *may occur in the Project Area as a rare seasonal (winter) transient*.
Cooper's hawk *Accipiter cooperii*	WL MBTA	Nests in oak, riparian, and non-native woodlands. Frequents a wide variety of habitats while hunting. .	Yes	Considered an uncommon transient and local, resident breeder in Santa Barbara County (Lehman 2016). Suitable nesting habitat is present in the Project Area. An adult Cooper's hawk was observed during a field survey on June 1, 2016. The species *is expected as an uncommon visitor and potential breeder onsite*.

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status***	**Habitat Requirements**	**Suitable Habitat Present in Project Area (Y/N)**	**Likelihood for Occurrence within Project Area**
American peregrine falcon *Falco peregrinus anatum*	FP BCC MBTA	Use a large variety of open habitats for foraging, often near rivers or lakes, including tundra, marshes, seacoasts, savannahs, grasslands, meadows, open woodlands, and agricultural areas. Riparian areas, as well as coastal and inland wetlands, are important year-round habitats. Requires cliffs or suitable surrogates for breeding that are close to preferred foraging areas (Zeiner et al. 1990).	Yes	The annual grassland and riparian habitat in and adjacent to the Project Area may be used by American peregrine falcon for foraging. The nearest known nesting occurrence of this species is from a coastal cliff near Point Sal Road (CNDDB 2016). The American peregrine falcon is a wide-ranging species that *could occur in the Project Area on occasion as a transien*t,
Least Bell's vireo *Vireo bellii pusillus*	FE SE	Breeds in riparian habitat in southern California, primarily along the coast and the western edge of the Mojave Desert. Nearest recent nesting records are from the upper Santa Ynez River drainage. Require dense riparian areas, dominated by willows and adjacent to freshwater streams (Peterson et al. 2004).	Yes	Dense riparian habitat, dominated by willows is present in the riparian corridor of Orcutt Creek, adjacent to the Project Area. Protocol-level presence/absence surveys for least Bell's vireo were conducted as part of this Assessment. No least Bell's vireos were observed within the Project Area during protocol surveys. This species *could occur near the Project Area in the riparian corridor of Orcutt Creek as a rare transient*.
Mammals				
Townsend's big-eared bat *Corynorhinus townsendii*	SC SSC	Found in a variety of locations including coniferous forests and woodlands, deciduous riparian woodland, semi-desert and montane shrublands. Hibernate in mines or caves in the winter months. Roost in a variety of habitats including limestone caves, lava tubes, and human-made structures (Arroyo-Cabrales et al. 2008).	No	*Townsend's big eared bat may utilize the Project Area for foraging.* No suitable roosting habitat for this species is present in or adjacent to the Project Area. All known occurrences within 5-miles of the Project Area were detected by an electronic device and may represent foraging bats or bats in transit (CNDDB 2016).

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status***	**Habitat Requirements**	**Suitable Habitat Present in Project Area (Y/N)**	**Likelihood for Occurrence within Project Area**
American badger *Taxidea taxus*	SSC	Most abundant in drier open stages of shrub, forest, and herbaceous habitats, with friable soils for burrows. Need sufficient food, open, uncultivated ground. Prey on burrowing rodents.	No	No badger burrows or signs of this species were observed in the Project Area during wildlife surveys. All known occurrences within 5-miles of the Project Area are from road kill observations from 1978 to 1991 (CNDDB 2016). Due to the Project Area's urban context and fragmented habitat, this species *is not expected to occur*.

*Listing Status Notes:

Federal: FE – Federally listed Endangered FT – Federally listed Threatened FC – Federal Candidate Species WL – USFWS Watch list BCC – USFWS Bird of Conservation Concern MTBA – Migratory Bird Treaty Act

State: SE – State listed Endangered ST – State listed Threatened SC – State Candidate Species SR – State Rare Species SA – State Special Animal FP – CDFW Fully Protected Species SSC – CDFW Species of Special Concern

CRPR: California Native Plant Society Rare Plant Rank

1B – Rare, threatened, or endangered in CA and elsewhere

California 2 – Rare, threatened, or endangered in CA but common elsewhere California

3 – Limited distribution (Watch-list)

CRPR Extensions

0.1 – Seriously endangered in

0.2 – Fairly endangered in

0.3 – Not very endangered in California

[1] – Unless otherwise noted, habitat, elevation, and blooming period for special-status plant species is from *The Jepson Manual, Second Edition* 2012 and CNPS 2016.

BOTANICAL SURVEYS

In total, 73 plant species were observed in the Project Area during the 2016 SES botanical surveys. Of the species observed, 32 (44 percent) were native and 41 (56 percent) were non-native, naturalized, or landscape species. A comprehensive list of vascular plant species observed in the Project Area is provided in Appendix D-3, SES Assessment Appendix B.

Special-Status Plant Species

No Special-Status plant species were observed in the project area during the 2016 SES field surveys.

Special-status species with moderate or high potential for occurrence based on suitable habitat, soil types, and/or nearby populations, are described in more detail below, including their habitat preferences, distribution, and key characteristics.

Hoover's bent grass (*Agrostis hooveri*) (*CRPR 1B.2*). Hoover's bent grass is a perennial grass that occurs in dry, sandy soils in open chaparral and oak woodlands at elevations below 2,000 feet. Hoover's bent grass blooms from April through August and is considered fairly endangered in California by the CNPS. It is known from 21 occurrences in San Luis Obispo and Santa Barbara Counties. Populations of Hoover's bent grass have been recorded on Graciosa Ridge and Vandenberg Airforce Base within 5-miles of the Project Area (see SES Figure 5 – CNDDB Special-status Plant Species and Sensitive Habitat Occurrences). Although suitable sandy soils and oak woodland habitat are present within the Project Area, Hoover's bent grass was not observed during 2016 botanical surveys and is not expected to occur on-site. Further, no native grass species were observed in, or adjacent to the Project Area.

Southern curly-leaved monardella (*Monardella sinuata* ssp. *sinuata*) (*CRPR 1B.2*). Southern curly-leaved monardella is an annual herb with an erect, sparingly branched growth form and wavy leaf margins. This species blooms between April and September and occurs in sandy soils in coastal strand, dune and sagebrush scrub, coastal chaparral, and oak woodland at elevations below 1,000 feet. Southern curly-leaved monardella is considered fairly endangered in California by the CNPS. It is known from 36 occurrences in San Luis Obispo and Santa Barbara Counties. Although sandy soils and oak woodland habitat are present in the Project Area, Southern curly-leaved monardella was not observed during 2016 botanical surveys and is not expected to occur.

Sensitive Vegetation Communities

One sensitive riparian vegetation community, Arroyo willow – Narrowleaf willow – Fremont cottonwood thickets, is present adjacent to the OASIS property along Orcutt Creek.

Riparian vegetation is considered sensitive by the County and is provided protection by the biological mitigation measures outlined in the OCP. Per the OCP, riparian vegetation should be preserved to the maximum extent feasible and a minimum buffer of 50 feet from the dripline of riparian vegetation should be maintained.

An additional sensitive vegetation community, Southern vernal pool, was documented by the CNDDB (2016) within 5-miles of the Project Area. Vernal pools are seasonal, shallow depressional wetlands that contain water for variable periods in winter and spring but remain dry for most of the summer and fall. Vernal pools are typically underlain by bedrock or a hard clay layer in the soil that allows for ponding of water. No vernal pool habitat is present in, or adjacent to the Project Area.

Protected Trees

Oak woodlands and individual mature coast live oak trees (6 inches or greater diameter at breast height) are considered sensitive by the County and are provided protected by the Comprehensive Plan Conservation Element Oak Tree Protection Supplement (2009) and the biological mitigation measures outlined in the OCP. Several mature coast live oaks are present along the southern boundary of the Project Area.

Figure 4.3-6 Photo showing oaks along southern boundary/slope



Source: SES 04/14/18, Aspect: West

WILDLIFE SURVEYS

A general field reconnaissance was made in April of 2016 to assess the character and extent of wildlife habitat in and near the Project Area. Emphasis was placed on potential for occurrence of special status wildlife species (e.g., California red-legged frog, California tiger salamander, southern western pond turtle, Blainville's horned lizard, least Bell's vireo). Additional wildlife observations were made during eight subsequent surveys of the Orcutt Creek riparian corridor for least Bell's vireo. A complete list of all wildlife species observed within the Project Area is included Appendix D-3 in the, SES Assessment, Appendix C.

General Wildlife Habitat

Thirty (30) bird species were observed during nine field surveys. Species typically associated with open grassland and riparian habitats were most abundant, as expected. Examples include turkey vulture (*Carthartes aura*), red-tailed hawk (*Buteo jamaicensis*), red-shouldered hawk (*Buteo lineatus*), Nuttall's woodpecker (*Picoides nuttallii*), Anna's hummingbird (*Calypte anna*), northern mockingbird (*Mimus polyglottis*), and scrub jay (*Aphelocoma coerulescens*). Mammals consisted of California Botta's pocket gopher (*Thomomys bottae*), ground squirrel (*Spermophilus beecheyi*), striped skunk (*Mephitis mephitis*), and raccoon (*Procyon lotor*). One common herptile species, western fence lizard (*Sceloporus occidentalis*), was present in abundance.

As described earlier in this section, annual grassland is the prevailing habitat type on the OASIS property. The riparian corridor along Orcutt and the coast live oaks and non-native trees on the southern boundary of the OASIS property afford nest sites for numerous bird species.

Special-Status Wildlife Species

One special-status wildlife species, Cooper's hawk, was observed in the Project Area during the 2016 field surveys. No ephemeral pools or permanent water bodies are present on or adjacent to the OASIS property to support aquatic species (e.g., Southern steelhead) or breeding habitat for semi-aquatic species (e.g., CRLF, CTS, western spadefoot toad).

Four additional special-status wildlife species have a low-to-moderate potential to occur in the Project Area on a regular or permanent basis. This conclusion is based on presence of suitable habitat, soil types, and/or documentation of nearby occurrences. These are CRLF, western spadefoot toad, SWPT, and Blainville's horned lizard, which are described below.

California red-legged frog (CRLF) (*Rana draytonii*) (FT, SSC). The CRLF is known from downstream segments of Orcutt Creek (SES 2006). Protocol level CRLF field surveys conducted in 2010 for a neighboring parcel to the southeast, one-quarter mile upstream from the Project Site, were negative (SES 2011). The segment of Orcutt Creek adjacent to the Project Area lacks the defining habitat elements necessary to support breeding by CRLF. These include standing pools of sufficient duration (minimum of four months) for metamorphosis. The species may occur as a rare to uncommon transient during migration or dispersal to or from breeding sites. CRLF could be found in the Orcutt Creek channel during such events.

A comment letter submitted by a neighbor on the Draft EIR (Comment Letter AA), states that he has personally seen CRLF and California Tiger Salamanders. However, based on site visits, literature review, and specific surveys performed onsite and on nearby properties by qualified wildlife biologists, these species are unlikely to be found at KS18, except as noted above. See Table 4.3-1. (Special-Status Plant and Wildlife Species with the Potential to Occur in the Project Area) for more information on likelihood of species presence.

Western spadefoot toad (*Spea hammondii*) (SSC). The western spadefoot toad is known from various locations in the Santa Maria Valley (CNDDB 2016). Larvae were found in offsite, ephemeral pools in the western portion of the Orcutt Community Plan Area (Key Site 22) in 1995 (Rindlaub et al. 1995). They were not detected during aquatic surveys of a retention basin (pond) on a neighboring property in 2010 (SES 2011). Due to lack of suitable breeding habitat and fragmented nature of upland habitat in Project Area, the species has very limited potential to occur.

Southern western pond turtle (SWPT) (*Actinemys marmorata*) (SSC). The SWPT is known from a number of locations in the Santa Maria Valley including Orcutt Creek (CNDDB 2016, SES 2006).

The nearest documented occurrence is from a retention basin pond on a neighboring parcel, approximately one-quarter mile to the southeast (SES 2011).

SWPT is most often found in streams, ponds, or other permanent or ephemeral water bodies. Retreat sites such as rocks, logs, and mats of emergent vegetation are used to avoid predation and for estivation. These same features are favored for basking during daytime, especially when associated with “plunge pools”.

The segment of Orcutt Creek adjacent to the Project Area does not consistently support surface flow or standing pools. SWPT may be found on a transient basis during periods of dispersal, but such the potential for such occurrence is considered very low.

Blainville’s Horned Lizard (*Phrynosoma coronatum*) (SSC). Blainville’s (coast) horned lizard occurs in a variety of habitats including scrublands, grasslands, coniferous and broadleaf forests, and woodlands. It prefers sandy sites in which it can bury itself; these are often associated with red ant colonies. Project Area vegetation and soils may provide suitable habitat and food resources to support Blainville’s horned lizard.

Blainville’s (coast) horned lizard was observed at three “Key Sites” within one mile of the Project Area during surveys for the Orcutt Community Plan (Rindlaub et al. 1995). Habitat value in the Project Area has been reduced through habitat conversion and regular mowing. However, the species should be considered a possible resident.

Cooper’s Hawk (*Accipiter cooperii*) (WL). The Cooper’s hawk is considered an uncommon transient and local, resident breeder in Santa Barbara County (Lehman 2016). Woodlands are preferred for nesting. The Orcutt Creek riparian corridor supports suitable nesting habitat. An adult Cooper’s hawk was observed during field surveys for this Assessment. The species is expected as an uncommon visitor and is a potential breeder in the Project Area.

Silvery legless lizard *(Anniella pulchra pulchra)* (SSC). Silvery legless lizard inhabits moist soil in a variety of habitats, including, but not limited to, sparsely vegetated areas of beach dunes, chaparral, pine-oak woodlands, and stream terraces. The nearest known occurrence is from coastal dune scrub, with sandy soil near the Santa Maria Airport (CNDDB 2016). Conversion to annual grassland and periodic mowing have reduced the value of upland habitat for silvery legless lizard. This species is unlikely to occur in the Project Area.

Protocol Surveys for Least Bell’s Vireo

Surveys for least Bell’s vireo were conducted in spring and summer of 2016 (SES 2016). No least Bell’s vireos were detected. Based on these results and in consideration of documented regional occurrence it appears that this species does not presently use this portion of Orcutt Creek for breeding. Least Bell’s vireo may occur as a rare transient in the Orcutt Creek riparian corridor.

JURISDICTIONAL WATERS AND WETLANDS

Orcutt Creek traverses OCP KS18 from Foxenwood Lane on the east to California Boulevard on the west. Orcutt Creek and related riparian canopy are located north of the OASIS property and north of proposed driveway. This creek is an ephemeral blue-line stream, considered likely to be jurisdictional under current federal guidance. SES measured the jurisdictional boundary of Orcutt Creek on the OASIS property, from the edge of the riparian canopy (as illustrated in Figure 4.3-3, *Vegetative Communities and Land Use Map)* and determined that no jurisdictional waters or wetland features are present on the OASIS property (APNs 105-020-063, -064). The proposed OASIS property development area is located outside of the channel and riparian corridor of Orcutt Creek.

Access would be provided from Foxenwood Lane, by an easement across the adjacent corner commercial property. The current, preliminary grading plan (revised April 2019) and detail plan for the proposed access road grading (Figures 2-32 and 2-32a) identify grading on the slopes to the north and south of the access road, to accommodate the proposed roadway improvements, The road improvement plan ~~which~~ includes a striped (Class II) bike lane ~~way~~ in each direction (within the road width) and a separated pedestrian path to the south of the road.

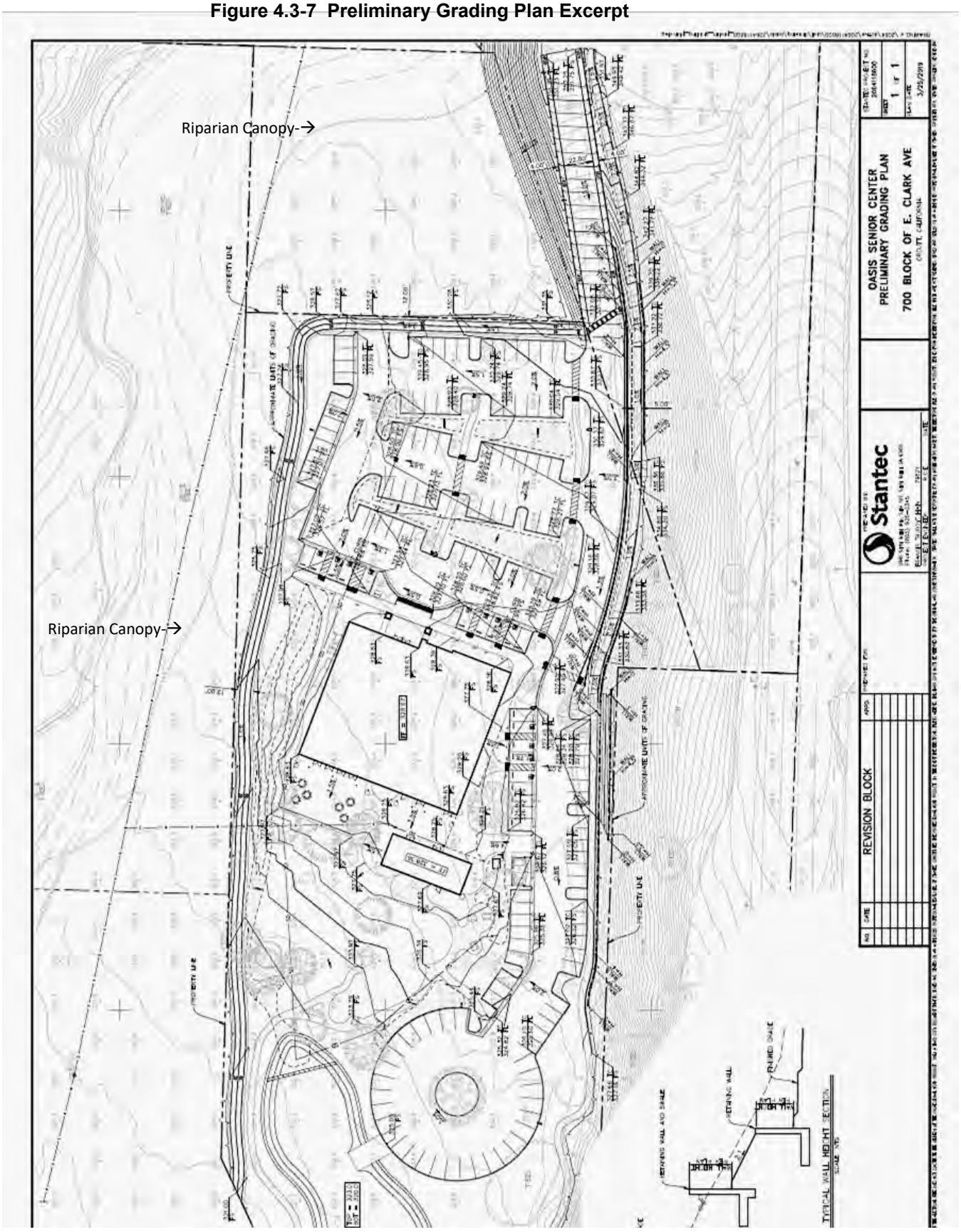
(See Figure 2-4 for APN locations, Figure 2-32a for grading detail north of the access road, and Figure 2-32, Preliminary Grading Plan or Figure 4.3-7 Preliminary Grading Plan Excerpt.

The topography on the north side of the proposed access road is steep (~50% slope) on APNs 105-020-041 and 105-020-053, and the eastern portion of this slope extends into the riparian canopy of Orcutt Creek. Grading on the slope north of the access driveway may trigger the requirements for permits from California Department of Fish and Wildlife, Regional Water Quality Control Board and/or the Army Corp. of Engineers.

No other jurisdictional waters or wetlands are known to exist on KS18.

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Figure 4.3-7 Preliminary Grading Plan Excerpt



Wildlife Corridors

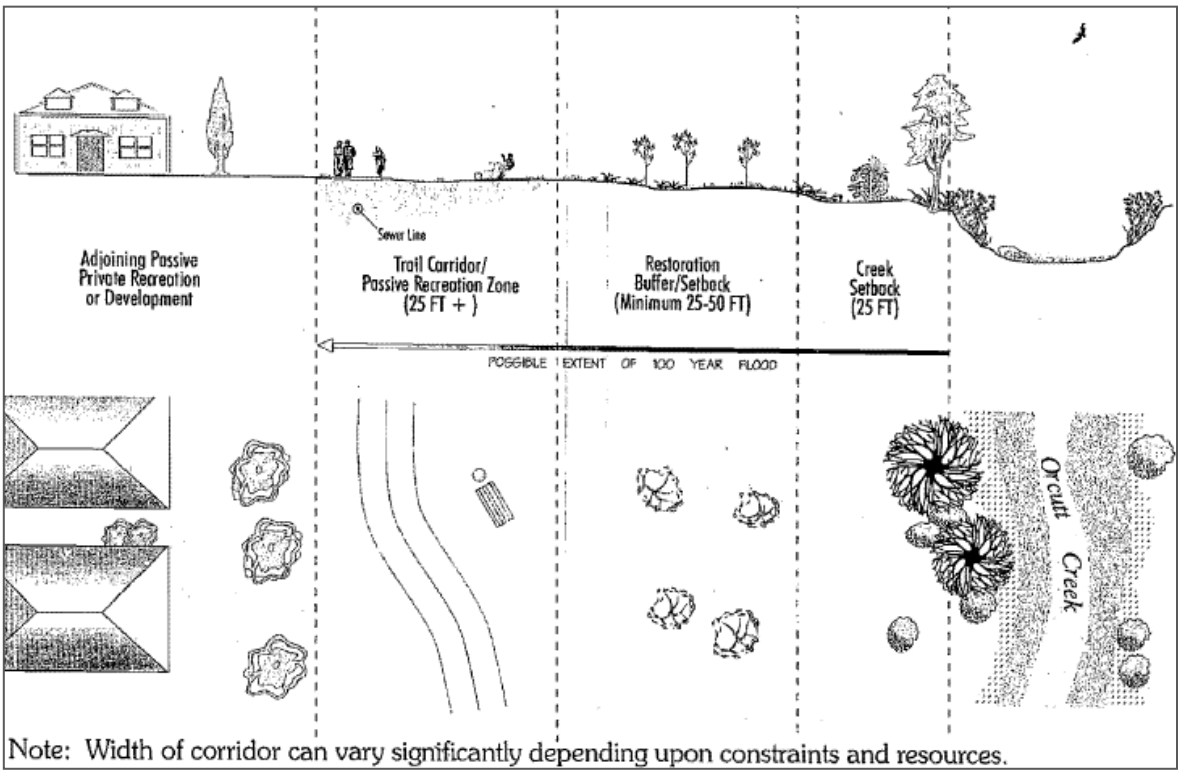
Wildlife corridors, including creek corridors allow wildlife to move within and between habitat areas. These corridors are used for foraging, migration, and to allow for genetic exchange between different wildlife populations. Wildlife movement along wildlife corridors can be inhibited by physical obstructions (roads, dams, fences, walls, structural development, etc.) and by human activities (increased noise, lighting, increased human and domestic pet presence). Fragmentation of large habitat areas into smaller, isolated segments has also been shown to generally reduce biological diversity, eliminate disturbance-sensitive species, restrict genetic flow between populations of organisms, and may eventually lead to the loss of local floral or faunal assemblages. Wildlife corridors and habitat linkages are important natural landscape elements that reduce the potential for loss of biological diversity.

Corridors usually connect one large habitat area with another, and while there is no pre-defined size limit for such areas, they are often on the scale of mountain ranges, valleys, rivers and creeks, or clearly delimited ecological situations (e.g., vernal pools).

OCP Section B (*Parks, Recreation, Trails, and Open Space)* identifies Orcutt Creek as a major wildlife corridor that traverses the Orcutt planning area and the OCP includes development standards designed to reduce impacts from new development located in proximity to open spaces, including Orcutt Creek.

OCP Figure 21 (Figure 4.3-8 below) is a schematic, which provides guidance for development along the Orcutt Creek Open Space Corridor to avoid land use conflicts and to minimize biological impacts to Orcutt Creek, including identification of restoration buffer areas between the creek and future development

Figure 4.3-8 OCP Schematic of Orcutt Creek Open Space Corridor (OCP Fig 21)



4.3.4 REGULATORY SETTING

Federal, state, and local authorities under a variety of statutes and guidelines share regulatory authority over biological resources. The primary authority under CEQA for general biological resources lies within the land use control and planning authority of local jurisdictions, which in this instance is the County of Santa Barbara. The CDFW is a trustee agency for biological resources throughout the State under the CEQA and also has direct jurisdiction under the CFGC, which includes, but is not limited to, resources protected by the State of California under the California Endangered Species Act (CESA). Below are discussions of the federal, state, and local regulations that form the regulatory basis for the impact analysis.

Sensitive biological resources, including special-status plant and wildlife species, sensitive plant communities, wildlife corridors, nesting birds, and jurisdictional waters and wetlands, are protected under various federal, state, and local laws and regulations. Below is a summary of the regulations and policies administered by resource agencies pertaining to biological resources that are known to occur, or have the potential to occur, in the vicinity of the Project Area.

FEDERAL REGULATIONS

Endangered Species Act (16 U.S.C. § 1531 et seq.) The Endangered Species Act of 1973 (ESA) provides for the protection of plant and animal species listed by the federal government as "endangered" or "threatened," and "the ecosystems upon which they depend." The USFWS and National Marine Fisheries Service (NMFS) share responsibility for administration of the federal ESA. An "endangered" species is one that is "in danger of extinction" throughout all or a significant portion of its range. A "threatened" species is one that is "likely to become endangered" within the foreseeable future. The ESA prohibits "take" of threatened or endangered species except under certain circumstances and only with authorization from the USFWS. "Take" as defined by the ESA, "means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." This can also include the modification of a species' habitat. For plants, this statute governs removing, possessing, maliciously damaging, or destroying any listed plant on federal land and removing, cutting, digging up, damaging, or destroying any listed plant on non-federal land in knowing violation of state law (16 U.S.C. § 1538(c)).

When non-federal entities (e.g., states, counties, local governments, private landowners, etc.,) wish to conduct an otherwise lawful activity that might incidentally, but not intentionally, "take" a listed species, an incidental take permit must first be obtained via formal consultation with the USFWS using one of two methods. If a federal nexus is available, an incidental take permit must be obtained for the Project by the federal agency involved in the nexus via formal consultation with USFWS (ESA § 10(a)(1)(B)). If no federal nexus is available, then an incidental take permit must first be obtained following formal consultation with the USFWS via Section 7 of the ESA (ESA § 7).

Migratory Bird Treaty Act: The Migratory Bird Treaty Act (MTBA) of 1918 (16 USC 703-711) is also administered by the USFWS. The MTBA provides protection of nearly all species of birds, their nests, and their eggs, including all native bird species. Under the MTBA, it is unlawful to "take", kill, collect, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR 10, including feathers or other parts, nests, eggs or products, except as allowed by implementing regulations (50 CFR 21). Certain game bird species are allowed to be hunted for specific periods determined by federal and state governments.

Clean Water Act: The Clean Water Act (CWA) is comprehensive legislation established to protect the nation's water from pollution by setting water quality standards and by limiting the discharge of effluents in the waters of the United States (U.S.). Section 404 of the CWA regulates the discharge of dredged and/or fill material into waters of the U.S., including wetlands. Section 404 of the CWA is jointly administered and enforced by the U.S. Army Corps of Engineers (USACE) and the U.S. Environmental Protection Agency (EPA). Activities in waters of the U.S. regulated under Section 404 include dredge or fill for development, water resources projects (i.e., dams and levees), infrastructure development (i.e., highways and airports), and mining projects. With the exception of certain farming and forestry activity exemptions, a Section 404 permit is required before any dredged or fill material may be discharged into waters of the U.S. The Section 404 program prohibits discharge of dredged or fill material if waters of the U.S. would be significantly degraded or a practical alternative exists that is less damaging to the aquatic environment.

STATE REGULATIONS

California Endangered Species Act (CESA), California Fish and Game Code § 2050, et seq.: Fish and wildlife resources are protected by a number of laws and programs administered by the California Department of Fish and Wildlife (CDFW), formerly the California Department of Fish and Game. CESA generally parallels the provisions of the federal ESA, and states that "all native species of fishes, amphibians, reptiles, birds, mammals, invertebrates, and plants, and their habitats, threatened with extinction and those experiencing a significant decline which, if not halted, would lead to a threatened or endangered designation, will be protected or preserved."

Under the CESA, "endangered" is defined as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range;" and "threatened" is defined as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts." "Take" is defined as "to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill" an individual of a species, but the definition does not include "harm" or "harass," as the ESA does. As a result, the threshold for a take under the CESA is higher than that under the federal ESA. Exceptions to the take prohibition are limited to authorization of collection for "necessary scientific research".

Consistent with the CESA, CDFW has established lists of endangered, threatened, and candidate species that may or may not also be included on a federal ESA list. CDFW also maintains a list of Species of Special Concern for those species that have declining populations, limited distribution, diminishing habitat, or unusual scientific, educational, or recreational value. In addition, CDFW manages a "watch list" of species that have been de-listed or are vulnerable. Species of Special concern and watch list species are not afforded the same legal protection as listed species.

Pursuant to California Fish and Game Code Section 2081, CESA allows for incidental take permits to otherwise lawful development projects that could result in the take of a state-listed threatened or endangered species. The application for an incidental take permit under Section 2081(b) has a number of requirements including the preparation of a conservation plan, generally referred to as a Habitat Conservation Plan. CESA emphasizes early consultation to avoid potential impacts to rare, endangered, and threatened species and to develop appropriate mitigation planning to offset project-caused losses of listed species.

Department of Fish & Wildlife, Fish and Game Code Sections 1600-1616: A Streambed Alteration Agreement is required if a project would:

- Divert or obstruct the natural flow of any river, stream, or lake
- Change the bed, channel, or bank of any river, stream, or lake
- Use material from any river, stream, or lake; or
- Deposit or dispose of material into any river, stream, or lake

Native Plant Protection Act (California Fish and Game Code §§ 1900 - 1913, § 2062 and § 2067): The CDFW also manages the California Native Plant Protection Act (NPPA), which designates and protects species eligible for state listing. Eligible species include those identified on California Native Plant Society (CNPS) Rare Plant Ranks (CRPRs) 1A, 1B, and 2 meet the definitions of Sections 1901, Chapter 10 (NPPA) or Sections 2062 and 2067 (CESA) of the California Fish and Game Code. CRPR 3 and 4 species, though not meeting the criteria for listing by CDFW, may be considered during project review by the agencies.

Porter-Cologne Water Quality Control Act: This Act establishes waste discharge standards pursuant to the Federal National Pollution Discharge Elimination System (NPDES) program for California, and the state has the authority to issue NPDES permits to individuals, businesses, and municipalities as well as to implement other aspects of the federal Clean Water Act including section 303(d) above with regard to impaired water bodies. The Regional Water Quality Control Board, Central Coast Section RWQCB) implements water quality standards and regulations in the Orcutt Area, including stormwater discharges, and has identified Orcutt Creek as an impaired water body.

Regional Water Quality Control Board (RWQCB): The RWQCB implements water quality standards and regulations in the Orcutt area, including NPDES permits. RWQCB has identified Orcutt Creek as an impaired waterbody due to exceedance of Total Maximum Daily Loads (TMDL) for fecal indicator bacteria, toxicity and nutrients.

SANTA BARBARA COUNTY

Requirements for the protection of biological resources in the unincorporated areas of the County are provided in Community Plans (such as the OCP), the Comprehensive Plan Conservation Element, Environmental Resource Management Element (ERME), Land Use Element, and the County Code, including the Land Use and Development Code zoning ordinance. These provide a framework of policies and standards designed to protect special-status species and sensitive habitats.

County of Santa Barbara Orcutt Community Plan: Orcutt is an unincorporated community and, therefore, is subject to regulations set forth by the County of Santa Barbara (County). The County adopted the OCP in 1997 (most recently updated in 2013) to guide development within the Orcutt area. The OCP EIR identified biological impacts for a variety of properties within Orcutt, including KS18. Mitigation measures prescribed for these impacts were outlined in the OCP EIR, in both Volume I, the main body of the EIR and in the Volume II Mini-EIR for KS18/Southpoint. Mitigation measures were incorporated into the Final OCP as policies and development standards. In addition to the OCP, the County's Comprehensive Plan Conservation Element and ERME identify sensitive habitats, plant and wildlife species and provide direction regarding protection of these resources through the development review permitting process.

The following OCP policies and development standards, derived from OCP EIR mitigation measures, would apply to the proposed project.

- *DevStd BIO-0-1.1: Development shall be sited and designed to avoid disruption and fragmentation of significant natural resources within and adjacent to designated undeveloped natural open space areas, minimize removal of significant native vegetation and trees, preserve wildlife corridors and provide reasonable levels of habitat restoration. Where possible, significant natural resources, such as specimen trees, adjacent to designated, natural undeveloped open space corridors should be preserved. (Implements OCP EIR Mitigation Measure BIO-20)*

- *DevStd BIO-O-1.7: … Structures shall be sited a minimum of 100 feet from the edge of designated open space areas in the rural area and along the urban/rural corridors (e.g., Orcutt Creek). This setback may be adjusted downward to retain open space vegetation and allow reasonable use of a property. Firefighting equipment access shall be allowed within this setback and landscaping within this area should not impede the use of such equipment. Paved roads and trails may be allowed within the setback area. (Implements OCP EIR Mitigation Measure BIO-15)*

- *DevStd BIO·O-1.5: The edges of designated undeveloped natural open space areas shall be clearly delineated and fenced where necessary to protect resources both during construction and, when appropriate, over the life of the project. Long term fencing shall be designed to accommodate wildlife passage where appropriate.*

- *DevStd BIO-O-2.1: Development shall include: a minimum setback of 50 feet from the outside edge of riparian vegetation or the top of creek bank (whichever is further) which may be adjusted upward depending on slopes, biological resources and erosion potential; hooding and directing lights away from the creek; drainage plans shall direct polluting drainage away from the creek or include appropriate filters; and erosion and sedimentation control plans shall be implemented during construction. (Implements OCP EIR Mitigation Measure BIO-24)*

- *DevStd BIO-O-2.3: Setbacks shall be sufficient to allow and maintain natural stream channel processes (e.g. erosion, meanders) and to protect all new structures and development from such processes. Hardbank protection (including riprap, boulders, concrete) shall be prohibited unless necessary to protect an existing structure or facilities of a public works nature, whether existing or proposed (e.g., energy dissipators, upstream fact of retention basins, high flow diversion structures, bridges, roads, trails, necessary private access, etc.), subject to Public Works and Planning and Development Department review.*

- *Policy BIO-O-3: Established native trees in designated open space areas shall be protected. Established native trees in developable areas shall be incorporated into the site landscaping plan to the greatest degree , feasible except where it would interfere with reasonable development of a property. Native trees shall be considered established if they are six feet in height.*

- *DevStd BIO-O-3.1: To the maximum extent feasible, development shall be designed to avoid damage to established native trees (e.g., oaks) by incorporating setbacks, clustering, or other appropriate methods. Areas protected from grading, paving, and other disturbances shall include the area 6 feet outside of established native tree driplines, unless this distance would interfere with reasonable development of a property. Where native trees are removed, they shall be replaced in a manner consistent with County standards. (Implements OCP EIR Mitigation Measure BIO-26)*

- *DevStd BIO-O-1.3: Landscaping for development on the edge of designated natural undeveloped open space areas shall include native trees and shrubs, with habitat restoration efforts focused on buffers. Planting of highly invasive weedy plants (e.g., iceplant, pampas grass, veldt grass, Monterey pine, eucalyptus, spiny clotbur, and Australian fireweed) shall be prohibited within 500 feet of natural undeveloped open space areas as designated on the Open Space map. (Implements OCP EIR Mitigation Measure BIO-28)*

- *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.*

- *DevStd BIO-O-5.1: Road construction shall minimize filling within creeks, stream corridors and wetlands and avoid or minimize removal of riparian vegetation. ... Road projects should also preserve the hydrologic connectivity between wetlands, and between wetlands and upland areas. (Implements OCP EIR Mitigation Measure BIO-1)*

- *DevStd BIO-O-5.3: Multi-use trail construction should avoid removal of riparian vegetation to the maximum extent feasible. The Orcutt Creek multi-use trail shall be set back a minimum of 50 feet from the outside edge of riparian vegetation or the top-of-bank (whichever is further), unless this would make the multi-use trail link infeasible. Trail construction shall include riparian restoration between the edge of existing native vegetation and the bicycle path. Trail lighting should be directed away from the creek.*

- *DevStd BIO-O-5.4: Trails should follow existing dirt road and trail alignments and utilize existing bridges where feasible. Where this is not possible, prior to final trail alignment proposed trail routes should be surveyed and rerouted where necessary to avoid sensitive species, subject to final approval by P&D and the Park Department. All trails shall be sited and designed to avoid or minimize impacts to sensitive resources, areas of steep slopes and/or highly erosive/sandy soils, where feasible. Developers shall fund sign installation along certain trails (as identified in the Multi Use Trail Guidelines) providing educational and interpretive information and advising dog owners to keep their dogs out of sensitive habitats.*

- *DevStd BIO-O-5.6: Excavated fill for retention basin construction shall not be placed within important natural resource areas. Areas adjacent to or within habitats which are disturbed during construction shall be revegetated with appropriate native species. All sensitive habitat areas adjacent to proposed retention basins shall be fenced before grading begins to prevent disturbance and stockpiling in these areas. (Implements a portion of OCP EIR Mitigation Measure BIO-13)*
- *Policy KS18-1: Key Site 18 is designated Residential 0-3.3 and zoned DR-3.3 on APNs 105-020-018 and -022; designated General Commercial and zoned OT-GC along Clark*

Avenue (APNs 105-020-038 and - 041 and the southernmost one-third acre of APN 105-020-063); and designated Open Space and zoned REC on the remaining parcels, as shown on Figure KS18-1. Any proposed development on Key Site 18 shall comply with the following development standards.

- *DevStd KS18-1: The entire site, with exception of the residential and commercial areas noted in Policy KS18-1 above, shall remain in natural, undeveloped open space. 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.*

- *DevStd KS18-4: The route for the multi-use public trail/bike path shall be sited south of Orcutt Creek and designed to minimize the loss of significant vegetation. The northern side of the path should be revegetated with appropriate riparian vegetation and the southern side shall be planted with oaks throughout the segment which crosses the proposed park.*

Standard Conditions and Mitigation Measures (County 2011): The County's standard conditions/mitigation measures require that ground disturbance (e.g., trenching, grading), construction activities and structural development occur beyond six feet of the dripline of oak trees. Mitigation for impacted oak trees requires posting of a performance security and tree replacement at a 10:1 ratio, preferably on-site.

County Wetland Definition: For the purpose of determining potentially significant effect to wetland habitat, the County uses the following wetland definition that has been adopted by most resource protection agencies (e.g., USFWS, CDFW, and California Coastal Commission):

"*For purposes of this classification wetlands must have one or more of the following three attributes:*

a) At least periodically, the land supports predominantly hydrophytes, that is plants adapted to moist areas.
b) The substrate is predominantly un-drained hydric soil, and
c) The substrate is non soil and is saturated with water or covered by shallow water at some time during the growing season of each year. (Cowardin 1979)"

Also see Section 4.8 discussion of the project's consistency with applicable biological resource protection policies.

4.3.5 PREVIOUS ENVIRONMENTAL REVIEW

OCP EIR. Section 5.2 (*Biological Resources*) of the OCP EIR examined the biological resources of the project region and the potential impacts resulting from development which could occur under the OCP. Volume II of the OCP EIR additionally includes a number of Mini-EIRs for various Key Sites, including for KS18/Southpoint. The KS18 Mini-EIR identifies KS18-specific impacts and mitigation measures applicable to OCP buildout assumptions for KS18.

The KS18 Mini-EIR assumed the OASIS portion of KS18 would be used for open space, a segment of the Orcutt Creek Trail, and part of a proposed 8.5-acre future park. The Mini-EIR did not evaluate a specific park plan, but assumed the following for a future park:

> *The County has identified the eastern portion of the REC zoned parcels south of Orcutt Creek (approximately 8.5 acres) as a potential park site. The County also proposes to construct a Class 1 bikepath with a separated pedestrian/equestrian path between Foxenwood Lane and California Boulevard along the south side of the creek.* (OCP EIR Volume II, p. 18-2)

> *This park could include picnic areas, informal recreational facilities, tot-lots and potentially some active recreational facilities such as a 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. Pedestrian and Bicycle access would be provided by a proposed 2,560 foot segment of Class I bikepath across the site. The bikepath would provide access between California Boulevard on the west and Foxenwood Lane on the east and would run along the southern boundary of the retention basin, and would parallel the southern bank of Orcutt Creek, at a distance of approximately 30 feet from the top of the bank (this would allow for avoidance of riparian vegetation.). A hiking/equestrian path would parallel the bikepath across the site.* (OCP EIR Volume II, p. 18-5)

OCP EIR Volume I identified potentially significant impacts to environmentally sensitive habitats, foraging areas, and nesting and breeding areas; fragmentation of habitat areas; substantially diminished populations of at least three species which are candidates for federal listing as "endangered"; and potentially significant impacts due to reduction in diversity of plant life, animal species, loss of wetland, and stream degradation from urbanization of the Orcutt area. The Mini EIR for KS18 in OCP EIR Volume II further concluded that development of KS18 (assuming park and open space uses for the OASIS property area) would result in the following potentially significant biological impacts:

- Trail construction and use
- Paved Bicycle Paths
- Creek Maintenance and Emergency Work
- Removal of oak trees
- Weed Invasion
- Reduction in Habitat
- Loss of Significant Vegetation
- Impacts to Wildlife

The OCP EIR identified 33 measures to reduce impacts from buildout, and 32 of these mitigation measures were incorporated into the OCP. The remaining mitigation measure, BIO-29, was found to be covered through the operation of federal and state laws protecting endangered species. The Board of Supervisors found that the EIR's specific mitigation measures were addressed as follows:

- Mitigation Measure BIO-1 is addressed by Development Standard BIO-O-5.1;
- BIO-2 by Development Standard BIO-O-5.3;
- BIO-3 by Development Standard BIO-O-1.2;
- BIO-3.1 by Program BIO-O-1.6; BIO-3.2 by Development Standard BIO-O-1.2;
- BIO-4 & -8 by Development Standards KS22-10 & -21;
- BIO-5 & -6 by Development Standard BIO-O-5.2;
- BIO-7 by Development Standards BIO-O-5.1 and KS22-10 & -21;
- BIO-9 by Development Standard BIO-O-5.5;
- BIO-10 & -11 by Development Standard BIO-O-5.6;
- BIO-12 by Action BIO-O-5.8;
- BIO-13 by Policy BIO-O-5 & Development Standard BIO-O-5.7;
- BIO-14 by Development Standard BIO-O-2.1 and application of the Open Space Map;
- BIO-15 by Development Standard BIO-O-1.7;
- BIO-16 by Program FIRE-O-2.4, Policy FIRE-O-3, DevStds BIO-O-1.7, FIRE-O-3.1, &-3.2;
- BIO-17a & -17b by Action BIO-O-6.1;
- BIO-17c by Actions FLD-O-4.1, FSCL-O-2.1, OS-O-8.1, -8.2 & -8.3, and Development Standards FSCL-O-2.2 & -2.3 and VIS-O-4.1;
- BIO-18 & -19 by Development Standard KS22-11 and application of the Open Space Map;
- BIO-20 by Policy OS-O-4 and Development Standards BIO-O-1.1 and OS-O-4.1;
- BIO-21 by Action BIO-O-6.2;
- BIO-22 by Policy GEO-3 and through application of the Open Space Map and by the minimization of urban designations/zoning on Key Site 33 east of Hwy. 101;
- BIO-23 by Policy BIO-O-1 and Development Standard BIO-O-1.1;
- BIO-24 by Development Standard BIO-O-2.1;
- BIO-25 by Development Standard BIO-O-1.4;
- BIO-26 by Development Standard BIO-O-3.1;
- BIO-27 by Development Standard BIO-O-4.1 and Policies BIO-O-4, -5 & -6; and,
- BIO-28 by Development Standards BIO-O-1.3 and GEO-O-2.5.

The findings for adoption of the OCP conclude that the OCP's Policies, Program, Actions, and Development Standards regarding Biological Resources and measures in other sections of the OCP, especially Open Space, help to reduce impacts to biological resources. The partial mitigation of impacts to biological resources was determined to be assisted broadly by Policies OS-O-1 & -5 through -7, Actions OS-O-1.1 & -3.1, and Development Standards FLD-O-3.1 & -3.3, GEO-O-2.3, and OS-O-5.2. Except for Class II biological impacts identified in the next paragraph, residual impacts to biological resources were determined to be significant and unavoidable.

The identified potentially significant impacts from removal of rare plants and disturbance to wildlife due to the construction of over fifteen miles of trails and bike paths and impacts related to weed invasion were determined to be mitigated to less than significant levels by the following:

- Biological impacts related to trails are mitigated by Development Standards BIO-O-1.2 & -5.5 and by Program BIO-O-1.6; and
- Impacts related to weed invasion are mitigated by Development Standard BIO-O-1.3.

The Mini-EIR for KS18 is included in Appendix C and is incorporated herein by reference. Other previous environmental documents, which address KS18, include the two EIRs for the Southpoint Estates project:

1. 79-EIR-1, the "Orcutt 13" EIR, evaluated the impacts of 13 development projects in the Orcutt area, including the first Southpoint Estates Tentative Tract Map (TM 12,679) and the accompanying rezone 78-RZ-19 (Rezone Ordinance 3106); and
2. 82-EIR-18, "Southpoint Estates" evaluated the impacts of the second Southpoint Estates Tentative Tract Map (TM 13,345). TM 13,345 addressed the last three units (final maps) for Southpoint Estates.

Appendix B includes background information on the Southpoint Estates project and the Southpoint Estates EIRs are available for review online on the OASIS project webpage at http://www.countyofsb.org/plndev/projects/oasiscenter.sbc . These documents can also be reviewed at the Planning & Development office at 624 W. Foster Road in Santa Maria. To ensure the documents will be available, please contact the project planner in advance at ncampbell@co.santa-barbara.ca.us, 805-570-4871 or 805-934-6250 (North County P&D Reception).

4.3.6 IMPACT ANALYSIS

METHODOLOGY AND THRESHOLDS OF SIGNIFICANCE

Appendix G of the State CEQA Guidelines considers a project to have a significant impact on biological resources if the project would:

- *Substantially, adversely impact, either directly or through habitat modifications, any endangered, rare, or threatened species, as listed in Title 14 of the California Code of Regulations (§670.2 or 670.5) or in Title 50, Code of Federal Regulations (§17.11 or 17.12);*
- *Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;*
- *Have a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service;*
- *Adversely impact federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) either individually or in combination with the known or probable impacts of other activities through direct removal, filling, hydrological interruption, or other means;*
- *Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites;*
- *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or*
- *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan.*

The *County of Santa Barbara Environmental Thresholds and Guidelines Manual* (2008) and the Santa Barbara County *A Planner's Guide to Conditions of Approval and Mitigation Measures* (2005) include thresholds and guidance for evaluating biological impacts.
Determination of significance for disturbance to habitats or species within the County is based on the following criteria:

- *Conflict with adopted environmental plans and goals of the community where it is located;*
- *Substantially affect a rare or endangered species of animal, plant or the habitat of the species;*
- *Interfere substantially with the movement of any resident or migratory fish or wildlife species; or*
- *Substantially diminish habitat for fish, wildlife, or plants.*

The thresholds manual also states that environmental impact analysis and mitigation needs to include federal and state biological resource regulations (i.e., the federal and state Endangered Species Acts, National Environmental Policy Act, Clean Water Act Section 404, Bald Eagle Protection Act, Migratory Bird Treaty Act, Executive Order 11990 [wetlands protection], Rivers and Harbors Act Section 10, Marine Protection, Sanctuary and Research Act, Marine Mammal Protection Act, and Section 1601 and 1603 Stream Alteration Agreements). Regulations applicable to the project requests are described in Section 4.3.4.

The evaluation of project impacts as detailed in the thresholds manual calls for an assessment of both short- and long-term impacts. Significant impacts to species or habitats are those which substantially impact significant resources in the following ways:

a. Substantially reduce or eliminate species diversity or abundance;
b. Substantially reduce or eliminate quantity or quality of nesting areas;
c. Substantially limit reproductive capacity through losses of individuals or habitat;
d. Substantially fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources;
e. Substantially limit or fragment range and movement (geographic distribution or animals and/or seed dispersal routes); or
f. Substantially interfere with natural processes, such as fire or flooding, upon which the habitat depends.

Instances in which project impacts would be less than significant include:

a. Small acreages of non-native grassland if wildlife values are low;
b. Individuals or stands of non-native trees if not used by important animal species such as raptors or monarch butterflies;
c. Areas of historical disturbance such as intensive agriculture;
d. Small pockets of habitats already significantly fragmented or isolated, and degraded or disturbed; or
e. Areas of primarily ruderal species resulting from pre-existing man-made disturbance.

Additional County guidelines are provided for specific biological communities. These are used in conjunction with the general impact assessment guidelines described above.

Wetlands. Based on the County guidelines, the following types of project-created impacts may be considered significant:

a. Projects that result in a net loss of important wetland area or wetland habitat value, either through direct or indirect impacts to wetland vegetation, degradation of water quality, or would threaten the continuity of wetland-dependent animal or plant species are considered to have a potentially significant effect on the environment;
b. Wildlife access, use, and dispersal in wetland habitats are key components of their ecosystem value. Projects that substantially interrupt wildlife access, use and dispersal in wetland areas, would typically be considered to have potentially significant impacts; and
c. The hydrology of wetlands systems must be maintained if their function and values are to be preserved. Therefore, maintenance of hydrological conditions, such as the quantity and quality of runoff, must be assessed in project review.

Riparian Habitats. Based on the County guidelines, the following types of project-related impacts may be considered significant:

a. *Direct removal of riparian vegetation;*
b. *Disruption of riparian wildlife habitat, particularly animal dispersal corridors and or understory vegetation;*
c. *Intrusion within the upland edge of the riparian canopy (generally within 50 feet in urban areas, within 100 feet in rural areas, and within 200 feet of major rivers), leading to potential disruption of animal migration, breeding, etc. through increased noise, light and glare, and human or domestic animal intrusion;*
d. *Disruption of a substantial amount of adjacent upland vegetation where such vegetation plays a critical role in supporting riparian-dependent wildlife species (e.g., amphibians), or where such vegetation aids in stabilizing steep slopes adjacent to the riparian corridor, which reduces erosion and sedimentation potential; and*
e. *Construction activity that disrupts critical time periods (nesting, breeding) for fish and other wildlife species.*

Individual Native Trees. Based on the County guidelines, the following types of project-related impacts may be considered significant:

a. *Impacts to native specimen trees, regardless of size. Specimen trees are defined as mature trees that are healthy and structurally sound and have grown into the natural stature particular to the species;*
b. *Impacts to rare native trees, which are very low in number or isolated in distribution; or*
c. *In general, the loss of 10% or more of the trees of biological value on a project site.*

PROJECT IMPACTS

The project would result in temporary and permanent impacts to vegetation communities. These impacts are identified in the SES Assessment and are summarized in Table 4.3-2 below. Table 4.3-2 includes the temporary and permanent impacts within the brome grassland where the structures would be located and within the 50-foot buffer from the Orcutt Creek riparian corridor north of the proposed development area. Table 4.3-2 does not quantify footprint impacts of the Class I Bikeway/Orcutt Creek Trail segment or the access road.

Table 4.3-2 Temporary and Permanent Impacts to Existing Vegetation

Vegetation Community	Temporary Impacts		Permanent Impacts	
	Square feet	Acres	Square feet	Acres
Annual brome grassland	26,200	0.59	98,583	2.26
50-foot riparian buffer (comprised of annual brome grassland)	440	0.01	1,700	0.03
Riparian habitat (Arroyo willow – Narrowleaf willow – Fremont cottonwood thickets)	0	0	0	0
Oak woodland habitat (Coast live oak trees)	0	0	0	0

Source: SES Assessment

*Table 4.3-2 does not quantify footprint impacts of the Class I Bikeway/Orcutt Creek Trail segment or access road.

All structures, pervious and impervious surfaces (e.g., parking lots, roads, BBQ area), and the project's private, decomposed granite walking trails are considered permanent impacts. Temporary impacts include ground disturbance for installation of the sewer lateral line, water line and gas line and construction of the subsurface "French drain" and the retention/detention basin. The subsurface French drain and retention/detention basin is proposed to be revegetated with native plant species. Approximately 0.6-acres of temporary impacts to annual brome grassland would occur from construction of the "French drain", retention/detention basin, and installation of utility lines.

With the exception of earthwork for access road improvements, vegetation clearing and ground disturbance related to development of the OASIS facility is proposed to be confined to annual brome grassland habitat, resulting in 2.26 acres of permanent direct impacts to annual brome grassland.

The project's private decomposed granite walking trail on the north side of the development would result in permanent encroachment on approximately 0.03-acres of the 50-foot buffer from the riparian corridor of Orcutt Creek. This private trail (separate from the Class I Bikeway/Orcutt Creek Trail segment) would be located within the OASIS development area.

A segment of the OCP Class I Bikeway and a parallel Orcutt Creek Trail segment are required to be constructed as part of the OASIS project. Between Foxenwood Lane and the eastern property line of the OASIS property, a Class II Bikeway would be provided within the paved width on both sides of the driveway, and a separated pedestrian path would be located south of the driveway. The pedestrian path south of the driveway is proposed to serve as the pedestrian component of the Orcutt Creek Trail along the driveway between Foxenwood Lane and OASIS' eastern property line.

At OASIS' eastern property line, the driveway's Class II bikeway and adjacent pedestrian trail would merge and become the Orcutt Creek Trail//Class I Bikeway, running north, generally along the eastern property line and then west, south of Orcutt Creek, generally following OASIS' northern property line. The bikeway/trail would remain outside of the riparian canopy and riparian buffer.. (see Figure 4.3-7 *Preliminary Grading Plan Excerpt* and Figure 2-17 *Overall Site Plan*).

The current preliminary grading plan (Figure 4.3-7 *Preliminary Grading Plan Excerpt*) identifies grading (and resulting vegetation removal) on the slope north of the access road. Grading would extend into the riparian canopy, just west of Foxenwood Lane, which is expected to include removal of riparian vegetation, and potentially including native trees. In addition to grading on the OASIS property, grading for the access road is identified on APN 105-020-041 (S. LeBard), within the Foxenwood Lane right of way, on APN 105-020-053 (S. LeBard), extending to the tip of APN 105-020-018 (not a part, owner V. Lee).

The applicant submitted revised plans with changes to the proposed easement for the multi-use Orcutt Creek Trail. The revised main easement route continues to generally follow OASIS' eastern and northern property lines. This easement width increased, from 12 feet to 25 feet, consistent Draft EIR Section 4.11 (Open Space and Recreation) mitigation. The revised plans also include a new 25-foot, U-shaped, multi-use trail easement on the LeBard open space parcel to the east of OASIS. The LeBard property is comprised of APNs 105-020-052, -053, together one legal lot (Southpoint Estates TM 12,679 oil drilling lot 201). The new U-shaped easement connects to the main trail/bikeway easement at OASIS' southeast corner and near OASIS' northeast corner, where the main trail/bikeway easement turns west. The new easement location complies with OCP DevStd BIO-O-5.3, which requires the Orcutt Creek multi-use trail to be set back a minimum of 50 feet from the outside edge of riparian vegetation or the top-of-bank (whichever is further).

Impact BIO-1: **Special Status Vegetation -The project would not result in significant impacts to unique, rare, or threatened plant species or non-native vegetation with significant habitat value. (Class III)**

No unique, rare, threatened, or endangered plant species were observed within the Project Area during appropriately timed surveys performed onsite, and the project site does not include non-native vegetation with significant habitat value that would be significantly impacted by project development or long-term operations. Therefore, project grading, construction and long-term operations are not proposed to directly remove or damage sensitive (rare, threatened or endangered) plant species. Therefore, the project would not result in significant impacts to unique, rare, or threatened plant species or non-native vegetation with significant habitat value. (See Impact BIO-2 regarding grading of the access road).

Impact BIO-2: Sensitive Habitat and Oak Trees - The project would result in potentially significant direct (e.g., vegetation removal) and indirect/secondary impacts (e.g., erosion, degraded water quality) to sensitive habitat on Key Site 18, including the Orcutt Creek riparian corridor as well as impacts to individual oak trees. This includes potentially significant impacts if OCP resource protective measures and restoration requirements are not adhered to, including during the construction period, post-construction restoration, and long-term use of the OASIS facility and Class I Bikeway/Orcutt Creek Trail segment. **(Class II)**

Grading for the access road and the additional multi-use trail easement segment on the LeBard open space parcel (APNs 105-020-052, -053) would result in potentially significant biological impacts. These impacts would result from potential removal of/damage to riparian vegetation, and potentially including native trees on the north slope north of the access road and on the south and west sides of Orcutt

Creek along the new multi-use trail alignment. In addition, grading on the slope north of the access road and grading and construction activities associated with installation and long-term maintenance of the paved bikeway and decomposed granite trail on APNs 105-020-052 and -053 would result in potentially significant~~, and~~ erosion/sedimentation/water quality impacts within Orcutt Creek riparian habitat. (As discussed in Section 4.13 Water Resources, Orcutt Creek is designated an impaired water body by the Regional Water Quality Control Board).

If resource protective measures identified in the Orcutt Community Plan are not adhered to, grading, construction activities, and long-term impacts for the proposed OASIS facility in this existing undeveloped open space have the potential to result in significant impacts to sensitive habitats (Orcutt Creek riparian habitat) and direct removal and grading/paving within the critical root zone of native trees. In addition, if grading or construction activities, vehicle/equipment parking, building/paving materials storage, equipment wash-off areas, site runoff, or inadvertent vegetation removal were to occur in (or runoff were to drain to) areas beyond the proposed development footprint, the project would result in potentially significant impacts to Orcutt Creek riparian habitat and native oak trees~~,~~. These impacts would result from ~~due to~~ the potential for removal, disturbance, or a reduction in the extent or quality of native plants and habitat.

Although the oak trees north of Clark Avenue, along the southern perimeter of the OASIS property, are not proposed for removal, the project would result in potentially significant impacts to these trees where grading for the internal roadway would encroach within six feet or less of the driplines of these existing oak trees south and west of the proposed development. In addition, the revised project plans identify a new access and utility easement along the proposed OASIS driveway, connecting with APN 105-020-061 just south of the proposed retention basin. This easement route extends through the tree canopy of oak trees in the OASIS' southeast corner, which could result in future grading and utility trenching and damage or removal of these oak trees.

See discussion of Wildlife Corridor impacts under Impact BIO-5 and Class I Bikeway/Orcutt Creek Trail impacts under Impact BIO-6.

Mitigation measures to address project impacts to sensitive habitats on KS18 are identified in Section 4.3.5.

Impact BIO-3: Special Status Wildlife - Direct and indirect impacts to unique, rare, threatened or endangered wildlife have the potential to occur as a result of the Project. Impacts would potentially occur from grading/ground disturbance, increased human presence (noise, lighting) and activities. (Class II)

One special status bird species, Cooper's hawk, was observed during fieldwork. Four special-status wildlife species, CRLF, western spadefoot toad, SWPT, Blainville's horned lizard, also have limited potential to occur in the Project Area. Although occurrence is not considered to be highly likely, reptile and amphibian species could be impacted during initial clearing and grading, if present within the limits of excavation. Potential impacts to special status wildlife species can be avoided by implementation of mitigation identified later in this section, including pre-construction wildlife surveys, required biological monitoring during development activities, and a nesting bird pre-construction survey. (Also see Impact BIO-5 and BIO-7)

Impact BIO-4: **Nesting Birds - Potentially significant impacts to nesting birds could result if construction occurs during the breeding season (February 1 through August 31) and nests are present. (Class II)**

Direct impacts could occur through inadvertent removal of vegetation supporting active nests. Noise, dust, and general activity associated with construction could result in nest abandonment. With implementation of required mitigation requiring a pre-construction bird survey and establishment of buffers or setbacks from construction activity, impacts to nesting birds can be reduced to less than significant levels. (Also see Impact BIO-5)

Impact BIO-5: **Increased Development/Activity in an Open Space/ Wildlife Corridor - The project would introduce development and human activities into one of the few large urban open spaces/wildlife corridors in the central urban core of Orcutt. (Class I)**

The site is currently part of an approximately 35-acre, undeveloped open space. The OCP identifies the OASIS portion of KS18 for future park/recreation/open space uses including picnic areas, tot lots, passive open space, sport courts, and possibly a small restroom building. As discussed earlier in this section, the existing setting onsite is undeveloped open space with biological resources including Orcutt Creek and its associated riparian corridor, grassland habitat, and a variety of native trees, including oaks. The project does not propose development within the Orcutt Creek riparian corridor, although grading for the new access road would extend into the riparian canopy just west of Foxenwood Lane. The project would result in potentially significant impacts to the existing undeveloped biological setting, from the addition of development and long-term operations, which would fragment the existing, contiguous, approximately 40-acre open space, in proximity to Orcutt Creek. The project would substantially increase human activities on a property that has historically been vacant with limited human activity.

Other impacts would be associated with: the application and transport of fertilizer/herbicides/pesticides used on landscaping; potential planting of invasive plant species, which may impact native species; potential increases in non-native animals onsite (e.g., dogs accompanying their owners) and increased human presence, noise, and night-lighting that may inhibit the numbers, movement and normal activities of wildlife, including disrupting use of Orcutt Creek as a wildlife corridor and reducing wildlife access to adjacent upland habitat.

These impacts would be similar but greater than impacts from developing the site as a public park as envisioned in the OCP. This is because the OASIS project involves more development and resulting ability to support more intensive human activities and uses compared to the park parameters identified in the OCP (e.g., the OCP description for the future Orcutt Creek Park onsite limits structural development to a possible small restroom building). Development of the site as a park also assumed over two acres of creek restoration within the riparian corridor north of the 8.5-acre park site. In addition, the type of park identified for KS18 in the OCP would close at dusk, (C. Garciacelay, County Parks phone call), whereas the OASIS facility is proposed to be available for rentals and OASIS activities until 9:30 P.M. Closure at dusk would reduce impacts associated with human activity, noise, and lighting to wildlife that use the adjacent Orcutt Creek wildlife corridor to forage within the riparian habitat and adjacent upland areas and to move between this and other open spaces. Impacts ~~e~~would be reduced with implementation of mitigation measures identified below in Section 4.3.5, but would remain Class I.

Impact BIO-6 Orcutt Creek Trail/Class I Bikeway: As identified in the OCP EIR, installation and long-term use of the Orcutt Creek Trail/Class I Bikeway would result in potentially significant biological impacts. (Class II)

The project includes installation of a segment of the Orcutt Creek Multi-Use Trail, which includes a paved bikeway (the paved bikeway component is also consistent with the Class I Bikeway shown in this location on the OCP Bikeways Map). The Orcutt Creek Trail requirements, impacts, and mitigation are discussed in the Biological Resources and Recreation sections of the OCP EIR Volume I and the Volume II Mini-EIR for KS18, incorporated herein by reference[2]. OCP EIR general Impacts Bio-8 and Bio-9 identify impacts from the Orcutt Creek Trail/Class I Bikeway. Mitigation measures to address these impacts were incorporated into the OCP, including as Policy BIO-O-5, DevStd BIO-O-5.3 and BIO-O-5.4. The OCP Multi-Use Trail Plan and Trail Siting Guidelines also provide direction regarding trail design.

The OCP EIR identifies impacts from installation and use of the Orcutt Creek Trail. These impacts include introduction of exotic and invasive weed seeds from bicycle tires and footwear, disruption of animal breeding and foraging behaviors and movement through human disturbance and the presence of artificial light, and habitat degradation due to accumulation of litter and trampling of native habitat. Potential direct mortality to wildlife may also occur with increased presence of domestic animals, particularly dogs, and removal of native riparian vegetation. The above-noted policy, development standards, and guidelines would apply and would minimize the removal of riparian vegetation associated with the construction of the multi-use trail and help limit indirect impacts from increased recreational use and access through interpretive signage. However if the OCP resource protective measures applicable to the trail (minimize vegetation removal, incorporate plantings on both sides of the trail to buffer human, pet activity, ensure lighting is minimized/directed away from the creek corridor, etc.) are not adhered to during installation and long-term use, and if there is not adequate monitoring for compliance during installation, impacts related to the development and use of the trail would be potentially significant.

The proposed bikeway/trail location and design do not accommodate space for riparian restoration plantings to serve as a buffer between the edge of existing native vegetation and the bicycle path/trail, as identified in the OCP.

In addition, the final location of the trail/bikeway is subject to change, subject to mitigation identified in Section 4.11 (Recreation and Open Space). Biological impacts associated with the trail/bikeway would be potentially significant but mitigable with implementation of mitigation identified in Section 4.3.5 (Class II).

CUMULATIVE IMPACTS

As discussed in Section 4.3.3 (Previous Environmental Review), the findings for adoption of the OCP (Appendix C) conclude that buildout of the OCP would result in significant unavoidable impacts to biological resources. This includes impacts from conversion of open space to urban uses, and loss, fragmentation and degradation of habitat areas from urbanization of the Orcutt area. The findings also identify that the OCP's policies, programs, actions, and development standards regarding biological resources and measures in other sections of the OCP, especially Open Space, provide partial mitigation of significant impacts to biological resources. The OASIS property comprises approximately 15 percent of the KS18/Southpoint Estates open space and a smaller percentage (0.5-2.0 percent) of the total area identified for open space and parks in the Orcutt Planning Area. (See Figure 3-1b, OCP Open Space Area Map and Figure 3-1c, OCP Parks Recreation and Trails Map). The proposed project

[2] These documents are available online at the County's website, sbcountyplanning.org and at Planning & Development offices at 624 W. Foster Road in Santa Maria and 123 E. Anapamu Street in Santa Barbara. Links to these documents are also available on the OASIS project webpage http://www.countyofsb.org/plndev/projects/oasiscenter.sbc .

would result in development of an area specifically set aside for open space and low intensity recreation, in an otherwise developed portion of the Orcutt Planning Area. This area was set aside, in part, to reduce identified impacts to biological resources by preserving and protecting a contiguous band of open space. This open space runs along Orcutt Creek, which serves as a wildlife corridor, providing connections between habitat areas across the Orcutt planning area. The proposed development would increase habitat fragmentation of the KS18 open space, compared to the open space and potential public park envisioned for the property in the OCP, without provision of offsetting open space land with biological resources elsewhere in the planning area. Therefore, the project would exacerbate and contribute considerably to the previously identified significant impacts to biological resources from OCP buildout. (Class I)

Other Permit Requests

It is not known how many other undeveloped open spaces in the Orcutt area and larger unincorporated area are subject to conditions of approval that are similar to the conditions of the Southpoint Estates subdivisions (TM 12,679 and TM 13,345) and Southpoint Estates Rezone Ordinance (Ordinance #3106). The Southpoint Estate (SPE) conditions, which apply to all of the SPE lots (current APNs 105-020-060, -061, -062, -063, -064, -065, -068, -069, and -070), restrict use of these properties to open space and noncommercial recreational uses and require the properties' development rights be dedicated to the County. In addition the OCP limits the use of these parcels and the adjacent SPE oil drilling lot 201 (current APNs 105-020-052, -053) to open space, with the acreage south of Orcutt Creek also designated for a future public park. Approval of the General Plan Amendment components, Recorded Map Modifications and Government Code 65402 Consistency request for OASIS to acquire the development rights to the property from the County may encourage similar requests for the other Southpoint Estates (KS18) open space parcels, as well as for other designated open space parcels in the Orcutt area or elsewhere in the County. Such requests would be subject to separate environmental review and discretionary review. Approval of such requests would increase the development potential of additional open space areas, which were set aside as part of past land use decisions for the purpose of preserving resources and offsetting various environmental impacts of development projects, including impacts to biological resources. The amount and types of increased development that could result from similar requests throughout the County's unincorporated area are not specifically known. However, increased conversion of designated open space lands to development could result in increased biological impacts, including direct and indirect impacts and further fragmentation of sensitive habitats. Such impacts could result from a variety of development related activities, including, but not limited to tree removal, construction of bridges, increased human activity/disturbance to wildlife species, vegetation management for fire clearance from new structures in areas with sensitive plant species, etc.). The potential for impacts to biological resources would depend on the project details (type, size, location, etc.), the specific resources in the area to be converted, as well as biological resources present on adjoining lands, which could be impacted by the development. (Also see Section 6.1, Growth Inducing Effects).

4.3.5 MITIGATION MEASURES

The following mitigation measures are required to reduce potentially significant biological impacts.

BIO-1 Special – General Bio Protection: The following measures shall be implemented to minimize impacts to biological resources**. PLAN REQUIREMENTS AND TIMING:** These measures shall be adhered to during site preparation and construction activities:

a) All construction equipment shall be limited to the use of designated access roads, staging areas, and/or previously identified work areas shown on the project plans.
b) Exclusionary fencing shall be erected at the boundaries of the Project limits of work (all

earth disturbance and construction activities) to avoid equipment and human intrusion into adjacent native habitats (i.e., oak trees and the riparian corridor of Orcutt Creek). The fencing shall remain in place throughout the duration of construction activities.

c) All motorized equipment used at the Project Area shall ~~be~~be maintained in proper working condition and shall be free of drips and leaks of coolant, hydraulic, and petroleum products. No equipment shall be used in the Project Area unless such equipment is free of leaks and drips.
d) A spill prevention and clean-up kit (including socks, absorbent pads, kitty litter, broom, dustpan, shovel, and container for dirty absorbent material) shall be available on-site for immediate use in case of an accidental spill. Any equipment or vehicles driven and/or operated adjacent to Orcutt Creek shall be checked and maintained daily to prevent leaks of materials that if introduced to water could be deleterious to aquatic life. Service and refueling activities shall not occur within 100 feet of Orcutt Creek.
e) Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. Water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease unless mandatory drought restrictions limit use of water for this purpose The construction area shall be wet down after work is completed for the day and whenever wind exceeds 15 mph.
f) Erosion control measures (e.g., which may include silt fencing, jute netting, straw bales) shall be used throughout all phases of construction where sediment runoff from exposed soils could enter Orcutt Creek
g) Construction material shall be stockpiled in upland habitat at least 100 feet from Orcutt Creek. BMPs (e.g., silt fencing, straw wattles) shall be installed between the work area and the riparian corridor of Orcutt Creek to ensure sediment runoff from the work area does not enter the creek. Unattended soil stockpiles shall be covered.
h) Trash and food items shall be kept in closed containers and removed daily.
i) Open excavations shall be covered at the end of each work day. If this is not feasible, escape ramps shall be installed in the pits to ensure no entrapment of animals occur.

MONITORING: P&D shall site inspect for compliance during the grading and construction period and shall respond to complaints.

BIO-2 Special- Special Status Species Survey: A County-qualified biologist shall conduct a pre-construction survey of the Project Area for CRLF, western spadefoot toad, Blainville's horned lizard, and SWPT. **PLAN REQUIREMENTS AND TIMING**: The survey shall be performed 7-10 days prior to the onset of grubbing and grading. No state or federally listed species shall be handled without the approval of the USFWS and/or CDFW. Any specimens found (with the exception of CRLF) shall be captured and relocated to suitable habitat within KS18 (per USFWS and/or CDFW direction). If CRLF is present with the work area, (considered highly unlikely) the USFWS and CDFW shall be consulted regarding any necessary avoidance measures (e.g. morning inspections of the work area, installation of exclusion barriers around active work zones). **MONITORING**: P&D Compliance staff shall ensure proof of pre-construction survey and any actions necessary based on the results of the survey.

BIO-3 Special – Worker Orientation: Worker Orientation regarding biological protection measures during site preparation and construction shall be required. **PLAN REQUIREMENTS AND TIMING**: Prior to the start of work, a County-approved biologist shall oversee worker orientation for all construction contractors (including site supervisors, equipment operators, and laborers) which emphasizes the presence of special-status species within or adjacent to the Project Area, identification of those species, their habitat requirements, applicable regulatory policies and provisions regarding their protection, measures being implemented to avoid and/or minimize impacts, and penalties for noncompliance shall be conducted. This orientation may be done as part of the standard pre-construction meeting. If new members of the crew arrive after the initial orientation meeting or have otherwise not received the orientation, they shall attend a subsequent training prior to working on the job. No staging of equipment or construction supplies shall occur prior to orientation. **MONITORING**: P&D Compliance staff shall confirm with applicant implementation of worker orientation and procedure for all employees to receive the orientation prior to commencement of grading and construction.

BIO-4 Special- Biological Monitor: A County-approved biological monitor shall monitor earthwork activities (e.g., grading, trenching) within 100 feet of the outer edge of Orcutt Creek riparian canopy, including but not limited to all grading on the slope north of the access road, for the trail/bikeway, and for the sewer line extension to the Laguna County Sanitation District manhole. The monitor shall also monitor other grading and construction activities, as necessary, throughout the construction period to ensure compliance site-wide with the biological protection mitigation measures listed in this section (4.3.5). Work shall be stopped, if necessary, or modified to protect wildlife and other biological resources, or if violations of laws or permit conditions are observed. Duties include the responsibility to ensure all aspects of the approved biological mitigation measures are carried out per County requirements and that USFWS and/or CDFW are notified of the presence of any listed species. To the extent practical, common wildlife species entering the construction zone shall be captured and relocated to suitable habitat. Any special-status wildlife species observed in the Project Area shall not be physically relocated without permission from the CDFW or the USFWS, as appropriate. **PLAN REQUIREMENTS AND TIMING**: The applicant shall fund the biological monitor prior to zoning clearance. The biological monitor, in consultation with P&D, shall determine necessary frequency and duration of onsite monitoring (except for required monitoring for all grading/construction activities on the slope north of the access road and for trenching of the sewer line extension near Orcutt Creek). The County-approved biological monitor shall oversee and survey the work areas prior to activities commencing and shall maintain notes regarding monitoring activities, which shall be available to P&D compliance staff upon request. **MONITORING**: P&D shall confirm applicant funding for biological monitor tasks prior to zoning clearance P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

BIO-5 Tree Protection without a Tree Protection Plan *(BIO-1).* All grading, trenching, ground disturbance, construction activities and structural development shall occur beyond six feet of the dripline of all native trees, unless otherwise identified on the approved Development Plan exhibits.

a) Prior to zoning clearance for all grading or construction, all native trees proposed for retention as shown on the project plans shall be fenced at least six feet beyond the dripline as shown on the approved Development Plan exhibits. If six feet cannot be accommodated the fencing shall be placed as far away as possible from the tree trunk. If earthwork will impact more than 20% of the tree canopy, the restoration/landscape plan shall incorporate 10:1 replacement of the tree. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every six feet. The Owner/Applicant shall place signs stating "tree protection area" at 15 foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities.

b) Tree removal and grading within the critical root zone of any native trees shall be limited to removal/critical root zone disturbance identified on the approved plans. No other tree removal or grading is authorized by this permit. However, any unanticipated damage to trees or sensitive habitats from construction activities shall be mitigated in a manner approved by P&D. This mitigation shall include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consulting biologist or arborist to assess damage and recommend mitigation for P&D approval. The required mitigation shall be done under the direction of P&D prior to any further work occurring onsite. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and confirmation of such installation and maintenance.

c) To help ensure the long term survival of native trees, no permanent irrigation systems are permitted within six feet of the dripline of native trees unless the trees were not naturally occurring (were planted and have been irrigated as landscape trees). Any landscaping must be of compatible species requiring minimal irrigation. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.

PLAN REQUIREMENTS: Fencing shall be graphically depicted on project plans. **TIMING**: This condition shall be printed on project plans submitted for zoning approval, and installed prior to Grading or Building Permit issuance. **MONITORING**: P&D compliance monitoring staff shall review plans and confirm fence installation. P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

BIO-6 Special -Nesting Birds Preconstruction Surveys. For construction activities occurring during the nesting season (generally February 1 - September 15), surveys for nesting birds covered by the California Fish and Game Code and the Migratory Bird Treaty Act shall be conducted by a qualified biologist no more than 30 days prior to vegetation removal. The survey area for all nesting bird and raptor species shall include the disturbance footprint plus a 300-foot buffer. If active nests (nests with eggs or chicks) are located, the qualified biologist shall establish an appropriate avoidance buffer ranging from 50 to 300 feet based on the species biology and the current and anticipated disturbance levels occurring in vicinity of the nest. The objective of the buffer shall be to reduce disturbance of nesting birds. All buffers shall be marked using high-visibility flagging or fencing acceptable to P&D, and, unless approved by the qualified biologist, no construction activities shall be allowed within the buffers until the young have fledged from the nest or the nest fails.

PLAN REQUIREMENTS and TIMING: The Owner/Applicant shall submit survey(s) and identification of buffer areas, if determined necessary (on plans and marked in field) for P&D review and approval prior to commencement of construction. Any required flagging/fencing shall remain in place until applicable construction activities are complete. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff (and/or County-contracted biological monitor) that any necessary buffer areas are protected (flagging/fencing acceptable to P&D) before initiation of grading/construction through project completion/final sign-off.

BIO-7 Tree Planting and Maintenance *(Bio-5).* The Owner/Applicant shall plant 10 oak trees obtained from locally occurring saplings or seed stock for every oak tree removed, relocated or damaged. The trees shall be planted, gopher fenced and irrigated (drip irrigation on a time) as part of the creek riparian area restoration plan for a five-year maintenance as identified in the related habitat restoration plan mitigation measure. If the trees will be planted within the project landscaped area, the maintenance period can be reduced to three-years as the trees would have access to supplemental irrigation after the minimum maintenance period, whereas plantings in the restoration area will not have access to long-term supplemental irrigation. **PLAN REQUIREMENTS:** This requirement shall be shown on the creek riparian restoration plan and landscape plan if applicable to be reviewed and approved by P&D. **TIMING:** A performance security shall be required prior to zoning clearance. Prior to final inspection, trees shall be planted, fenced and irrigated. **MONITORING**: P&D compliance monitoring staff shall ensure tree installation and maintenance. Performance security release requires P&D staff sign-off.

BIO-8 **Bio-07 Habitat Setback** *(Bio-7).* With the exception of Orcutt Creek Trail/Class I Bikeway installation/use and restoration activities, all ground disturbances, vegetation removal, landscaping, parking, development, OASIS programs and activities, and rentals/special events shall be restricted to the areas identified on the approved Development Plan exhibits. The final grading plan shall minimize grading on the slope north of the access road and any grading approved within 100 feet of Orcutt Creek (e.g., for the trail/bikeway) to the greatest degree feasible. Earth disturbance associated with the proposed access road improvements shall be restricted to the Foxenwood Lane right of way and APNs 105-020-063, -041, and -053. If grading is proposed to extend onto adjacent APN 105-020-018 (Lee), such change to the grading plan shall require sign off from that property owner and additional environmental review. Restoration plantings shall be required to offset vegetation removal or grading (proposed or unintentional) within 50 feet of the edge of riparian habitat. The exception to this is grading within the graded footprint of the ~~area covered by~~ the existing dirt access road.

a) Construction Period Fencing and erosion control materials/methods (type and location acceptable to P&D) shall be shown on grading plans and shall be installed prior to any earth movement to ensure excavation work within or adjacent to sensitive habitats including native trees and riparian habitat shall be avoided to the maximum extent feasible. Where excavation must be performed within sensitive areas (as determined by P&D), the biological monitor shall be present. In addition, the work shall be performed with hand tools only. If the use of hand tools is deemed infeasible by P&D, excavation work may be authorized by P&D to be completed with rubber-tired construction equipment weighing five tons or less. If significant large rocks are present, or if spoil placement will impact surrounding trees, then a small tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by P&D staff.

b) Long-Term: The boundaries of the OASIS development and parking areas shall be visually delineated with a combination of fencing, vegetation, and/or other features (e.g., rock) acceptable to P&D before final sign-off/occupancy clearance to facilitate compliance with this condition.

MONITORING: P&D compliance monitoring staff shall ensure compliance throughout construction and shall respond to any complaints during operational phase.

BIO-9 Storm Water BMPs *(Bio-10).* To minimize pollutants impacting downstream waterbodies or habitat, the parking area, driveway, and paved bikeway and parallel trail shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as landscaped areas for infiltration (vegetated filter strips, bioswales, or bioretention areas with compatible native species), designed in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Stormwater Quality Association) or other County approved method shall be installed to intercept and remove pollutants prior to discharging to the storm drain system. The BMPs selected shall be maintained in working order. The landowner is responsible for the maintenance and operation of all improvements and shall maintain annual maintenance records. A maintenance program shall be specified in an inspection and maintenance plan and include maintenance inspections at least once a year. Long term maintenance shall be the responsibility of the landowner. The landowner shall submit the plans and a copy of the long-term maintenance program document to P&D and Public Works, Water Resources Division staff for review and approval prior to approval of zoning clearance. The long term maintenance program shall be recorded. BMP maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once a year and retain proof of inspections. **PLAN REQUIREMENTS**: The BMPs shall be described and detailed on the site, grading and drainage and landscape plans, and depicted graphically. The location and type of BMP shall be shown on the site, building and grading plans. **TIMING**: The plans and maintenance program shall be submitted to P&D for approval prior to zoning clearance. **MONITORING:** P&D compliance monitoring staff shall ensure compliance prior to and throughout construction and shall inspect for installation prior to Final Building Inspection. The landowner shall make annual maintenance records available for review by P&D and Public Works upon request.

BIO-10 Compliance with Mitigation Measure VIS-7 (Landscape/Irrigation/Restoration Plan).

BIO-11 Eliminated.

BIO-12 Habitat Restoration *(Bio-12).* The Owner/Applicant shall submit for P&D approval of a Creek Riparian Area Buffer Restoration Plan prepared by a P&D-approved biologist and designed to provide a buffer for increased development and activities adjacent to Orcutt Creek, consistent with the Orcutt Community Plan (OCP), including direction regarding creek buffer plantings in the OCP Biological Resources and Parks, Recreation and Trails sections. The restoration plantings shall take into consideration the proposed location of the future Orcutt Creek Multi-Use Trail (including Class I bikeway) proposed as part of the project and future segments of the trail connecting to Broadway. ~~and the tentative trail location.~~ The approved location of the OASIS trail/bikeway easement shall be included on the restoration plans. The applicant may choose to combine the Restoration Plan with the Landscape Plan and/or plans for the portion of the Orcutt Creek Trail that crosses the project parcels. If combined with the Landscape Plan, the installation security shall separately ~~only need to~~ cover the Restoration component of the plan. The Restoration Plan shall include the following components:

a) Plantings shall be with compatible native riparian species.
b) Species shall be from locally obtained plants and seed stock.
c) The new plantings shall be irrigated with drip irrigation on a timer, and shall be weaned off of irrigation over a period of not less than two ~~to three~~ years ~~time~~ sufficient to ensure plantings remain successful a minimum of one year following cessation of supplemental irrigation. Plantings must be established without irrigation for a minimum period of one year. The maintenance period shall be extended beyond the minimum ~~three~~ five year period, if needed, to accommodate this requirement for success of plantings for a minimum period of one year after cessation of supplemental irrigation.
d) The creek area shall be fenced (or other method acceptable to P&D) at the limits of disturbance during grading and construction activities and shall be protected to the extent necessary (as determined by P&D and the plan biologist during restoration activities to ensure success of the restoration plan).
e) If it becomes necessary (as authorized by P&D) to disturb or remove any plants w/in the habitat area, a P&D-approved biologist shall monitor and direct the work. Where feasible, specimens shall be boxed and replanted. If a P&D-approved biologist certifies that it is not feasible to replant, plants shall be replaced at a minimum using the standards of P&D's standard Habitat Restoration Plan and under the direction of the P&D-approved biologist.
f) A plan shall be included for removal of non-native invasive species in the buffer area between the project development and the creek.

Plan Requirements: Include applicable components of the plan in the Landscape and Irrigation Plans if not proposed as a combined Landscape/Restoration Plan. **Timing**: Plans shall be submitted for review and approval by P&D prior to zoning clearance and the Owner/Applicant shall post a performance security to ensure installation prior to Final Building Inspection and maintenance for three years. The landowner shall maintain the plants and irrigation for ~~three~~ five years following Final Building Inspection or until successful establishment of restoration plantings for a minimum of one year following cessation of supplemental irrigation, whichever is greater. **MONITORING**: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required components of the approved plan(s) are in place as required prior to Final Inspection Clearance. P&D compliance monitoring staff signature is required to release the installation security for the restoration plantings upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of this plan. Successful implementation includes monitoring report confirming successful establishment after cessation of supplemental irrigation. If replanting and/or an extended supplemental irrigation period is necessary to ensure successful establishment, this will extend the minimum maintenance period. Restoration plantings

must be established for at least one year after cessation of irrigation because, unlike landscaping near buildings, restoration plants will not have long-term irrigation.

BIO-13 Use Natives *(Bio-12).* Landscaping between Orcutt Creek and the project development, within the parking areas, and along the access road shall be with native plants. Plantings within 100 feet of Orcutt Creek shall be plants or seed stocks from locally obtained sources. Compatible, non-invasive drought tolerant plant species may be used in the lawn area to the west of the proposed buildings and adjacent to structures. **PLAN REQUIREMENTS**: The Owner/Applicant shall incorporate this requirement into a landscape plan to be prepared by a P&D approved landscape architect or arborist. The landscape plan can be combined with the restoration plan, although the restoration plan is subject to additional requirements. **TIMING**: The landscape plan shall be reviewed and approved by P&D prior to zoning clearance. Landscaping shall be installed prior to Final Building Inspection. **MONITORING**: The landscape architect or arborist shall verify to P&D compliance monitoring staff, in writing, using receipts, etc., the use of native seed stock on the property prior to release of performance security

BIO-14 Equipment Washout-Construction *(Bio-20a).* The Owner/Applicant shall designate one or more washout areas for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in these areas and removed from the site at intervals sufficient to ensure adequate capacity is maintained onsite. The areas shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **PLAN REQUIREMENTS**: The Owner/Applicant shall designate the P&D approved location on all grading and building permits. **TIMING**: The Owner/Applicant shall install and sign the area prior to commencement of construction. **MONITORING**: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

BIO-15 Special- Trails. Design of the Orcutt Creek Trail (including Class I Bikeway) shall be designed to minimize removal of native vegetation and to minimize erosion that could impact Orcutt Creek water quality or the creek banks. In addition, either the trail or the project layout shall be revised to accommodate restoration plantings between the trail/bikeway and Orcutt Creek consistent with OCP DevStd BIO-O-5.3 and DevStd KS 18-4. Prior to approving the final trail alignment, the proposed trail route shall be surveyed by a qualified botanist. The botanist, in consultation with P&D, shall reroute the trail/bikeway alignment to avoid sensitive species where feasible. The final trail/bikeway alignment shall be approved by P&D, Public Works (Bikeway component), Flood Control and the Community Services, Parks Division prior to issuance of Zoning Clearance. Signage shall be included in the trail design, providing educational and interpretive information. (The trail location shall also be consistent with the requirements of Mitigation Rec-1 in Section 4.11.5). **PLAN REQUIREMENTS**: The Owner/Applicant shall submit the proposed trail/bikeway plan for County review and approval prior to zoning clearance. The Owner/Applicant shall coordinate with P&D prior to finalizing the proposed trail/bikeway design to ensure coordination with botanist reviewing trail route and other County departments (Flood Control, Public Works, Parks). The proposed restoration/buffer plantings on both sides of the trail/bikeway shall be included with the proposed trail/bikeway plans. **TIMING**: The Owner/Applicant shall install the trail/bikeway and associated restoration/buffer plantings concurrent with development and prior to final occupancy inspection. Financial sureties for installation of the trail/bikeway and restoration plantings and a ~~5~~3-year maintenance period shall be required prior to zoning clearance. (Also see requirements for success of plantings after cessation of supplemental irrigation in MM# BIO-12). The restoration component may be combined with the landscape plan or other project related restoration plan (e.g., north slope of access road). **MONITORING**: P&D compliance staff shall ensure compliance prior to and throughout construction and trail installation.

BIO-16 Fence Design *(Bio-3d).* Project fencing for accessory components (i.e. roads, trail, etc.) shall be designed to minimize impacts to wildlife. Fencing shall not block wildlife movement. Where fencing is required for public safety concerns, the fence shall be designed to permit wildlife movement by incorporating design features such as:

a) A minimum 18 inches between the ground and the bottom of the fence to provide clearance for small animals;
b) A minimum 12 inches between the top two wires, or top the fence with a wooden rail, mesh, or chain link instead of wire to prevent animals from becoming entangled; and
c) If privacy fencing is required near open space areas, openings at the bottom of the fence measure at least 16 inches in diameter shall be installed at reasonable intervals to allow wildlife movement.

Plan Requirements and Timing. Grading and building plans shall include the above measures and shall be submitted to P&D for review and approval prior to issuance of land use clearance for grading and subdivision improvements. The information brochure shall be submitted to P&D for review and approval prior to zoning clearance for the first residence. **Monitoring:** P&D shall site inspect upon completion of construction.

BIO-17 Lighting Plan (Bio-3e, *modification of OCP EIR Mitigation Measure KS3- BIO-6*)**.** The applicant shall develop a lighting plan for the entire development that shall minimize visibility of night-lighting and light pollution outside of the immediate development and parking areas, especially within 100 feet of open space areas. All exterior lighting features shall include installation of hoods and special attention shall be given to "spill-over" into adjacent habitat areas. Night lighting of public areas shall be kept at the minimum necessary for safety purposes. Excessive night lighting shall not be permitted within 100 feet of open space areas. No lighting shall be included along the multi-use trail along Orcutt Creek unless required by the County for safety purposes~~.~~ and any required trail/bikeway lighting shall include the minimum number of locations, height, intensity, and extent of illumination deemed necessary by the County for safety purposes. Use of high-intensity lights, including but not limited to floodlights, shall be prohibited onsite and dark sky fixtures shall be specified on the lighting plan. **Plan Requirements and Timing.** The applicant shall submit the Lighting Plan to Planning and Development (P&D) for review and approval prior to Zoning Clearance. **Monitoring.** P&D shall site inspect all exterior light fixtures after installation and shall respond to complaints to ensure compliance.

BIO-18 Fish and Wildlife *(Bio-08).* No alteration to stream channels or banks shall be permitted (no Zoning Clearance shall be issued) until the Owner/Applicant demonstrates receipt of all authorizations from the California Department of Fish and Wildlife, Regional Water Quality Control Board and/or federal agencies for any planned alteration to stream channels or banks, (e.g., grading on the slope north of the proposed access drive and for the proposed trail/bikeway).

BIO-19 Threatened and Endangered Species Approvals *(Bio-9a):* The permittee shall obtain all necessary approvals from the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, and/or National Marine Fisheries Service, including an Incidental Take Permit and/or Habitat Conservation Plan for Cooper's Hawk, California red-legged frog, western spadefoot toad, southwestern pond turtle, and Blainville's horned lizard, if required, prior to Zoning Clearance. **TIMING** Permittee shall provide to P&D copies of approvals obtained from CDFW, FWS and/or NMFS or confirmation that no permit is required prior to issuance of Zoning Clearance. **MONITORING:** Permittee shall provide to P&D copies of approvals from CDFW, FWS and/or NMFS. P&D staff shall confirm receipt of any necessary approvals prior to issuance of Zoning Clearance.

Recommended Mitigation: The following mitigation measure is not required to reduce an identified significant biological impact, but is recommended to avoid adverse, less than signficant wildlife impacts:

BIO-20 Special Food Cleanup: In order to minimize wildlife scavenging and interactions in the development areas, activities involving food preparation, meals, etc. shall ensure that outdoor eating and food preparation areas are maintained and trash disposed of on a daily to avoid nuisance complaints/conflicts with wildlife scavenging for food.

SIGNIFICANCE AFTER MITIGATION

Impact BIO-1: Special Status Vegetation -The project would not result in significant impacts to unique, rare, or threatened plant species or non-native vegetation with significant habitat value. (Class III)

No mitigation is required to reduce impacts to less than significant levels (Class III).

Impact BIO-2: Sensitive Habitat and Oak Trees - The project would result in potentially significant direct (e.g., vegetation removal) and indirect/secondary impacts (e.g., erosion, degraded water quality) to sensitive habitat on Key Site 18, including the Orcutt Creek riparian corridor as well as impacts to individual oak trees. This includes potentially significant impacts if OCP resource protective measures and restoration requirements are not adhered to, including during the construction period, post-construction restoration, and long-term use of the OASIS facility and Class I Bikeway/Orcutt Creek Trail segment. (Class II)

Impact BIO-2 would be mitigated to a less than significant level by implementation of Mitigation Measures BIO-1, BIO-3 through BIO-19 (Class II).

Impact BIO-3: Special Status Wildlife - Direct and indirect impacts to unique, rare, threatened or endangered wildlife have the potential to occur as a result of the Project. Impacts would potentially occur from grading/ground disturbance, increased human presence (noise, lighting) and activities. (Class II)

Impact BIO-4: Nesting Birds - Potentially significant impacts to nesting birds could result if construction occurs during the breeding season (February 1 through August 31) and nests are present. (Class II)

Impacts BIO-3 and BIO-4 would be mitigated to less than significant levels by implementation of Mitigation Measures BIO-2, BIO-4, BIO-6, which require pre-construction wildlife and nesting bird surveys and biological monitoring and BIO-18 to BIO-19 which require permits (or confirmation that no permits are needed), from resource agencies with jurisdiction over protection of special status wildlife (Class II)

Impact BIO-5: Increased Development/Activity in an Open Space/ Wildlife Corridor - The project would introduce development and human activities into one of the few large urban open spaces/wildlife corridors in the central urban core of Orcutt. (Class I)

Impact BIO-5 would be partially reduced by implementation of Mitigation Measures BIO-1 and BIO-3 through BIO-19. The project would convert OCP designated open space/park land and increase and intensify allowable development and activities on the OASIS portion of KS18, which was designated for open space/park land to mitigate impacts from loss of open space to cumulative development. In addition, the project would not restore over two acres of Orcutt Creek, which is assumed in the OCP as part of developing a future park onsite, to improve the buffer between the Orcutt Creek riparian habitat/wildlife corridor and increased human activity from a park and the OCP identified trail/bikeway (as well as the proposed OASIS development). Therefore, impacts would be partially mitigated but would remain significant and unavoidable unless offsetting open space land, funds for offsetting open space land or a restoration plan is incorporated into the project, which includes the two acres assumed in the OCP plus additional restoration area to offset impacts from increased development/activities associated with the OASIS project. (Class I)

Impact BIO-6 Orcutt Creek Trail/Class I Bikeway: As identified in the OCP EIR, installation and long-term use of the Orcutt Creek Trail/Class I Bikeway and new U-shaped trail/bikeway segment would result in potentially significant biological impacts. (Class II)

Impact BIO-6 would be mitigated to a less than significant level by implementation of Mitigation Measures BIO-1 through BIO-19. (Class II)

Cumulative Biological Impacts: The project would develop an area set aside, in part, to reduce identified impacts to biological resources by preserving and protecting a contiguous band of open space. The project would increase habitat fragmentation of the KS18 open space, compared to the open space and potential public park envisioned for the property in the OCP, without provision of offsetting open space land with biological resources elsewhere in the planning area. Therefore, the project would exacerbate the previously identified significant impacts to biological resources from OCP buildout. (Class I)

Cumulative Impact: Mitigation measures BIO-1 through BIO-19 above would reduce projects impacts to biological resources. However, the project would convert a part of the contiguous KS18 open space, which was restricted from development as part of the OCP Open Space Plan, in part, to partially mitigate significant and unavoidable biological impacts from OCP buildout. The project would convert a portion of this contiguous open space to development, further fragmenting remaining open space and habitat along the Orcutt Creek corridor. Therefore, the project would exacerbate the Class I biological impacts identified in the OCP from OCP buildout.

4.4 CULTURAL RESOURCES

4.4.1 PROJECT AREA SETTING

The Orcutt area setting discussion below is taken from the Orcutt Community Plan (OCP) EIR, Volume I, Sections 5.7 (*Archaeological Resources)* and 5.8 (*Historic Resources*), incorporated herein by reference. The OCP EIR (95-EIR-01, State Clearinghouse No. 95031055) is available for review online or at Santa Barbara County's North and South County Planning & Development offices:

- https://cosantabarbara.app.box.com/s/r2fr8dq9fgxa7shv8xykxfym5p1mas90
- Planning & Development office, 624 W. Foster Road, Santa Maria, 805-934-6250
- Planning & Development office, 123 E. Anapamu Street, Santa Barbara, 805-568-2000

The prehistory of western Santa Barbara County chronicles the evolution of several major periods of human occupation in North America. Native American Indians are thought to have inhabited the region for at least 9,500 years (Spanne, 1989). Scholars divide the archaeological prehistory of Santa Barbara County into four stages: the Paleo-Indian phase, the Early Period, the Middle Period, and the Late Period. The Paleo-Indian phase began when humans first entered the area, probably around 10,000 years ago, and lasted until the end of the Pleistocene era around 7,500 years ago. No records of these occupations exist in the Santa Barbara Channel mainland, probably due to post-Pleistocene elevated sea levels which could have washed away or buried any evidence. The Early Period lasted from 7,500 years ago until 300 B.C. The use of the midden stone in food processing characterizes this period. The Middle Period, which occurred between 300 B.C. and 1000 A.D., was characterized by the use of fish hooks and expanded trade. The Late Period began around 1100 A.D. and is commonly known as the Chumash period, due to the formulation of the complex Chumash culture, including the development of materialism, the use of social, political, and economic rules and organization, and major expansion and exploitation of the area during this time (Dames and Moore, 1987).

The Orcutt Planning Area was part of the territory of the Purismeno branch of Chumash speaking people, and was probably inhabited thousands of years earlier by their ancestors or other peoples (Kroeber, 1925). The Chumash were hunter-gatherers who occupied the coastline, adjacent interior, and offshore islands of California from Malibu up to San Luis Obispo. At the time of early Spanish exploration in this area, the Chumash occupied two villages in the vicinity of the present-day community of Orcutt. These were the villages of 'Ahwapsh ("in the nettles") and 'Anaquwuk (no translation) (Applegate, 1975). Both are presumed to have been located along Orcutt Creek or Solomon Creek (Spanne, 1989). The Chumash culture quickly entered a state of decline with the mission recruitment program of the Spaniards beginning in 1769. Resistance to religious and political conversion was quickly overcome. The introduction of new diseases also took its toll on native populations. By approximately 1850 the Chumash villages were abandoned and their lands completely usurped (Dames and Moore, 1987). Remaining archaeological sites are most often found

in areas with common topographic and geographic features. The general indicators include proximity to water, such as rivers, creeks, lakes, or natural springs, fairly level slopes as on mesas or floodplains, marsh/wetland areas, and drainage confluences. The Orcutt area contains areas which present all of these features, so the undeveloped parcels represent possible sensitivity to archaeological resources. The Casmalia and Solomon Hills, as well as all creek corridors should be considered highly sensitive archaeological regions with the potential for the future discovery of significant cultural resources. Within the Orcutt area, there are four known pre-historic archaeological sites, three mixed archaeological sites (containing both historic and pre-historic resources), and ten known isolated artifacts.

Land grants first appeared near present day Orcutt after the end of the Mexican War in 1821. Three large Ranchos (ranches) were created and deeded by Mexican governors between 1839 and 1844: Ranchos Los Alamos, southeast of Orcutt, Todos Santos y San Antonio, southwest of Orcutt, and Punta de la Laguna, west of Orcutt. Starting in 1848, the California economy and prevalence in the area gradually declined due to several factors: the influx of gold rush immigrants, American acquisition of California from the Treaty of Guadalupe-Hidalgo, and the Lands Act of 1851, which required verification of all Spanish-Mexican claims by the U. S. government. As a result, resentment towards Americans was great within the Californio (Mexican resident) population.

Orcutt: The economic focus of the Orcutt area made a major turn from farming to petroleum development. An important contributor to this shift was William Warren Orcutt, a civil and hydraulic engineer, hired as a geologist for Union Oil in 1898. He became known as the "father of modern oil geology," as is said to be the first person to apply the science of geology to petroleum development. His studies led to the discovery of large petroleum deposits throughout the North County region. The first commercial oil discovery in Orcutt was made in 1900, followed by a discovery on the north side three years later. By the end of 1903, there were twenty-two oil wells in the Solomon Hills, producing about 8,000 barrels of oil per day. Oil activity in this region became so great that Orcutt selected and planned a townsite in 1904 to serve as a business center for the burgeoning oil industry.

The town was named after Orcutt by E.W. Clark. It soon became the trading and supply center for the North County's Oil District. Orcutt's heyday began in 1904 with "Old Maud," one of the biggest oil wells that anyone had ever seen. By 1906 Orcutt was the largest trading center in the north county, surpassing Santa Maria. Between 1906 and 1920, Orcutt's oil production rose, fed by demand created by U. S. involvement in World War I. Many of the structures built during this period still exist today in Old Town Orcutt. Starting in the early 1920s, Orcutt began to develop its public electrical and sanitation services. However, during this period, the population in Orcutt began to decline as a result of several factors. The end of World War I reduced the demand for food and thus farmers working to produce it. Union Oil adopted new changes in its operation, reducing its work force and causing many families to relocate. Route #2 (now Highway 101) was moved east of town, completely bypassing Orcutt, and there were several destructive fires that plagued the town. These hardships during the 1920s and 1930s caused the center of trade to move north to Santa Maria. The town of Orcutt held on through the Great Depression and exploded again in the early forties during World War II. The oil industry was temporarily stimulated by the war effort, and in the late fifties with the building of Camp Cooke, a U. S. military base, many people moved to the area and the economy

began to boom again. In 1956, Camp Cooke was chosen to become a new missile training center and was renamed Vandenberg Air Force Base in 1958. Many of the Base's families could not be taken in by the town of Lompoc and spread out to other nearby towns, especially Orcutt. Many subdivision projects had already begun to meet the needs of the Base population during the 1950s and 60s. The population grew from 3000 in 1950 to 19,477 in 1970.

4.4.2 PROJECT SITE SETTING

The OCP EIR, Volume II, Key Site 18 (KS18)/Southpoint Mini-EIR describes the physical setting of 39.73-acre, KS18 as basin-shaped with level lower portions, steep slopes on all sides, and thin level areas abutting Clark Avenue. Orcutt Creek traverses KS18 from east to west. The majority of the OASIS portion of KS18 is located on level topography south of Orcutt Creek. Slopes, including areas that exceed 30 percent, are located near OASIS' southern property line, on the hillside north of Clark Avenue. In addition, the eastern section of the proposed driveway from Foxenwood Lane traverses an area with slopes in excess of 30 percent. Soils are primarily Corralitos loamy sand 0-2% slopes1. For more information on soil types and geology on the project site, refer to Section 4.6, (Geologic Processes). Vegetation primarily consists of non-native grasslands, riparian vegetation along Orcutt Creek, isolated oak trees near the base of the slope below Clark Avenue, and eucalyptus trees in the southwestern portion of KS18. For more information on biological resources, refer to Section 4.3, (Biological Resources) of this EIR.

Previous Cultural Resources Studies: The historic information for the OCP EIR was acquired from two documents prepared by the Orcutt Historical Society (Nelson 1987 & Simon 1990). The County conducted a record search at the Central Coast Information Center (CCIC) at UCSB in 1995, and historic records and maps housed at the UCSB Library Maps and Imagery Laboratory were examined. A professional archaeological (historic and prehistoric) field survey was conducted by ISERA Group for the County in June 1995 (page 36). The field survey was conducted by traversing the developable area of certain Key Sites, including KS18, at 15 meter transects, and recording and mapping information about resources that were found. Planning & Development consulted with the CCIC further in 2016 to determine if any new information was available for the property. The 2016 CCIC records search confirmed that two Phase 1 surveys have been performed on the site, including the June 1995 ISERA report, *Phase I Archaeological Survey for the Orcutt Community Plan*, ISERA (page 36) and a report prepared in January 1979 (*Orcutt 13*, Spanne), which included archaeological investigation of the Southpoint Estates subdivision (TM 12,679). These reports are on file at UCSB and are not available to the general public.

Neither study identified significant cultural resources (prehistoric or historic) or uses on KS18.

[1] Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey, https://websoilsurvey.sc.egov.usda.gov/.

4.4.3 REGULATORY SETTING

A cultural resource may be designated as significant by National, State, or local authorities. State historic preservation regulations include the statutes and guidelines contained in CEQA (Public Resources Code Sections 20183.2 and 21084.1 and Section 15064.5 of the CEQA Guidelines). CEQA requires lead agencies to carefully consider the potential effects of a project on historical resources.

California Health and Safety Code, Section 7050.5 and Public Resources Code Sections 5097.94 and 5097.98: These sections govern the disposition of human remains.

The Native American Heritage Commission (NAHC): The NAHC has jurisdiction over human remains.

SB 18 (2004): SB18 amended the California Government Code to require local and tribal intergovernmental consultation when a project involves adoption or amendment of their General Plan. SB 18 requires local governments to notify the appropriate tribal representatives of the opportunity to conduct a consultation with them regarding sacred places located on land that would be affected by adoption/amendment of the proposed General Plan. Local governments must request the contact list for tribal representatives from the Native American Heritage Commission (NAHC). The consultation for SB 18 is a government to government process and must be initiated by the local governmental agency, not the archaeologist working on the project.

Santa Barbara County Land Use and Development Code (LUDC) Section 35.60.040: This section describes the County's resource protection standards that relate to historical and archaeological resources in the inland area as well as the coastal zone. Policies, actions, and development standards related to cultural resources in the Orcutt area are described in Section IV.E of the Orcutt Community Plan (OCP).

4.4.4 PREVIOUS ENVIRONMENTAL REVIEW – OCP EIR

OCP EIR Volume I, Section 5.7 (*Archaeological Resources*) and Section 5.8 (*Historic Resources*) examined the cultural and historical setting of the project region and the potential impacts resulting from development under the OCP. The OCP EIR identified significant impacts to archaeological and historic resources from OCP buildout, including:

- **Impact ARCH-1**: Impacts related to destruction of resources from grading.
- **Impact ARCH-2**: Increased incidents of pilferage and vandalism.
- **Impact ARCH-3**: Cumulative impacts from grading and pilferage/vandalism.
- **Impact HIST-1**: Construction of structures, roads, paths and trails, utility lines, and parks on historic sites could result in destruction of historic resources which is potentially significant.
- **Impact HIST-2**: Development in the Solomon Hills where Old Maud and the Newlove Schoolhouse still stand, and where the remains of former residences lay scattered, could have a potentially significant impact on their integrity by removing them from their historical context or significantly altering their surroundings.
- **Impact HIST-3**: Removal of historically significant and prominent structures in the Old Town would remove the last remaining historical structures that mark the beginning of this community and is a potentially significant impact.
- **Impact HIST-4**: The construction of homes and other structures that are not consistent with the density and style of the remaining historic structures could have a potentially significant impact the historic character of the Old Town.

The EIR identified 10 mitigation measures to address community-wide archaeological impacts. Two of the mitigation measures were incorporated into the Plan and the other eight measures were determined to be covered by County, state, and federal archaeological/historical guidelines, by standard County development review practices, and by standard conditions of project approval. The OCP identified four additional measures to address historic resources. The following standards address potential archaeological and tribal cultural resources

- **Policy HA-O-I**: Archaeological and historic resources in the Orcutt Planning Area shall be protected and preserved to the maximum extent possible.
- **DevStd HA-O-I.1**: Development on Key Sites that have not been surveyed by a County qualified archaeologist should be surveyed and mitigated in accordance with State and County archaeological and historic guidelines.

- **Policy HA-O-2**: Structures of historic significance in Old Town Orcutt, as shown on Figure 38, shall be preserved unless this would prevent reasonable development of a property. If any of these structures are not designated as a historic structure by the County Landmarks Commission, it should be considered for such a designation as part of the Old Town Implementation Study.

- **Action HA-O-2.1:** Where feasible, historic structures should be incorporated within development proposals.

- **Action HA-O-2.2:** If significant impacts to historic resources in the rural areas of Orcutt cannot be feasibly mitigated onsite, the County should consider the appropriateness of offsite mitigation consisting of improvements to the character and integrity of structures in Old Town.

- **Action HA-O-2.3:** In cooperation with private citizens, the County should establish a Historic' District in Old Town Orcutt with the intent of protecting and restoring the community's most valuable historic homes through a combination of incentives and regulations, and maintaining and enhancing the overall historic character of Old Town. The boundaries of this district should be North A venue, Gray Street, Clark A venue, Highway 135, Pinal A venue, Dyer Street, Rice Ranch Road, and Marcum Street.

- **Action &-0-2.4:** As funding becomes available, the County shall consider adopting an ordinance or modifying Section 35-243.1 of Article ill of the County Zoning Ordinance for Orcutt to prevent demolition of historically significant structures (see [OCP] Figure 38) by neglect, and avoid demolition without examining alternative methods for preserving the resources including relocating structures. The ordinance should include incentives for the protection of historic structures such as encouraging uses consistent with the preservation of the building (e.g., bed and breakfast, museum, library).

- **Action &-0-2.5:** To encourage the preservation of historic resources, the County shall actively pursue potential funding from federal, state and local sources to provide monetary assistance for applicants undertaking preservation and renovation projects for historic structures.

The findings for adoption of the OCP concluded that direct impacts to pre-historic archaeological resources and historic resources could be mitigated to insignificant levels. However, indirect and cumulative impacts related to pre-historic resource destruction, pilferage, and vandalism and impacts related to Orcutt's overall historic character and development in the Solomon Hills would remain potentially significant and are not subject to feasible mitigation (Class I).

With respect to the OASIS property, the KS18 Mini-EIR includes some site-specific impact analysis, including for the OASIS portion of KS18. The Mini-EIR determined that there were no known pre-historic archaeological sites on a number of the Key Sites including KS18, based upon the findings of surveys conducted prior to 1995 and based upon the 1995 ISERA survey of the OCP Key Sites.

Further, although there is a low probability that KS18 contains archaeological resources, the EIR concluded that "*impacts could occur to undiscovered archaeological sites below the ground surface on OCP Key Sites, as a result of grading, other construction related activities or future development*." This finding was based upon the Key Site's geographic location and the associated potential for unidentified "*prehistorical resources to exist below ground surface*." This impact was considered potentially significant, but mitigable. Required mitigation included a measure to address discovery of unexpected resources that may be encountered during grading, construction, landscaping or other construction-related activity. The KS18 Mini-EIR did not identify any historic structures, historic landscapes, or uses (e.g., ceremonial use of the site) associated with KS18.

4.4.5 IMPACT ANALYSIS

Methodology and Significance Thresholds

The significance of a cultural resource and impacts to the resource is determined by whether or not that resource can increase our knowledge of the past. The primary determining factors are site content and degree of preservation. A finding of archaeological significance follows the criteria established in the *CEQA Guidelines* and the *County of Santa Barbara Environmental Thresholds and Guidelines Manual*.

The California Environmental Quality Act (CEQA) declares that the State of California will "take all steps necessary to provide the people of this state with […] enjoyment of […] historic environmental qualities." The CEQA definition of "environmental qualities" includes objects of historic, archaeological, aesthetic significance [Public Resources Code (PRC) 21001] (Gammage, Jones, and Jones, 1975).

CEQA Guidelines Section 15064.4, *Determining the Significance of Impacts to Archaeological Resources*, states:

> *Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852) including the following:*
>
> *(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*
>
> *(B) Is associated with the lives of persons important in our past;*
>
> *(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
>
> *(D) Has yielded, or may be likely to yield, information important in prehistory or history.*

(4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

(b) A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

Any cultural resource, whether it is archaeological, historic (built environment), or a tribal cultural resource, that is evaluated as significant under CEQA criteria, is termed an historical resource.

The County Cultural Resource Guidelines provide local criteria for determining the significance of archaeological resources. County criteria for "important archaeological resource" are identical to the CEQA criteria listed above.

In the event that resources cannot be preserved, "unique archaeological resources" can only be excavated as mitigation if they are threatened with damage or destruction by the proposed project. The time and cost limitations that may apply to the excavation of archaeological resources do not apply to activities that determine whether the archaeological resources are "unique" [PRC 15064.4 (c)(3)].

If an archaeological resource does not meet either the historic resource or the more specific "unique archaeological resource" definition, impacts do not need to be mitigated [13 PRC 15064.4 (e)]. Where the significance of a site is unknown, it is presumed to be significant for the purpose of the EIR investigation.

As found in the County of Santa Barbara Historic Element, a significant resource:

a) Possesses integrity of location, design, workmanship, material, and/or setting;
b) Is at least fifty years old; and
c) Demonstrates one or more of the following:
    i) Association with historic events, architecture, construction, traditional lifeways, historic themes, or
    ii) Conveyance of a time and place.

In the OCP EIR, potentially significant impacts on historic resources were considered to be present when the historic character and integrity of a resource could be diminished as a result of development policies included in the OCP. The historic character and integrity of a resource was considered to be inclusive of all visual qualities that establish its links to historic associations, including architectural style and the historic uses of land, structures, and setting. On a parcel-specific

basis, potentially significant environmental impacts were considered to be present when the proposed policies and land use designations: a) represented a change from a historic use of a structure or property, b) encouraged an increase in development densities, or c) permitted alterations to the historic character of land uses or structures.

PROJECT IMPACTS

The project's physical impacts on the environment would result from the proposed construction and long-term use of the OASIS property. Also refer to discussion in section 6.1 (Growth Inducing Effects) regarding increased development potential related to the General Plan Amendments, Lot Line Adjustment, and Government Code consistency requests.

No potentially significant cultural resources have been identified on or are known to be associated with the project site, including but not limited to archaeological or historic artifacts, structures or features and the site is not associated with cultural ceremonies, related uses, or an historical landscape.

Impact CR-1: The project would not impact historic resources.

There are no structures, historic or otherwise, located on the OASIS property or located elsewhere on KS18 that would be impacted by the project requests (e.g., the single family home in the northeast corner near Foxenwood Lane). Further the site is not associated with historic structures, landscapes or ceremonial uses.

As required by SB 18, because the project includes a request to amend the Santa Barbara County General Plan (specifically the Orcutt Community Plan), a tribal contact list was requested and received from the NAHC. The NAHC list was used to send a letter to each NAHC identified tribal representative from the Planning & Development Director, extending an invitation to discuss any concerns they may have about the proposed project.

In an email dated May 6, 2016, Freddie Romero, Cultural Resources Coordinator for the Santa Ynez Band of the Chumash Indians requested this consultation with Planning & Development's former Director, Dr. Glenn Russell. Mr. Romero also requested and received copies of archaeological investigations performed for the OASIS property and larger KS18 area (ISERA Santoro and Toren, Phase I Survey for Orcutt Community Plan June 1995; Spanne, January 1979). Neither of these reports identifies the presence or likelihood of significant archaeological resources onsite, including in the areas of proposed earth disturbance for the OASIS development. On June 16, 2016, Mr. Romero and former County Archaeologist Joyce Gerber met at the project site to view the property and to identify the project components, including the proposed areas of ground disturbance. Mr. Romero did not identify concerns with the project and did not request additional archaeological survey work (e.g., extended Phase I).

As discussed earlier in this section, the project site is not known to contain cultural resources. However, the Orcutt Community Plan identifies the potential to encounter undiscovered resources during earth disturbance activities (e.g., grading, construction, landscaping, etc.).

Impact CR-2: **Undiscovered subsurface cultural resources could reasonably be encountered during earth disturbance activities associated with the project requests (e.g., grading, construction, landscaping, etc.). (Class II)**

Consistent with the OCP EIR Volume 2 Mini-EIR for KS18, the potential for encountering undiscovered subsurface cultural resources is considered a potentially significant impact. In addition, consistent with State law, if cultural resources are encountered during excavation for the project, which include human remains, all work must halt, and the County Coroner must be notified pursuant to the California Health and Safety Code (Section 7050.5). The coroner will determine if the remains are of forensic interest. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, the coroner will contact the NAHC. The NAHC will designate the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 5097.98 of the Public Resources Code. The MLD must make his/her recommendations within 48 hours of their notification by the NAHC. This recommendation may include A) the nondestructive removal and analysis of human remains and items associated with Native American human remains; (B) preservation of Native American human remains and associated items in place; (C) relinquishment of Native American human remains and associated items to the descendants for treatment; or (D) other culturally appropriate treatment.

CUMULATIVE IMPACTS

The OCP EIR found that OCP buildout, together with development within the City of Santa Maria boundaries and on Vandenberg Air Force Base, could have a cumulatively significant impact on the remaining cultural resources in the region through destruction during construction of structures, roads, paths, trails, and public infrastructure (including pipelines, flood control basins, etc.). Increased population near significant cultural sites was also identified as likely to increase incidents of pilferage and vandalism which is also considered a significant cumulative impact. With regard to the OASIS project requests, no known cultural resources have been identified on KS18, based on consultation with the CCIC at UCSB, two previous archaeological reports, consultation including a site visit with Joyce Gerber (former County Archaeologist) and Freddie Romero (Cultural Resources Coordinator for the Santa Ynez Band of the Chumash Indians). Further Freddie Romero did not recommend additional archaeological survey work onsite (e.g., an extended Phase I investigation). Feasible mitigation has been identified in this section in the event that undiscovered cultural resources are unexpectedly encountered during project earth disturbance activities. This mitigation would reduce this impact to less than significant levels. Because no significant cultural resources are known to be associated with KS18 and feasible mitigation would reduce unlikely but potential impacts from earth disturbance to less than significant levels, the project would not contribute considerably to reasonably foreseeable cumulative archaeological resource impacts from OCP buildout in the project area and would not substantially alter the historic setting of existing historic structures in Old Town. Cumulative impacts to cultural resources would be less than significant.

It is not known how many other undeveloped open spaces in the Orcutt area and larger unincorporated area are subject to conditions of approval that are similar to the conditions of the Southpoint Estates subdivisions (TM 12,679 and TM 13,345) and Southpoint Estates Rezone Ordinance (Ordinance #3106). The Southpoint Estate conditions, which apply to the entire KS18 open space designated acreage, restrict use of the property to open space and noncommercial recreational uses and require the properties' development rights be dedicated to the County. Approval of the General Plan Amendment components, Recorded Map Modifications and Government Code 65402 Consistency requests may encourage similar requests for the other Southpoint Estates (KS18) open space parcels, as well as for other designated open space parcels in the Orcutt area or elsewhere in the County. Such requests would be expected to be subject to environmental review and discretionary approval. Approval of such requests would increase the development potential of additional open space areas, which were set aside as part of past land use decisions for the purpose of preserving resources and offsetting various environmental impacts of development projects. The amount and types of increased development that could result from similar requests throughout the County's unincorporated area are not specifically known. However, conversion of such open space areas to development and other uses would generally result in the potential for impacts to cultural resources, including impacts to historic structures, historic landscapes, pre-historic archaeological resources, individual human remains/cemeteries, or any tribal cultural resource. The potential type and extent of impacts to cultural resources would be dependent on the specific resources associated with particular sites proposed for development as well as the details proposed of development. (Also see Section 6.1, Growth Inducing Effects).

4.4.6 MITIGATION

The following mitigation measure would be required to reduce potentially significant impacts to cultural resources:

CR-1 **CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event potential archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. Cultural resource remains may include artifacts, shell, bone, features, foundations, and trash pits, etc. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 and Phase 3 investigations of the County Archaeological Guidelines. All work shall be funded by the Owner/Applicant. **PLAN REQUIREMENTS:** This condition shall be printed on all building and grading plans. **MONITORING:** P&D permit processing planner shall check plans prior to issuance of Zoning Clearance and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

IMPACTS AFTER MITIGATION

Impact CR-1: The project would not impact historic resources.

Impact CR-1 would not require mitigation as the site is not associated with historic resources.

Impact CR-2: **Undiscovered subsurface cultural resources could reasonably be encountered during earth disturbance activities associated with the project requests (e.g., grading, construction, landscaping, etc.). (Class II)**

Impact CR-2 would be reduced to a less than significant level by implementation of mitigation measure CR-1.

4.5 FIRE AND POLICE SERVICES



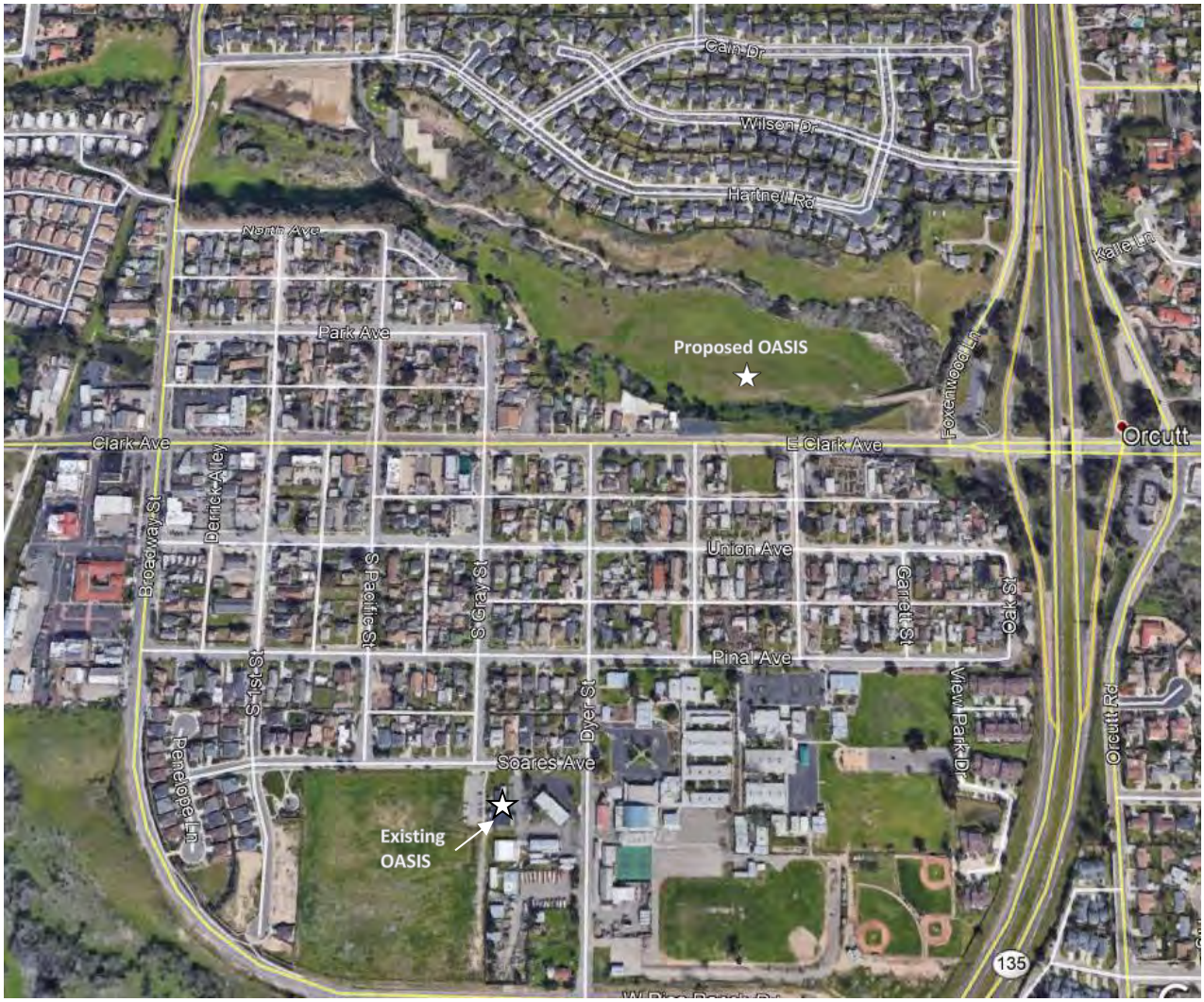
Figure 4.5-1 Fire and Sheriff's Stations

4.5.1 SETTING

Key Site 18 (KS18) is an approximately 39.73 acre open space, surrounded by urban development in the Orcutt Planning Area's (OPA) central urban core. KS18 is bounded by Foxenwood Lane on the east, Clark Avenue on the south, Southpoint Estates residential development on the north and California Boulevard and Old Town Orcutt on the west. Existing development on KS18 is limited to a single family residence in the northeast corner and in the northwest corner a Flood Control District retention basin and recreational open space amenities for the Southpoint Estates subdivision (See Figure 1-_, *Aerial*). The OASIS portion of KS18 is approximately 5.28 acres in size, located south of the Orcutt Creek riparian canopy and north of Clark Avenue. The OASIS property is identified for open space and future park uses. A segment of the future Orcutt Creek Trail is also identified traversing KS18 from Foxenwood Lane to California Boulevard on the south side of Orcutt Creek. Predominant vegetation on KS18 is associated with the riparian habitat along Orcutt Creek and adjacent grassland on both sides of the creek. There is also a row of eucalyptus trees in the southwest corner and individual oak trees at the base of the slope below Clark Avenue. The OASIS portion of KS18 is undeveloped and vegetation is primarily grassland species, with oak trees near the southern property line.

OASIS is non-profit that has been serving area seniors for over 40 years. The existing facility is located in a modular building on Orcutt Union School District (OUSD) property on Soares Avenue in Old Town. OASIS proposes to construct and relocate to a new facility on KS18. The new facility would be a larger and improved facility, which would include indoor and outdoor spaces to accommodate existing and expanded OASIS activities and for use as a rental venue by the community. For reference, the existing OASIS facility building layout is included in Section 7.0 as Figure 5-5a (Existing OASIS Facility Floor Plan) and the proposed site plan and floor plans are included in Section 2.0, beginning with Figure 2-17.

Figure 4.5-1a Existing and Proposed OASIS Locations



4.5.1.1 FIRE SETTING

The Santa Barbara County Fire Department (SBCFD) provides fire prevention, fire suppression, and life safety services to unincorporated Santa Barbara County, including the community of Orcutt. SBCFD has 16 fire stations throughout the County, staffed 24 hours a day, 365 days a year. There are two SBCFD stations that provide primary fire protection for the Community of Orcutt and other unincorporated areas of the Santa Maria Valley (see Figure 4.5-1, *Fire and Sheriff Station Location*s). The closest station, Station 21, is located in Old Town Orcutt at 335 Union Avenue, and is staffed by one Captain, one Engineer and one Firefighter/Paramedic (https://www.sbcfire.com/wp-content/uploads/2012/05/Station-21.pdf). Station 22 is located at 1600 Tiffany Park Court near Highway 101, and is staffed by one Captain, one Engineer, one Firefighter, and one Firefighter/Paramedic (https://www.sbcfire.com/wp-content/uploads/2012/05/Station-22.pdf). SBCFD Station #23 in Sisquoc provides back-up firefighting support on an as needed basis, along with the City of Santa Maria Fire Department.

In addition to fire protection services, the SBCFD provides First Responder Emergency Medical Services in the event of a medical emergency. Each firefighter is a certified Emergency Medical Technician (EMT). Station #22 at 1600 Tiffany Park Court also has a paramedic assigned which can provide Advanced Life Support (ALS) service. Ambulance service is provided by American Medical Response through contract with Santa Barbara County.

Access to the OASIS facility is proposed via an access easement across the adjacent, corner parcel at Foxenwood Lane/Clark Avenue (APN 105-020-041), following the route of an existing dirt road from Foxenwood Lane to the base of the hill, near OASIS' eastern property line (Figure 4.5-2, Site Vehicular Access).

Figure 4.5-2 Site Vehicular Access (Revised August 2020)



The existing dirt road would be improved to SBCFD standards as identified in the SBCFD condition letter dated March 22, 2016 (see Appendix 5). A segment of the bikepath component of

the planned Orcutt Creek Trail would be located with striping, within the paved width of the proposed driveway between Foxenwood Lane and OASIS' eastern property line. A separated ADA compliant pedestrian path is proposed to parallel the driveway on the south side of the driveway. The pedestrian component would serve as both the pedestrian component of this segment of the Orcutt Trail and as pedestrian access to the OASIS facility (e.g., for senior walking to the facility).

A secondary access is not proposed for the OASIS facility. In the future, if the entire section of the Orcutt Creek Trail from Foxenwood Lane to California Boulevard is completed, additional access for emergency vehicles may be feasible using the paved Class I bikeway component of this trail. However, at this time, there is no schedule, design, or funding for more than the segment of Orcutt Creek Trail proposed as part of the OASIS project.

The project is located within Orcutt's urban area, surrounded by urban development, in proximity to public roads. As a result, the project site is not designated as a high fire hazard zone on state or local fire hazard maps. Future development would still be required to comply with SBCFD development standards, including, but not limited to, access road surfacing, slope and width, 100-foot from structures vegetation fuel management, and SBCFD confirmation of adequate water pressure/supply for fire suppression.

The Orcutt Community Plan (OCP) identifies the SBCFD service standard of one on-duty firefighter per 4,000 residents as the maximum population that can be adequately served, and a five-minute response time standard from the fire station to the location of the emergency (confirmed by G. Fidler, January 2019).

CAL-OSHA requires that a minimum of two firefighters, operating as a team, conduct interior firefighting operations. In addition, a minimum of two firefighters must be positioned outside and remain capable of rapid intervention and rescue if needed. This is also known as the State of California's "Two-In, Two-out" law [29 CFR 1910.134(g)(4)]. If there are only three firefighters assigned to a fire engine, that engine company must wait for additional back-up to arrive before being able to engage in interior firefighting operations in order to be in compliance with State OSHA regulations. This can delay firefighting operations.

The County has adopted a number of fire safety requirements and regulations, as well as standard fees, for new development. The Orcutt Community Plan (OCP) identified Orcutt as an area in need of a new fire station due to the imbalance of firefighter to population ratios and the inability of existing fire stations to respond to emergencies in the Orcutt area within the five-minute response time for urbanized areas. SBCFD imposes a fire mitigation fee based on the square footage of all new development occurring within the SBCFD. This fee typically is used to cover the construction of new fire stations and acquisition of new equipment and apparatus. Following approval of the OCP, fire mitigation fees were raised to better implement fire protection measures. However, the number of firefighters serving Orcutt is still below SBCFD's recommended service standard of one firefighter to 4,000 residents and an additional station is still needed.

4.5.2.1 POLICE SERVICES SETTING

Police protection in the unincorporated portion of Santa Barbara County is provided by Santa Barbara County Sheriff's Office (SBSO). The SBSO's Orcutt Station, located at 812-A West Foster Road in Orcutt (Division Headquarters for North County), is the first responder to the project site, with outside support provided by the California Highway Patrol (CHP) and the Santa Maria and Guadalupe Police Departments.

The following information is excerpted from the website for the Santa Maria Sheriff's Office Station (https://www.sbsheriff.org/command-and-divisions/law-enforcement-operations/north-county-operations-division/santa-maria-station/). The Santa Maria Station station's jurisdiction is a challenging area to provide law enforcement services simply because of its size and significant spread and distance between the communities in the Santa Maria Station's area. The station covers approximately 800 square miles of unincorporated area surrounding the City of Santa Maria, and includes the communities of Orcutt, Gary, Sisquoc, Casmalia, Tepesquet, Tanglewood and Los Alamos. Along with initiated, proactive enforcement operations, deputies assigned at the Santa Maria Station respond yearly to more than 15,000 calls for service from the public. Santa Maria Station deputies are responsible for general law enforcement and Coroner duties in all unincorporated county areas associated with the station. Like the other Sheriff's Stations throughout Santa Barbara County, the Santa Maria Station houses an investigative unit assigned to the Criminal Investigative Division, which provides follow-up investigations of major burglaries, thefts, and violent crimes occurring in the area.

There are currently 26 patrol staff at the Santa Maria Sheriff's Station. This number includes the following:

- Sworn administrative command staff;
- Two (2) K9 deputies that are considered a countywide SBSO resource, often with limited availability in the Orcutt area due to organizational needs elsewhere in the County;
- One (1) contracted School Resource Deputy, typically available during school hours, but is assigned and works on the campuses of E. Righetti High School and Delta High school. As such, he is often not on-duty during times when OASIS events are proposed (e.g., weekends);
- One (1) Rural Crime Detective (paid for by a single grant), who is a "countywide resource," and therefore, often not in the Orcutt area.

At any given time, there are often five (5) deputies on-duty. These five deputies are typically spread-out on patrol, and/or handling calls throughout the station's approximately 800 square mile area of responsibility. (Lieutenant C. Turner, Santa Maria Sheriff's Station communication, 02/26/2019).

The Orcutt Station is less than two miles from KS18, and response times are expected to be less than 5 minutes (4 minutes, based on Google Maps directions). The OASIS project would not result in an increase in the local population. However, the project site is currently undeveloped. Therefore, the project would intermittently result in an increase in the number of people and activities onsite compared to the existing setting.

4.5.2 PREVIOUS ENVIRONMENTAL REVIEW

4.5.2.1 OCP EIR REVIEW OF FIRE SERVICES

Table 4.5-1 below updates OCP Table 14. This table identifies the population and number of fire-fighters on duty when the OCP EIR was prepared and includes estimated population at OCP buildout. The population of Orcutt has continued to grow. There are no longer Orcutt Volunteer firefighters. However, the number of on-duty regular firefighters at the two Orcutt SBCFD stations has increased by one, with three firefighters at Station 21 and an increase from three to four firefighters at Station 22. As a result of increased development in the Orcutt area, the firefighter to resident service ratio has declined since the OCP was adopted.

Table 4.5-1 Orcutt Area Firefighter to Resident Ratio (Updated OCP EIR Table 14)

Year	Current Staff Levels		Population	Service Ratio	Preferred Ratio	Additional Fire Fighters Needed[1]	
	Total[2]	On-Duty[3]				Total	On-Duty
1997	44	8	33,000	1:4,125	1:4,000	0	0
Buildout	21	7	42,853	1:6,122	1:4,000	11	4
					Total	11	4

[1] Total firefighters needed is based on SBCFD staffing standard (in 1997) of 3-person (24 hour) station shift which requires a total of 9 firefighters per station. Therefore, based on this standard, a total of 11 additional firefighters will be required at buildout of the Plan.

[2] Total 1997 fire fighters includes: 18 professional and 26 volunteers. Volunteers are no longer at the fire stations. Therefore, the 26 volunteers have been removed from the number of firefighters listed in 10-year and Buildout scenarios.

[3] SBCFD standard of 3 on-duty firefighters/station and Orcutt Volunteer fire station of 2 on-duty.

The OCP EIR did not identify significant project-specific fire safety/service impacts associated with buildout of KS18 under OCP buildout assumptions (including OASIS property identified for open space and a neighborhood park). However, the OCP EIR identified significant unavoidable impacts from cumulative OCP buildout related to exceeding the recommended ratio of firefighters to residents at the time of the OCP adoption and the need for a new fire station (*FIRE-1*), extending development into areas that cannot be reached within the recommended five minute response time (*FIRE-2*), increased wildland fire impacts (*FIRE-3*), and fiscal impacts that may result in inadequate funding to hire new firefighters (*FIRE-4*).

OCP EIR Mitigation Measures were incorporated into the Final OCP to partially reduce fire hazard/fire protection service impacts. These measures were incorporated into the OCP or are part of the standard regulatory review process for new development (e.g., development required to meet Uniform Fire Code standards). The adopted policies which address OCP EIR mitigation measures for Fire impacts include the following:

> ***Policy FIRE-O-1:*** *The County shall strive to provide adequate fire protection service for the residents of Orcutt.*

This policy includes implementing Action FIRE-O-1.1 which addresses the need to maintain the established fire fighter to population ratio, as funds become available.

> ***Policy FIRE-O-2:*** *Fire hazards in Orcutt shall be minimized in order to reduce the cost of/need*

for increased fire protection services and to protect the natural resources in undeveloped open space areas.

This policy includes four implementing measures: FIRE-O-2.1 (development design criteria to reduce fire hazards), FIRE-O-2.2 (two routes of ingress/egress unless waived), FIRE-O-2.3 (onsite water storage for foothill development), and FIRE-O-2.4 (County preparation of a Fuel Management Program).

Policy FIRE-O-3: *The use of fuelbreaks in Orcutt shall be minimized, and where fuelbreaks are necessary they shall be sited to minimize disruption of significant natural resources.*

This policy includes two implementing measures: FIRE-O-3.1 (fuelbreaks should incorporate perimeter roads/yards, also reference to fuelbreak standards in OCP Section IV.B, Biology) and FIRE-O-3.2 (criteria for fuelbreaks to avoid oaks, riparian areas).

Policy FSCL-1: *The County shall ensure that adequate funding is available for the construction of public infrastructure and facilities as identified in the Orcutt Community Plan and the Public Infrastructure Financing Program.*

Three of the seven implementing measures for this policy address OCP EIR mitigation measure FIRE-2: FSCL-O-1.1 (County preparation of a public infrastructure financing program), FSCL-1.2 (developer fees based on development's fair share of costs), and FSCL-O-1.3 (development subject to revised fees).

Policy FSCL-2*: The County shall strive to ensure that funding is available for the operation and maintenance of public facilities in the community of Orcutt.*

This policy includes three implementing measures including FSCL-O-2.1 (public infrastructure financing program shall equitably share costs between new development and existing residents), FSCL-2.2 (development shall pay fair share costs of public facilities operation and maintenance), and FSCL-O-2.3 (development approved after OCP adoption shall participate in maintenance funding mechanisms and on-going fees).

DevStd BIO-O-1.7: This development standard addresses OCP EIR mitigation measure FIRE-7 and includes criteria for siting/design of development within high fire hazard areas.

Policy OS-O-1: *The County shall adopt an Open Space Plan to avoid hazards, preserve the semi-rural character of Orcutt, protect natural resources, and to provide active and passive recreation opportunities in the community.*

This policy and FIRE-O-2.1 address OCP EIR Mitigation Measure FIRE-15.

Buildout under the OCP was determined to result in residual significant and unavoidable fire related impacts (Class I).

4.5.2.2 OCP EIR REVIEW OF POLICE SERVICES

The EIR found that OCP buildout would increase the need for police protection by up to eighteen additional patrol officers, thereby contributing to a diminishment of public safety in the absence of additional revenues sufficient to support more officers. These impacts are discussed in the OCP EIR as Impact POL-1 (Inadequate Number of Police Officers) and Impact POL-2 (Development Outside 5-minute response time). Mitigation incorporated into the OCP includes Policy PP-O-1 below.

Policy PP-O-1: The County shall strive to provide adequate police protection for residents within the OPA.

In addition, the OCP includes the following implementing measures: Action PP-O-1.1 (phase hiring of additional officers with population growth), Action PP-O-1.2 (consider future bicycle patrol), Action PP-O-1.3 (address speeding issues), Program PP-O-1.4 (neighborhood watch programs), Action PP-O-1.5 (strive to maintain 5-minute response time), Action PP-O-1.6 (Sheriff Department review of projects with substantial open space).

The OCP findings note that OCP EIR Mitigation Measure POL-1 is incorporated as PP-O-1.1, but at a non-specific level to preserve the Board's discretion in establishing the adequate number of sheriff's officers needed to preserve public safety in the Orcutt area. Fiscal concerns related to pacing and maintaining law enforcement levels with OCP buildout are addressed by Policies FSCL-O-1 & -2, Actions FSCL-O-1.1, -1.2, & -2.1, and Development Standards FSCL-O-1.3, -2.2, & -2.3, discussed earlier in Section 4.5.2.1 (OCP EIR review of Fire Protection impacts).

4.5.3 IMPACT ANALYSIS

The proposed project involves amendments to the Orcutt Community Plan (OCP) of the Santa Barbara County Comprehensive Plan, modifications to recorded final tract maps and associated conditions of approval for the Southpoint Estates subdivision, a Lot Line Adjustment, a Development Plan, two Conditional Use Permits and a Government Code Consistency Determination to allow and facilitate the development of a “private meeting facility” on 5.28 acres of Orcutt Community Plan KS18. Each of these components of the project is described in detail in Section 2, Project Description.

The project’s physical impacts on the environment would result from the proposed construction and long-term use of the OASIS project. Also refer to discussion of cumulative impacts and section 6.1 (Growth Inducing Effects) **r**egarding increased development potential related to the General Plan Amendments, Lot Line Adjustment, and Government Code consistency requests.

FIRE PROTECTION METHODOLOGY/THRESHOLDS

According to the County of Santa Barbara Environmental Thresholds and Guidelines Manual (October 2008), potentially significant human health and safety impacts would occur if project implementation would expose current or future site residents/ employees/visitors to wildland fire-related hazards. The County's Environmental Thresholds and Guidelines Manual does not include specific significance thresholds for fire protection services or wildland fires. SBCFD, however, has established a standard for the maximum acceptable service ratio as one on-duty firefighter per 4,000 residents and a maximum response time to emergency calls in urbanized areas of five minutes. The County's safety threshold addresses involuntary public exposure from projects involving significant quantities of hazardous materials.

For the purpose of this analysis, a significant effect would occur if project implementation would:

- *Decrease adopted fire protection service ratios such that it would require new or physically altered facilities, the construction of which could cause significant environmental impacts;*
- *Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands;*
- *Result in involuntarily public exposure from projects involving significant quantities of hazardous materials.*

POLICE SERVICES METHODOLOGY/THRESHOLDS

The project would result in significant impacts to police services if it would result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives. (CEQA Appendix G).

In addition, the Orcutt Community Plan EIR notes that a significant impact would occur if the Sheriff's Department could not provide adequate services. The recommended standard service ratio is one officer per 1,200 population, but the ratio of one officer to 1,591 at the time of OCP adoption was considered an adequate level of service given the low crime rate in the Orcutt area.

FIRE SAFETY/FIRE SERVICE IMPACTS

Impact FP-1 The project would increase demand on Fire Protection Services.

KS18 is located within the urban core of Orcutt and, as such, is not identified as a high fire hazard area. Access is proposed from Foxenwood Lane, near the intersection with Clark Avenue. The closest SBCFD stations to the property are Station 21 at 335 Union Avenue in Orcutt and Station 22 at 1600 Tiffany Park Court. (See Figure 4.5-1, Fire and Sheriff Stations). Response times to the project site would be approximately 2 minutes from SBCFD Station #21 and approximately 6 minutes from SBCFD Station #22, based on Google Maps directions for a regular vehicle, plus one additional minute, as recommended by G. Fidler for "dressing out and getting on the rig"). However, these response times assume no existing or concurrent requests for these same stations' resources, as Station 21's service area includes the communities of Tanglewood and Casmalia and this station also responds to the north and west to portions of State Highways 1

and 135 up to the city limits of Santa Maria and Guadalupe, and to the south to Highway 1 near San Antonio Road and Highway 135 at Harris Grade Road.. Back-up service from Station #23 in Sisquoc would involve a response time of approximately 16 minutes. The City of Santa Maria also provides back-up service in the Orcutt area.

OASIS has existed in Old Town for over 40 years. Therefore, some of the activities that would occur at the proposed facility are already existing and utilize the area road network. However, it is expected that the existing facilities on Soares Avenue will be backfilled with other uses (e.g., office, non-profit, education, etc.), which will also generate traffic. In addition, the proposed facility at KS18 includes larger and improved facilities and would accommodate greater numbers of people onsite, whether used for OASIS activities or by other groups as a rental venue. The proposed OASIS facility includes two buildings totaling approximately 15,333 square feet, with one access provided from Foxenwood Lane. According to Glenn Fidler of SBCFD, two means of ingress/egress (while preferable) will not be required, based on the project design and location. The buildings, outdoor barbeque area, and parking areas are designed to accommodate a range of attendance levels, including large groups in both indoor and outdoor venues, with events allowed until dusk outdoor and until 9:00 p.m. indoors. In response to neighborhood comments, the project description was revised to reduce the maximum allowed population onsite to 200 people at any given time, including those working onsite, although the facility is designed to accommodate a larger numbers of attendees (OASIS documents identify an occupany load of 384).

Although KS18 is located in the central urban core of Orcutt and within the existing 5-minute response time for SBCFD (G. Fidler February 2019), the OASIS project would add to demand for fire services and the project would add traffic to the area road network, which was not accounted for in the OCP. (The OCP traffic modelling did not assign traffic to the designated open space/park areas of KS18). Therefore, the OASIS project requests could increase demand for fire services beyond the demand assumed for the property under buildout of the OCP. This is because the OCP identifies the OASIS portion of KS18 for open space and a future neighborhood park (e.g., trails, tot lots, picnic tables, sport courts, etc.) with structural development limited to a small restroom building and no night-time uses, as the County's neighborhood parks close at dusk (C. Garciacelay, County Parks).

Fire safety/service impacts associated with the OASIS project on KS18 would be adverse, but less than significant primarily due to the sites location within an urban area, less than 0.5 miles from the closest fire station (SBCFD Station 21) and approximately two miles from the second closest fire station (SBCFD Station 22), with proposed access in proximity to public roadways (in contrast to a long, windy, tree canopy covered, private road in a rural area). The site's location is the primary reason that two points of access will not be required by SBCFD. In addition, the project would be supplied with municipal water service with adequate water pressure for fire suppression and would be subject to standard SBCFD requirements for interior sprinklers, 100' vegetation fuel management around the structures, fire hydrants, and access road design requirements (e.g., width, surfacing, slope, signage for "no parking" along the access road, etc.). Further, although the OASIS project is proposed in an open space area, the KS18 open space setting in the center of Orcutt is not comparable to projects in rural areas surrounded by grasslands, chaparral, oak woodlands, etc., which have substantially greater vegetation fuel volumes and greater emergency response access constraints due to topography, distance to closest road accessible to emergency vehicles, and lengthier response times due to distance from fire stations.

CUMULATIVE FIRE IMPACTS

The project would not result in significant project-specific impacts related to fire safety/fire service impacts for the reasons noted above. However, the project would contribute incrementally to the OCP EIR identified significant cumulative impacts from OCP buildout, particularly Impact FIRE-1 *(Inadequate Number of Firefighters),* Impact FIRE-2 *(Development Outside of Existing Five Minute Response Areas*), and FIRE-4 (*Fiscal Impacts to Fire District).* The project's contribution to these cumulatively significant impacts under buildout would not be considerable. In addition, the project's contribution to cumulatively significant fire safety hazards/fire service impacts would be addressed by the project's fair share contribution to funding identified long-term upgrades to SBCFD service needs in the Orcutt area through payment of fair share development impact fees. These mitigation fees are applied toward the construction of new fire stations and acquisition of new equipment and apparatus. While the need for a new station has been identified, a specific site for a new fire station and details of a future fire station size, layout, and design, or associated fire protection facilities have not been identified for a new fire station and new fire protection facilities would be subject to site specific CEQA review.

POLICE SERVICES IMPACTS

Impact FP-2 Proposed activity levels (up to 200 people at any given time onsite), and use of the facilities as a rental venue, could significantly increase demand on already stretched Santa Barbara County Sheriff's Office services.

The project description assumes an approximately 30 percent increase in OASIS programs/activities, compared to the existing OASIS facility on Soares Avenue. In addition to OASIS programs and activities, the project description includes rental of the property's indoor and outdoor areas for activities unrelated to OASIS (e.g., weddings, celebrations of life, birthday parties, etc.). Compared to the existing facility on Soares Avenue, the new facility could accommodate higher attendance for both indoor and outdoor gatherings. Activities onsite are proposed to end by dusk in the outdoor use areas and by 9:00 p.m. in indoor areas. The OASIS facility is designed to accommodate larger numbers of attendees, but in response to neighbor concerns/comments, the project description has been revised to limit maximum attendance (including those working events) to 200. Planning and Development has received numerous comments from the public, in response to the superseded Draft Mitigated Negative Declaration (Draft MND) and Notice of Preparation of an EIR (NOP), regarding safety concerns, particularly associated with use of the proposed facility for rental activities and the proposed facility's ability to accommodate increased attendance compared to the existing OASIS facility on Soares Avenue. These comments are summarized below. Actual comments received can be reviewed in Appendix A (NOP/Scoping Document, including attachments).

Neighbor Safety Comments/Concerns:

- Foxenwood Lane/Clark Avenue can be a challenging and congested intersection, particularly the southbound approach on Foxenwood attempting to turn left onto Clark and eastbound approach on Clark attempting to turn left onto Foxenwood.
- This intersection can be challenging during morning and evening commute hours and can be even worse during the afternoon hours due to school related traffic from the school located south of Clark Avenue.
- Adding regular OASIS traffic will exacerbate the existing challenges at this intersection.
- Adding larger event traffic will further exacerbate the existing challenges at this intersection.
- If alcohol is served at events, there would potentially be more drunk drivers entering the Foxenwood/Clark intersection, which neighbors have existing concerns with.
- The project would potentially increase the number of people going into the creek area adjacent to the OASIS development or into less accessible areas of the creek to the west, with the potential for criminal activity and increased potential for fires.
- There is only one access to/from the facility.
- What if there is a fire in the adjacent open space that blocks the access road?
- If senior focus, concern with prompt evacuation in emergency at high attendance onsite.

The written comments received from project area neighbors on the Draft MND were forwarded to SBSO for input. Summarized below is the response from Lieutenant Clay Turner of SBSO (based on email dated October 10, 2017).

Santa Barbara County Sheriff's Office Input in Response to Neighbor Comments

- The Santa Maria Sheriff's Station has a limited number of field patrol deputies deployed at any one time and these deputies are responsible for law enforcement services for an approximate 1,000 square mile area, which includes:
    - Large open rural areas with many ranches and businesses;
    - The communities of Orcutt, Los Alamos, Tepesquet Canyon, Gary, Sisquoc, and Casmalia; and
    - Residential parcels throughout the region SBSO patrols in the North County including around Guadalupe
- Given the SBSO's large area of responsibility, in the event of an emergency requiring law enforcement assistance, there could be a significant delay until the Santa Maria Sheriff's Office Station could assist and/or arrive on-scene to the proposed OASIS Center. Events with hundreds of attendees could create substantial challenges for all local public safety stakeholders if/when there is a significant event (e.g., California Highway Patrol performs traffic enforcement in the project area). A specific concern is that any large event at the OASIS site, whether it includes alcohol or not, that doesn't have sufficient private/contracted security and appropriate traffic mitigation might severely impact the SBSO's ability to respond to and administer to the rest of the community.

Since receipt of the above SBSO input, the applicant revised their project description. Although the physical improvements (structural development, parking areas) have not been reduced, the project description was revised to reduce maximum attendance levels to no more than 200 people (including workers onsite). This substantially reduces the number of people allowed at the OASIS facility at any given time, compared to the original project description, which allowed for 300-person events, plus 12 much larger events per year (e.g., concerts "in the park", harvest festivals, etc.). Activity levels at the existing facility are well below the proposed attendance limits. However, the new facility would have greatly improved indoor and outdoor facilities for OASIS programs and non-OASIS rental activities, compared to the existing OASIS facilities. As a result, at any given time between the operating hours of 7:30 a.m. to 9:00 p.m. there could be up to 200 people onsite for a range of activities, from hot lunches for seniors to outdoor barbeques. This level of activity could significantly increase demand on already stretched SBSO services. Therefore, feasible mitigation is identified below to reduce this demand and facilitate safe operations, particularly during activities most likely to trigger a SBSO service call.

CUMULATIVE POLICE SERVICE IMPACTS

The County of Santa Barbara imposes a police protection service mitigation fee on all new development in the Orcutt Planning Area to provide funding for capital facilities and related equipment associated with hiring new Sheriff Deputies required to serve new development. With the project's payment of the required police protection service mitigation fee, the project would be contributing their fair share contribution to mitigate cumulative demand for SBSO services from buildout of the OCP. The project's contribution to increased demand for SBSO services from cumulative projects would not be considerable and the mitigation identified for project specific impacts below would assist in offsetting the incremental increase in cumulative demand for SBSO services. In addition, the project's payment of development impact fees to SBSO would ensure the project is contributing their fair share toward mitigating cumulative police service impacts from OCP buildout.

FIRE AND POLICE SERVICES IMPACTS FROM POTENTIAL FOR SIMILAR REQUESTS

It is not known how many other undeveloped open spaces in the Orcutt area and larger unincorporated area are subject to conditions of approval that are similar to the conditions of the Southpoint Estates subdivisions (TM 12,679 and TM 13,345) and Southpoint Estates Rezone Ordinance (Ordinance #3106). The Southpoint Estate conditions, which apply to the entire KS18 open space designated acreage, restrict use of the property to open space and noncommercial recreational uses and require the properties' development rights be dedicated to the County[1]. Approval of the proposed General Plan Amendment components, Recorded Map Modifications and Government Code 65402 Consistency requests may encourage similar requests for the other Southpoint Estates (KS18) open space parcels, as well as for other designated open space parcels in the Orcutt area or elsewhere in the County. Such requests would be expected to be subject to environmental review and discretionary approval. Approval of such requests would increase the development potential of additional open space areas, which were set aside as part of past land use decisions for the purpose of preserving resources and offsetting various environmental impacts of development projects. The amount and types of increased development that could result from similar requests throughout the County's unincorporated area are not specifically known. However, conversion of such open space areas to development and

[1] For information regarding OASIS acquisition of this open space property, refer to EIR Section 1.1.3 OASIS Property Ownership.

other uses would generally be expected to increase demand for fire and police services. Impacts would be dependent on project details including location (e.g., rural versus urban), type, and size of development proposed for existing open space lands. (Also see Section 6.1, Growth Inducing Effects).

MITIGATION AND RESIDUAL IMPACT

Fire: Implementation of standard Fire Department conditions and payment of standard development impact fees to fund fire protection services/improvements would ensure impacts related to fire protection and fire safety would be less than significant.

Police: The following mitigation measure is required to mitigate potentially significant impacts to police services as identified by SBSO.

FP-1 **Special- Event Contractor**. The Owner/Applicant shall be responsible for ensuring adequate security and traffic control for all activities onsite, including regular OASIS activities/programs and rentals involving non-OASIS activities/events. A contract for private security/traffic control shall be required for non-OASIS activities involving more than 100 people onsite. For OASIS activities, OASIS shall provide adequate security/traffic control themselves or may contract for this service. **PLAN REQUIREMENTS AND TIMING**: At least one week prior to the date of non-OASIS program events/activities involving more than 100 people onsite at any given time, the party legally and financially responsible for the event/activities shall submit a copy of a contract for security/traffic control to the Santa Barbara County Sheriff's Office (SBSO) at 812-A West Foster Road for review and approval. SBSO may also require a permit for the day's activity. This requirement shall be included all facility rental agreements. For OASIS activities involving more than 100 people onsite, OASIS shall coordinate with the SBSO to determine whether a SBSO permit and private security/traffic control will be needed. **MONITORING**: The Owner/Applicant shall provide P&D with sample rental contract wording. P&D compliance monitoring staff will respond to complaints as necessary. In the event, compliance staff is contacted on a regular basis, P&D may require the applicant to provide separate funds to allow ~~required for~~ P&D to ~~can~~ contract with a monitor for project specific monitoring.

IMPACTS AFTER MITIGATION

Impact FP-1: The project would increase demand on fire protection services. (Class III)

Cumulative Fire Protection Impacts: The project would contribute to increased demand for fire services under OCP buildout. (Class III)

Impact FP-1 and Cumulative impacts to Fire Protection Services would be less than significant. As part of the standard regulatory process, the project would be subject to new development impact fees to fund the project's fair share contribution toward fire protective services serving the Orcutt area.

Impact FP-2: Proposed activity levels (up to 200 people at any given time onsite), and use of the facilities as a rental venue, could significantly increase demand on already stretched Santa Barbara County Sheriff's Office services.

Cumulative Policy Service Impacts: The project would contribute to increased demand for police services under OCP buildout. (Class III)

Implementation of the above mitigation measure would ensure that impacts to local police services would be potentially significant but mitigable (Class II). As noted above, compliance with SBCFD requirements as part of the standard regulatory process (e.g., road design, water pressure, sprinklers, vegetation management, hydrants, etc.) would ensure fire protection/safety impacts would be less than significant (Class III). The project's contribution to cumulative impacts related to fire and police services under buildout of the OCP would not be considerable and the project's payment of Fire and Sheriff development impact fees would ensure the project's fair share contribution toward reducing cumulative impacts from OCP buildout on fire and police services in the OCP area.

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4.6 GEOLOGIC PROCESSES

4.6.1 SETTING

A geotechnical report was prepared for the OASIS site/proposed development by GSI Soils, Inc (May 2016).The GSI report is summarized below and the full report is available in Appendix D-6. The GSI report evaluated the proposed building area. The proposed access road from Foxenwood Lane was evaluated and designed by Stantec and is identified in the Stantec Preliminary Grading Plan (Figure 4.6-3 below, also included at the end of Section 2.0 with the rest of the project plans). Project plans are also available for review at the Planning & Development Office, 324 W. Foster Road in Santa Maria by contacting the project planner, Natasha Campbell, ncampbell@co.santa-barbara.ca.us, 805-570-4871 or 805-934-6250 (P&D Reception) and the plans are also available online on the project webpage at: https://www.countyofsb.org/plndev/projects/oasiscenter.sbc .

Topography: The majority of the project site is level, with the exception of steep slopes near the OASIS property southern property line and along portions of the proposed access road. Slopes on the north side of the access road exceed 50 percent slope and slopes on the south side of the access road/adjacent pedestrian path exceed 30 percent slope. See Figure 4.6-2 (Topographic Map) and Figure 4.6-3, (Preliminary Plan) below.

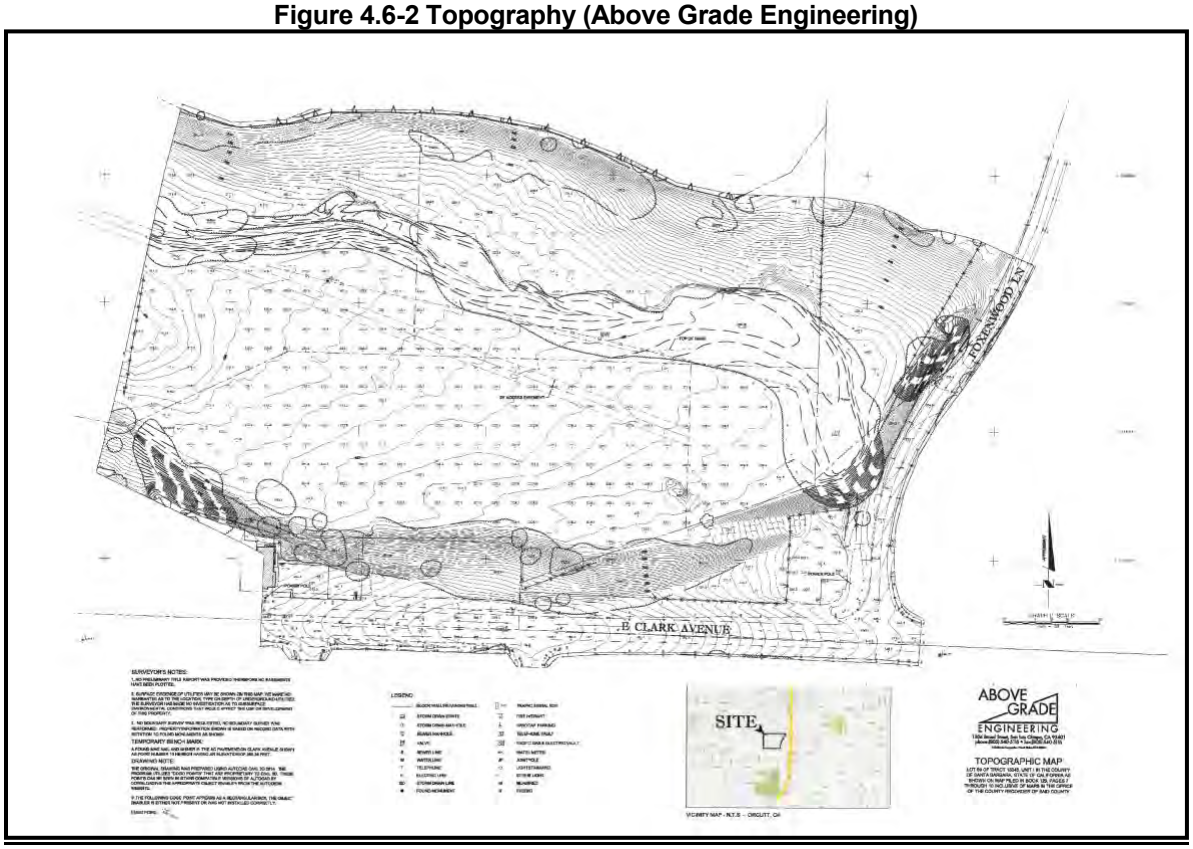
Soils: Figure 4.6-1 identifies onsite soils. The primary soil type in the proposed development area is Corralitos loamy sand, 0-2 percent slopes (CuA), with a small area of Riverwash (Rs) along the southern property line and access road. CuA is found in nearly level areas and often occurs on flood plains. CuA is associated with rapid permeability, very slow runoff, high hazard of soil blowing, no hazard of erosion by water, and low fertility. Rs soil is characterized as a miscellaneous land use type. It consists of unstabilized, water-deposited sand, gravel, cobblestones and stones in stream channels.

Figure 4.6-1 Soil Map



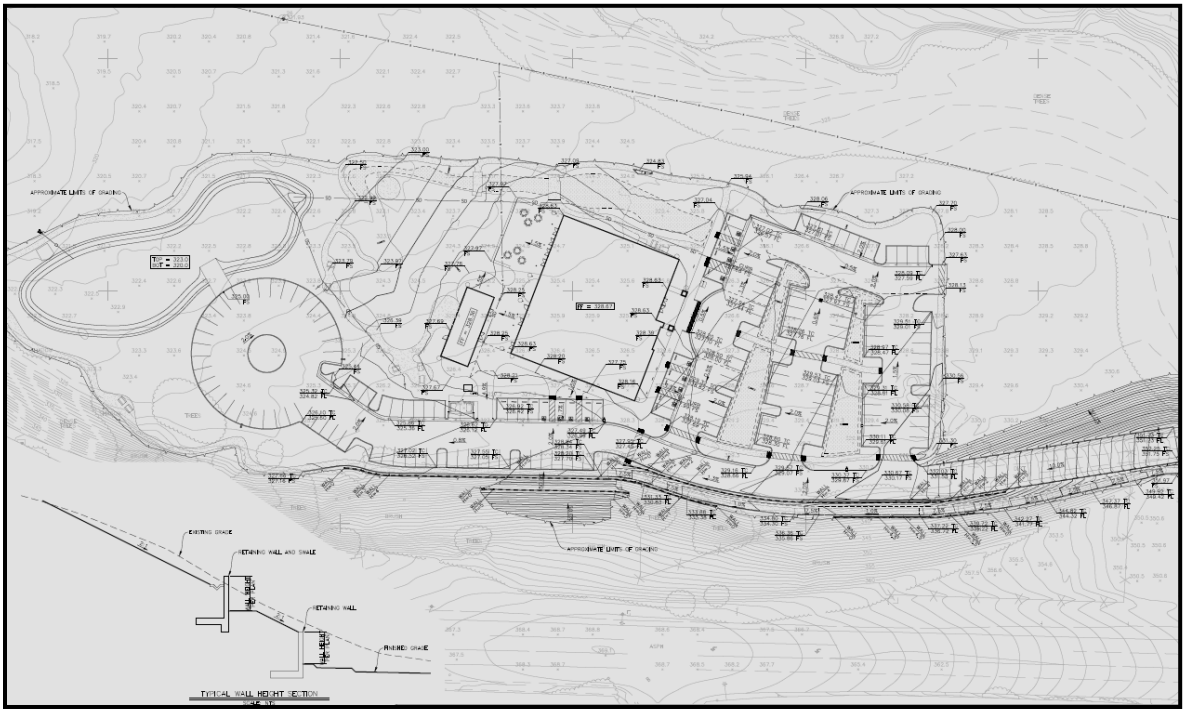
Source: https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm

Figure 4.6-2 Topography (Above Grade Engineering)



Source: Above Grade Engineering

Figure 4.6-3 Preliminary Grading Plan (Stantec)



Source: Stantec; See Figure 2-14b for current project layout

Slope Stability: The building pad is located in a level area, but there are steep slopes to the south between the building pad and Clark Avenue. No visual evidence of overall instability was identified, although the GSI report notes that shallow instability could occur if there were over-saturated conditions.

The GSI report does not address slope stability associated with the improved access road and adjacent pedestrian path, which would generally follow the existing dirt driveway. Although a separate slope stability analysis was not submitted for the access road, Stantec addressed slope stability issues in the design of the access road, including with incorporation of retaining walls on the slope south of the access road. As identified on the Preliminary Grading Plan, the slope to be graded north of the access road is very steep (50%+ slope) and extends into the Orcutt Creek corridor just west of Foxenwood Lane. Stantec has identified that retaining walls would not be necessary on the north side of the access road to support the proposed access road. (B. Hain, Stantec) unless the final grading plan determines that retaining walls are needed to ensure that grading on the slope north of the access road would not extend into the Orcutt Creek banks.

Depth to Groundwater: The GSI report identifies the presence of free groundwater encountered at a depth of 35 feet below existing grades, with an expectation that groundwater would rise to at least 30 feet below existing grades in wet winter years. Further very moist conditions should be expected in the upper three to four feet during wet winter months and dewatering may be necessary during project construction.

Liquefaction: A specific liquefaction study was not performed as part of the geotechnical report. However, the GSI report provides a preliminary opinion, based on the results of their soil borings and experience in the project area, that there is a “relatively low potential for liquefaction to occur” on the property.

Lateral Spreading: The potential for lateral displacements to occur on the property is identified as low, due to the near level terrain and the high relative densities of the underlying soils.

Faulting: The site is not located within a state Fault Hazards Zone and the closest active or potentially active fault, the Casmalia Fault, is located over one mile to the south of KS18 (KS18).

4.6.2 REGULATORY SETTING

International Building Code (IBC): The IBC addresses all buildings except detached one- and two-family dwellings and townhouses up to three stories. The IBC includes structural engineering design standards and codes governing structural as well as fire- and life-safety provisions, including seismic, wind, accessibility, egress, occupancy, and roofs.

STATE

Alquist-Priolo Earthquake Fault Zoning Act: The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults, addressing the hazard of surface fault rupture. It also provides for special seismic design considerations if developments are planned in areas adjacent to active or potentially active faults. The Act is not directed toward other earthquake hazards.

Seismic Hazards Mapping Act: The Seismic Hazards Mapping Act (SHMA) of 1990 (Public Resources Code, Chapter 7.8, Section 2690-2699.6) applies to public buildings and most private buildings intended for human occupancy, addressing geo-seismic hazards other than surface faulting. The SHMA directs the Department of Conservation, California Geological Survey to identify and map areas with earthquake related hazards, including earthquake-induced landslides, liquefaction, and amplified ground shaking, to reduce threats to public safety, and to loss of life and property.

California Building Standards Code, California Code of Regulations, Title 24, 2016 (Title 24): Title 24 is a broad set of requirements for "energy conservation, green design, construction and maintenance, fire and life safety, and accessibility" that apply to the "structural, mechanical, electrical, and plumbing systems" in a building. Title 24 requires, among other things, seismically resistant construction and foundation and soil investigations prior to construction. The CBC also establishes grading requirements that apply to excavation and fill activities, and requires the implementation of erosion control measures. The County is responsible for enforcing the Title 24.

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Santa Barbara County Code, Section 14-29, Drainage, Erosion, and Sediment Control: Section 14-29 of the Santa Barbara County Code requires preparation and execution of an erosion and sediment control plan as part of grading plan requirements. The erosion and sediment control plans are required to incorporate applicable County-approved best management practices. In lieu of such a plan, the County may accept a Stormwater Pollution Prevention Plan (SWPPP) if it contains the requirements of the County's erosion and sediment control plan. Erosion and sediment control measures must be in place prior to any grading on hillsides, sloping or mountainous terrain.

Santa Barbara County Comprehensive Plan, Seismic Safety Element: The Seismic Safety and Safety Element of the County's Comprehensive Plan (updated in February 2015) is intended to guide land use planning with goals and policies to minimize the adverse effects of hazards related to geology, seismicity, fires, and flooding. The following goals and policies are pertinent to the proposed project:

- *Geologic and Seismic Goal 1: Protect the community to the extent feasible from risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction and other seismic hazards pursuant to Government Code §65302(g)(1), Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body.*

- *Geologic and Seismic Protection Policy 1: The County shall minimize the potential effects of geologic, soil, and seismic hazards through the development review process.*

- *Geologic and Seismic Protection Policy 2: To maintain consistency, the County shall refer to the California Building Code, the Land Use Development Code, County Ordinances, the Coastal Land Use Plan, and the Comprehensive General Plan when considering the siting and construction of structures in seismically hazardous areas.*
- *Geologic and Seismic Protection Policy 6: The County should reference the Santa Barbara County Multi-Jurisdiction Hazard Mitigation Plan when considering measures to reduce potential harm from seismic activity to property and lives.*

Santa Barbara County Comprehensive Plan, Orcutt Community Plan: The Orcutt Community Plan (most recent update in 2013) provides for orderly development in the unincorporated area of Orcutt, in a manner consistent with the overarching Santa Barbara County Comprehensive Plan. The Orcutt Community Plan contains policies, actions, and development standards to minimize hazards related to geology and soils, including *Policy GEO-O-1(Development sited to avoid geologically hazards,* DevStd GEO-O-1.1- *(New construction setbacks from mapped faults),* Policy GEO-O-2 *(development siting/design to minimize erosion),* DevStd GEO-O-2.2 *(Development to avoid steep slopes),* DevStd GEO-O-2.6 (*landscape plans to address revegetation*)..

PREVIOUS ENVIRONMENTAL REVIEW

OCP EIR Volume I evaluated geological impacts resulting from development in the Orcutt Planning Area under buildout of the OCP. OCP EIR Volume II includes a Mini-EIR for KS18-Southpoint, which evaluated site-specific impacts from development of KS18 under the OCP. (The OASIS portion of KS18 was identified for open space and future public park uses in the OCP).

The following general impacts from OCP EIR Volume I, Section 5.4 and site specific impacts identified in the OCP EIR Volume II, Mini EIR for KS18 were anticipated to result from future buildout assumed in the OCP for KS18.

- *Impact GEO-2: Blowing Sand: Grading and site preparation activities associated with future development on soils underlain by "Dune Sand" and Orcutt Formation deposits would create potentially significant impacts due to blowing sand, which would contribute to the County's PM_{10} nonattainment, as well as creating a nuisance for surrounding land uses.*

- *Impact KS18-GEO-l Unstable Slopes: Slope engineering for placement of access roads serving the proposed park could result in potentially significant impacts due to unstable cut slopes. The weight of structures along Clark Avenue could also increase the potential for slope collapse.*

- *Impact KS18-GEO-2 Siltation of Orcutt Creek: Grading and clearing in the short-term, and construction of impervious surfaces (buildings, parking) in the long-term from increased runoff over the site's erodible soils, would result in potentially significant increases in erosion, and subsequent siltation of Orcutt Creek.*

- *Impact KS18-GEO-3 Soil Blowing: Removal of surface vegetation during construction activities could result in potentially significant impacts due to severe soil blowing and deposition of wind-borne sediment on adjacent properties.*

The following mitigation measures from OCP EIR Volume I and the Volume II KS18 Mini-EIR were determined to mitigate impacts of development pursuant to the OCP on KS18:

- *Mitigation GEO-6*: *Landscape plans shall be required for all new development in areas of sandy soils to ensure revegetation of graded areas. All landscape plans shall be reviewed by the County BAR; landscape securities (bonds) shall be required unless expressly waived by P&D.* (addresses Impact GEO-I and 2).

- *Mitigation GEO-9: All finished cut and fill slopes and other areas of exposed soils shall be revegetated with ground cover immediately after construction. A landscape maintenance plan shall be prepared for County review and approval. (*addresses Impact GEO-2)

- *Mitigation KS18-GEO-I: Grading plans for development of access roads and buildings shall clearly address slope stability and soil collapse issues, including the use of retaining walls or other slope stabilization methods when necessary, and shall be submitted for P&D review prior to land-use clearance. These methods shall be documented in a soils report if deemed necessary by P&D.* (addresses Impact KSI8-GEO-I)

- *Mitigation KS18-GEO-2: Erosion control measures shall be implemented to prevent runoff into the creek channel. Silt fencing, straw bales, sand bags, and vegetation of cut or filled slopes shall be used in conjunction with other methods to prevent erosion on slopes and siltation of the stream channel. An erosion control plan shall be submitted to and approved by P&D, Public Works Grading Division, and Flood Control prior to Land Use clearance, and implemented prior to commencement of grading or construction.* (addresses Impact KS18-GEO-2)

- *Mitigation KS18-GEO-3: All cleared areas shall be watered at the end of each work period and frequently during construction*. (This OCP EIR mitigation addresses Impact KS18-GEO-3. (The Findings for adoption of the OCP note that mitigation KS18-GEO-3 is addressed by Policy AQ-O-2 and standard development review practices and conditions of project approval.

4.6.3 IMPACT ANALYSIS

METHODOLOGY AND THRESHOLDS

CEQA APPENDIX G

A project would result in a significant impact if it would:

1. *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

    a) *Rupture of a known earthquake fault, as delineated on the most recent Alquist- Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault;*

        i. *Strong seismic ground shaking;*
        ii. *Seismic-related ground failure, including liquefaction; and*
        iii. *Landslides.*

2. *Result in substantial soil erosion or the loss of topsoil;*

3. *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;*

4. *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property; and/or*

5. *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.*

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Per the County of Santa Barbara Thresholds Manual (Revised 2015), impacts are classified as significant with regard to geology if the proposed development activity, including all proposed mitigation measures, could result in substantially increased erosion, landslides, soil creep, mudslides, and unstable slopes. In addition, impacts are considered significant if people or structures would be exposed to major geologic hazards upon implementation of the project.

If the project involves any of the following, impacts related to geology are potentially significant:

1. *The project site or any part of the project is located on land having substantial geologic constraints, as determined by Planning and Development or Public Works. Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion. Special problem areas designated by the Board of Supervisors have been established based on geologic constraints, flood hazards and other physical limitations to development;*

2. *The project results in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to 1 vertical;*

3. *The project proposes construction of a cut slope over 15 feet in height as measured from the lowest finished grade; and*

4. *The project is located on slopes exceeding 20% grade.*

The project's physical impacts on the environment would result from the proposed construction and long-term use of the OASIS property. Also refer to discussion in section 6.1 (Growth Inducing Effects) regarding increased development potential related to the General Plan Amendments, Lot Line Adjustment, and Government Code consistency requests.

PROJECT IMPACTS

The OASIS building and parking areas are located in an area with nearly level topography. However, the project access road and separated pedestrian path would traverse an area with steep (exceeding 20 and 30 percent slope) and potentially unstable slopes between Foxenwood Lane and the OASIS property. A dirt access road exists in the general location of the proposed access road, but the proposed access road would require engineered improvements (e.g., grading, paving, retaining walls) to meet Santa Barbara County Fire District (SBCFD) standards and to accommodate pedestrian and bicycles. Feasible mitigation identified below, including required P&D review and approval of project Grading and Drainage plans for the facility, access road, and Erosion and Sediment Control plan, would reduce impacts to less than significant levels.

Impact GEO-1: The project would result in potentially significant impacts from siltation/sedimentation of Orcutt Creek (Short-Term Construction Period and Long-Term Operations). (Class II)

Impact GEO-2: The project would result in potentially significant impacts related to unstable slopes/soil collapse due to the steep slopes, the weight of future structures on Clark Avenue above the OASIS building pad, and potential for unstable slopes along the proposed access road. (Class II)

Impact GEO-3: The project would result in potentially significant impacts from soil blowing during the short-term construction period (Class II)

The Mini-EIR for KS18 identified potentially significant impacts from The Mini-EIR for KS18 identified potentially significant geologic impacts from Siltation of Orcutt Creek, Unstable Slopes/Soil Collapse and Soil Blowing. These impacts would also apply to the proposed project. The Preliminary Grading Plan dated April 2019 (Figure 4.6-3/Figure 2-32) and detail for grading on the slope north of the access road (Figure 2-32a), prepared by Stantec, identify proposed grading for the access road. A separated pedestrian path is included just south of the access road. Slopes to the south of the access road exceed 30% slope. Retaining walls are proposed along on the slope south of the access road (along approximately 400 feet), in some locations on both sides of the pedestrian path. Grading is shown from the top to the bottom of the slope north of the access road, in an area with slopes that exceed 50 percent slope. No retaining walls are currently determined to be necessary north of the access road. However, the project engineer (B. Hain, Stantec) has indicated that retaining walls will be installed if determined to be necessary to ensure no grading would extend into the creek banks.

The OASIS project would involve similar potentially significant impacts, as are described in the KS18 Mini-EIR, from site preparation activities (e.g., vegetation removal, grading, trenching, etc.) associated with the construction of new buildings, parking areas, the access road, retention basin, utilities, landscaping, internal walkways, and installation of a section(s) of the OCP multi-use Orcutt Creek Trail, including paved Class I bikeway. Increased runoff from an increase in impervious surfaces (e.g., new structures, parking areas, access road) could also result in increased erosion/sedimentation of Orcutt Creek over the long-term, if the drainage plan does not adequately address the potential for long-term erosion/sedimentation from stormwater runoff. Unstable slopes and soil collapse could result in significant geologic impacts if 1) the proposed access road is not adequately designed/constructed to address steep slopes to the north and south of the existing dirt road and 2) if the long-term stability of the slope/soils to the south of the proposed OASIS structures are not adequately addressed in the building design.

Project impacts GEO-1, GEO-2, and GEO-3 would be potentially significant but can be reduced to less than significant levels with feasible mitigation identified later this Section.

Impact GEO-4: The project is not expected to result in significant impacts related to faults, lateral spreading, liquefaction, coastal hazards, unique or significant geologic, paleontological or physical features, soil constraints for onsite septic disposal, geologic constraints requiring the need for caissons or other construction methods associated with significant vibrations, and the project does not involve mining, or excessive spoils, tailings or over-burden. (Class III)

The project is not expected to result less than significant geologic hazards related to the following geotechnical issues, based on the assessment and conclusions in the OCP Mini-EIR for KS18 and on the 2016 GSI report for the proposed OASIS project:

- *Faults*: The closest identified active or potentially active earthquake fault is the Casmalia Fault, which is located over one mile south of the property. Further standard compliance with existing building regulations, including seismic requirements, would ensure potential ground shaking impacts caused by movement along a distant fault would be less than significant
- *Lateral Spreading*: The proposed building site has nearly level terrain and the underlying soils have high relative densities;
- *Liquefaction*: Although a specific liquefaction study was not performed, GSI's preliminary opinion is that the there is a "relatively low potential for liquefaction to occur" on the property, based on the results of GSI's soil borings and their experience in the project area.
- *Coastal Hazards*: The site is located over 10 miles inland from the coast. Therefore, the site is not associated with coastal geologic hazards (e.g., sea cliff retreat, rising sea levels) which would impact site development or public safety;
- *Unique Features*: No unique or significant geologic, paleontological or physical features on the site, which would be destroyed, covered or modified by project implementation have been identified onsite in the Key Site Mini-EIR or the 2016 GSI report;
- *Soil Constraints for wastewater disposal*: The site would be served by municipal sewer, so there would be no soil constraints affecting onsite septic systems;
- *Construction methods generating vibrations*: Soil/geologic constraints have not been identified onsite that require construction methods involving the need for caissons or other methods associated with significant construction-related vibrations; and
- *Spoils, tailings from mining*: The project does not involve mining activities, or excessive spoils, tailings or over-burden.

CUMULATIVE IMPACTS

The proposed project, in conjunction with other cumulative projects proposed in Santa Maria and the unincorporated Santa Barbara County area, would expose additional people and property to geologic hazards that exist in the region. The magnitude of geologic hazards for individual projects would depend upon the location, type, and size of development and the specific hazards associated with individual sites. Specific geologic hazards associated with each individual site would generally be limited to that site. In addition, County regulations and policies (including compliance with California Building Code requirements) would require either relocation of development or incorporation of grading/construction design features to reduce seismic and geologic hazards to acceptable levels. The OASIS project would result in potentially significant but feasibly mitigated geologic impacts. In addition, cumulative projects under buildout of the OCP would be addressed on a case-by- case basis. Therefore, the project would not result in cumulatively considerable impacts. Cumulative geologic hazard impacts would be adverse, but less than significant (Class III).

Approval of the proposed General Plan Amendment components, Recorded Map Modifications and Government Code 65402 Consistency requests may encourage similar requests for the other Southpoint Estates (KS18) open space parcels, as well as for other designated open space parcels in the Orcutt area or elsewhere in the County. Approval of such requests would increase the development potential of additional open space areas, which were set aside as part of past land use decisions for the purpose of preserving resources and offsetting various environmental impacts of development projects. The amount and types of increased development that could result from similar requests throughout the County's unincorporated area are not specifically known. However, increased conversion of open space to development would result in potential impacts to geologic and soil hazards that would be most affected by a specific locations' presence/absence/extent of onsite soil and geologic constraints, including but not limited to expansive or highly erosive soils, steep slopes, landslide potential, potentially active/active faults, etc., as well as the locations of proposed grading and development. (Also see Section 6.1, Growth Inducing Effects).

MITIGATION AND RESIDUAL IMPACT

GEO-1. WatConv-01 Erosion and Sediment Control Plan. As determined by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP or ESCP shall be a part of the Grading and Drainage Plan submittal and will be reviewed for its technical merits by P&D, Flood Control District and Project Clean Water as applicable. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (http://sbcountyplanning.org/building/grading.cfm, (refer to California Stormwater Best Management Handbook and Erosion and Sediment Control Plan Requirements); and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements.

PLAN REQUIREMENTS: The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to approval of zoning clearances. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized. **TIMING**: The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year round. **MONITORING**: P&D shall perform site inspections throughout the construction phase.

GEO-2. (Slopes) Grading plans shall clearly address slope stability and soil collapse issues for the access road, pedestrian path, bikeway, and buildings, including the use of retaining walls or other slope stabilization methods. **PLAN REQUIREMENTS AND TIMING**: The grading plan for the access road shall be submitted for P&D review and approval prior to recordation of the documents effectuating the recorded map modifications to the Southpoint Estates conditions of approval and recorded maps ~~land use clearance~~. The grading plan for the development area shall be submitted for P&D review and approval prior to zoning clearance. P&D review will require peer review under contract to P&D of the geotechnical analysis (funded by the applicant) to ensure adequate evaluation of geotechnical hazards and methods for addressing hazards which ensure, as proposed by the project engineer, that no grading will occur within the banks of Orcutt Creek. Dependent on the need for/ visibility of/location in relation to riparian habitat, the project landscape and restoration plans shall be supplemented to address additional restoration associated with grading and native vegetation removal on the slope north of the access road and for grading/paving work for the trail/bikeway near the creek. The proposed slope stabilization methods shall be documented in a soils report if deemed necessary by P&D, including Building & Safety. **MONITORING**: P&D shall perform site inspections throughout the construction phase.

IMPACTS AFTER MITIGATION

Impact GEO-1: The project would result in potentially significant impacts from siltation/sedimentation of Orcutt Creek (Short-Term Construction Period and Long-Term Operations). (Class II)

Impact GEO-1 would be reduced to less than significant levels subject to the requirements of the County's standard regulatory process[1], implementation of Mitigation Measure GEO-1, Mitigation Measures W-3, W-5, and W-6 in Section 4.13 (Water Resources and Flooding) and compliance with the Flood Control District and Project Clean Water letters (included in Appendix D-13).

Impact GEO-2: The project would result in potentially significant impacts related to unstable slopes/soil collapse due to the steep slopes, the weight of future structures on Clark Avenue above the OASIS building pad, and potential for unstable slopes along the proposed access road. (Class II)

Impact GEO-2 would be reduced to less than significant levels by implementation of Mitigation Measure GEO-2.

Impact GEO-3: The project would result in potentially significant impacts from soil blowing during the short-term construction period (Class II)

Impact GEO-3 would be reduced to less than significant levels by implementation of Mitigation Measure GEO-1 and compliance with Santa Barbara County Air Pollution Control District measures for control of fugitive dust.

Impact GEO-4: The project is not expected to result in significant impacts related to faults, lateral spreading, liquefaction, coastal hazards, unique or significant geologic, paleontological or physical features, soil constraints for onsite septic disposal, geologic constraints requiring the need for caissons or other construction methods associated with significant vibrations, and the project does not involve mining, or excessive spoils, tailings or over-burden. (No impacts identified)

No mitigation required to address Impact GEO-4 – no impact.

Cumulative Geologic Impacts: The OASIS project would result in potentially significant but feasibly mitigated geologic impacts. In addition, cumulative projects under buildout of the OCP would be addressed on a case-by- case basis. Therefore, the project would not result in cumulatively considerable impacts. Cumulative geologic hazard impacts would be adverse, but less than significant (Class III)

The project would not result in a considerable contribution to cumulative impacts related to geologic processes.

[1] The standard regulatory process requires implementation of SBCAPCD construction period emission control measures (Appendix D-2 and OCP Policy AQ-O-2), implementation of a P&D approved landscape plan (LUDC §35.34.090.E , OCP GEO-O-2, GEO-O-2.6), and building permit requirements for soils and foundation reports.

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4.7 GREENHOUSE GAS EMISSIONS/CLIMATE CHANGE

4.7.1 ENVIRONMENTAL SETTING

4.7.1.1 PHYSICAL SETTING

Greenhouse gases (GHG) include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF_6), and nitrogen trifluoride (NF_3) (California Health and Safety Code, § 38505(g)). These gases create a blanket around the earth that allows light to pass through but traps heat at the surface, preventing its escape into space. While this is a naturally occurring process known as "the greenhouse effect," human activities have accelerated the generation of GHG emissions above pre-industrial levels (U.S. Global Change Research Program 2018). The global mean surface temperature increased by approximately 1.8°F (1°C) in the past 80 years, and is likely to reach a 2.7°F (1.5°C) increase between 2030 and 2050 at current global emission rates (IPCC 2018).

The most important and widely occurring anthropogenic GHG is CO2, primarily from the use of fossil fuels as a source of energy. Fossil fuel combustion for electricity, heat, and transportation is the largest source of GHG emissions from human activities in the United States. The *Inventory of U.S. Greenhouse Gasses and Sinks: 1990-2017* (U.S. Environmental Protection Agency 2019) states that the primary sources of GHG emissions from fossil fuel combustion in 2017 included electricity production (35%), transportation (36.5%), industry (27%), and commercial and residential end users (17-19%, respectively). Factoring in all sources of GHG emissions, the energy sector accounts for 84% of total emissions in addition to agricultural (8%), industrial processes (5.5%), and waste management (2%) sources. Other anthropogenic activities that are major sources of CO2 include deforestation, other changes in land use, and cement production.

The County of Santa Barbara's Final Environmental Impact Report for the Energy and Climate Action Plan (EIR) (PMC, 2015) and the *2016 Greenhouse Gas Emissions Inventory Update and Forecast* (County of Santa Barbara Long Range Planning Division, 2018) contain a detailed description of the existing regional setting as it pertains to GHG emissions. Regarding non-stationary sources of GHG emissions within Santa Barbara County specifically, the transportation sector produces 38% of the total emissions, followed by the building energy (28%), agriculture (14%), off-road equipment (11%), and solid waste (9%) sectors (County of Santa Barbara Long Range Planning Division 2018).

The overabundance of GHG in the atmosphere has led to a warming of the earth and has the potential to substantially change the earth's climate system. More frequent and intense weather and climate-related events are expected to damage infrastructure, ecosystems, and social systems across the United States (U.S. Global Change Research Program 2018). California's Central Coast, including Santa Barbara County, will be affected by changes in precipitation patterns, reduced foggy days, increased extreme heat days, exacerbated drought and wildfire conditions, and acceleration of sea level rise leading to increased coastal flooding and erosion (Langridge, Ruth 2018).

Each GHG has a global warming potential (GWP) that is calculated to reflect how long each different gas remains in the atmosphere and how strongly the pollutant absorbs energy relative to CO2. The GWP indicates the relative and cumulative ability of a given mass of emissions to absorb energy and force climate change over the time the emissions remain in the atmosphere. Methane in the atmosphere over a 100- year horizon has a GWP of 25 according to the Intergovernmental Panel on Climate Change (IPCC) Fourth Assessment Report and 28 according to the IPCC Fifth Assessment Report. This GWP number means that one pound of CH4 causes the equivalent warming potential of 25 to 28 pounds of CO2. California regulators recognize the short-lived nature of CH4 by using a GWP of 25 for CH4 over the 100-year timespan and a GWP of 72 over a 20-year timespan (ARB, 2016a). The GWP is used to quantify GHG emissions by multiplying the different GWP of each GHG pollutant by the mass of that pollutant to arrive at a CO2- equivalent (CO2e) mass.

4.7.1.2 PHYSICAL EFFECTS OF GHG EMISSIONS

Changing temperatures, precipitation, sea levels, ocean currents, wind patterns and storm activity provide indicators and evidence of the effects of climate change. For the period 1950 onward, relatively comprehensive data sets of observations are available. Various indicators and evidence illustrate the many aspects of climate change, namely, how temperature and precipitation are changing, and how these changes are affecting the environment, specifically freshwater and marine systems, as well as humans, plants and animals (OEHHA, 2013; OEHHA, 2018). Consensus expressed by the Fifth Assessment Report of the IPCC shows that: “warming of the climate system is unequivocal, and since the 1950s, many of the observed changes are unprecedented over decades to millennia. The atmosphere and ocean have warmed, the amounts of snow and ice have diminished, sea level has risen, and the concentrations of greenhouse gases have increased” (IPCC, 2014).

Since California’s initial GHG strategy set forth in the 2008 Climate Change Scoping Plan, scientific evidence has continued to indicate that the climate is changing. This evidence includes rising temperatures, shifting snow and rainfall patterns, and increased incidence of extreme weather events (ARB, 2014).

The Third U.S. National Climate Assessment, released on May 6, 2014, provides the most authoritative and comprehensive source of scientific information to date about climate-change impacts across all U.S. regions and on critical sectors of the economy. For the Southwestern U.S. region, including Santa Barbara County, the National Climate Assessment emphasizes the risks to scarce water resources as follows:

> *Climate changes pose challenges for an already parched region that is expected to get hotter and, in its southern half, significantly drier. Increased heat and changes to rain and snowpack will send ripple effects throughout the region’s critical agriculture sector, affecting the lives and economies of 56 million people — a population that is expected to increase 68 percent by 2050, to 94 million. Severe and sustained drought will stress water sources, already over-utilized in many areas, forcing increasing competition among farmers, energy producers, urban dwellers, and plant and animal life for the region’s most precious resource.*

The effects of global climate change to California's public health, infrastructure and natural resources are described in the *2009 Biennial Report of the California Climate Action Team* (CAT, 2009) and *Our Changing Climate* 2012 from the California Climate Change Center (CEC, 2012). According to the Climate Action Team findings "extreme events from heat waves, floods, droughts, wildfires and bad air quality are likely to become more frequent in the future and pose serious challenges to Californians. These impacts pose growing demands on individuals, businesses and governments at the local, State, and federal levels to minimize vulnerabilities, prepare ahead of time, respond effectively, and recover and rebuild with a changing climate and environment in mind" (CAT, 2009).

Additional research by the CalEPA Office of Environmental Health Hazard Assessment (OEHHA) documented effects of climate change including impacts on terrestrial, marine, and freshwater biological systems, with resulting changes in habitat, agriculture, and food supply. These changes are occurring in conjunction with the potential to impact human well-being (OEHHA, 2018). The OEHHA categorizes climate change indicators as: changes in California's climate; impacts to physical systems including oceans, lakes, rivers, and snowpack; and impacts to biological systems including humans, vegetation and wildlife. The primary observed changes in California's climate include increased annual average air temperatures, more-frequent extremely hot days and nights, and increasingly severity of drought. Impacts to physical systems affected by warming temperatures and changing precipitation patterns show decreasing snowmelt runoff, shrinking glaciers, and rising sea levels (OEHHA, 2018). Examples of the terrestrial effects include increasing tree mortality, large wildfires, and changes in vegetation density and distribution (OEHHA, 2013). Land use planning decisions that take into account the effects of climate change would contemplate potential effects to biological resources, water resources, and agricultural resources.

4.7.1.3 GHG INVENTORY

California Inventory of GHG Sources

California first formalized a strategy to achieve GHG reductions in 2008, when California produced approximately 487 million metric tons of CO2 e equivalent (MMTCO2e), an amount equal to about 537 million tons for 2008, according to the Air Resources Board inventory (ARB, 2018a). One metric ton (MT) equals 1,000 kilograms, which is 2,204.6 pounds or about 1.1 short tons. By 2016, California's emissions had declined to approximately 429.4 MMTCO2e (ARB, 2018a). In a global context, California emits less than one percent of the 49,000 MMTCO2e emitted globally (IPCC, 2014). Table 4.7-1 summarizes the current GHG inventory for California.

Table 4.7-1 California GHG Emissions Inventory (million metric tons per year, MMTCO2e)

Source Category	2008	2010	2012	2014	2016
Transportation[1]	177.58	165.07	161.22	162.28	169.38
Industrial[2]	90.54	91.50	91.07	93.96	89.61
Electric Power	120.14	90.34	95.09	88.24	68.58
Commercial and Residential	43.52	45.05	42.89	37.37	39.36
Agriculture	35.79	34.27	36.08	35.95	33.84
High GWP	11.65	13.52	15.54	17.70	19.78
Recycling and Waste	8.11	8.37	8.49	8.59	8.81
Total Emissions	**487.34**	**448.11**	**450.38**	**444.10**	**429.35**

1 - Transportation category includes off-road equipment used in construction, mining, oil drilling, and other vehicles and mobile sources.

2 - Industrial category includes refineries, oil and gas extraction, and other industries including combustion of fuels plus fugitive emissions. Source: ARB, 2018a. California Greenhouse Gas Inventory for 2000-2016, by Category as Defined in the 2008 Scoping Plan.

County GHG Inventory

Pursuant to the direction provided by the County's Board of Supervisors in March of 2009 (BOS Resolution 09-059), the County developed a Climate Action Strategy (CAS) to address GHG emissions. The CAS outlines a two phase process to reduce emissions; Phase 1 included the preparation of a Climate Action Study, and Phase 2 included the development of an Energy and Climate Action Plan (ECAP). As part of the Climate Action Study, a GHG inventory including future forecasts for the unincorporated County was developed. This GHG inventory used 2007 numbers to establish a baseline for community-wide emissions in unincorporated Santa Barbara County to measure ECAP progress. The inventory excludes incorporated cities, the University of California, Santa Barbara, the Chumash reservation, and state and federal lands including Los Padres National Forest, Vandenberg Air Force Base, and offshore oil and gas production facilities. Additionally, the GHG emissions from air pollution stationary source facilities were excluded by the County from the ECAP because the facilities are under the jurisdiction of the Santa Barbara County APCD for criteria air pollutants and toxic air contaminants (Santa Barbara County, 2015).

The County GHG inventory for unincorporated areas totaled 1,192,970 MTCO2e in 2007 as

published in the ECAP:

- Transportation: 521,160 MTCO2e
- Residential energy: 195,490 MTCO2e
- Commercial energy: 121,580 MTCO2e
- Off-road: 102,140 MTCO2e
- Solid waste: 91,920 MTCO2e
- Agriculture: 62,110 MTCO2e
- Water and wastewater: 49,520 MTCO2e
- Industrial energy: 46,780 MTCO2e
- Aircraft: 2,270 MTCO2e

Existing Site Conditions

Development on Key Site 18 (KS18) is limited to:

- A single family home site in the northeast corner near Foxenwood Lane;
- Recreational amenities for Southpoint Estates (tennis courts, picnic tables) in the northwest;
- Retention basin in the northwest corner;

The OASIS portion of KS18 is undeveloped. GHG emissions associated with the OASIS portion of the property are currently limited to annual mowing for vegetation fuel management. The OASIS property is designated in the Orcutt Community Plan (OCP) for open space and future public park uses (e.g., lawn, small restroom, sport courts, tot lots, picnic tables).

4.7.2 REGULATORY SETTING

California Regulations

The California Air Resources Board (ARB) is responsible for the coordination and oversight of State and local air pollution control programs in California. California has a numerous regulations aimed at reducing the state's GHG emissions. These initiatives are summarized below.

California Environmental Quality Act (CEQA) Guidelines Sections 15355, 15130, 15064.4(b):

As defined in CEQA Guidelines Section 15355, and discussed in Section 15130, "*'Cumulative impacts' refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts*." Global mean surface warming results from GHG emissions generated from many sources over time, rather than emissions generated by any one project (IPCC 2014). **Therefore, by definition, climate change under CEQA is a cumulative impact.**

CEQA Guidelines Section 15064.4(b) states that a lead agency "should focus its analysis on the reasonably foreseeable incremental contribution of the project's [GHG] emissions to the effects of climate change." A project's individual contribution may appear small but may still be cumulatively considerable. Therefore, it is not appropriate to determine the significance of an individual project's GHG emissions by comparing against state, local, or global emission rates. Instead, the Governor's Office of Planning and Research recommends using an established or recommended threshold as one method of determining significance during CEQA analysis (OPR 2008, 2018). A lead agency may determine that a project's incremental contribution to an existing cumulatively significant issue, such as climate change, is not significant based on supporting facts and analysis [CEQA Guidelines Section 15130(a)(2)].

Assembly Bill (AB) 1493 (2002), California's Advanced Clean Cars program (referred to as "Pavley"), requires ARB to develop and adopt regulations to achieve "the maximum feasible and cost-effective reduction of GHG emissions from motor vehicles." On June 30, 2009, U.S. EPA granted the waiver of Clean Air Act preemption to California for its GHG emission standards for motor vehicles beginning with the 2009 model year. Pavley I took effect for model years starting in 2009 to 2016 and Pavley II, which is now referred to as "LEV (Low Emission Vehicle) III GHG" will cover 2017 to 2025. Fleet average emission standards would reach 22% reduction by 2012 and 30% by 2016. The Advanced Clean Cars program coordinates the goals of the Low Emissions Vehicles (LEV), Zero Emissions Vehicles (ZEV), and Clean Fuels Outlet programs and would provide major reductions in GHG emissions. By 2025, when the rules will be fully implemented, new automobiles will emit 34% fewer GHGs and 75% fewer smog forming emissions from their model year 2016 levels (ARB, 2011).

EO S-3-05: In 2005, former Governor Schwarzenegger issued Executive Order (EO) S-3-05, establishing statewide GHG emissions reduction targets. EO S-3-05 provides that by 2010, emissions shall be reduced to 2000 levels; by 2020, emissions shall be reduced to 1990 levels; and by 2050, emissions shall be reduced to 80% below 1990 levels (CalEPA, 2006). In response to EO S-3-05, CalEPA created the Climate Action Team (CAT), which in March 2006 published the Climate Action Team Report (the "2006 CAT Report") (CalEPA, 2006). The 2006 CAT Report identified a recommended list of strategies that the state could pursue to reduce GHG emissions. These are strategies that could be implemented by various state agencies to ensure that the emission reduction targets in EO S-3-05 are met and can be met with existing authority of the state agencies. The strategies include the reduction of passenger and light duty truck emissions, the reduction of idling times for diesel trucks, an overhaul of shipping technology/infrastructure, increased use of alternative fuels, increased recycling, and landfill methane capture, etc.

AB 32: California's major initiative for reducing GHG emissions is outlined in Assembly Bill 32 (AB 32), the "California Global Warming Solutions Act of 2006," signed into law in 2006. AB 32 codifies the statewide goal of reducing GHG emissions to 1990 levels by 2020 (essentially a 15% reduction below 2005 emission levels; the same requirement as under S-3-05), and requires ARB to prepare a Scoping Plan that outlines the main State strategies for reducing GHGs to meet the 2020 deadline. In addition, AB 32 requires ARB to adopt regulations to require reporting and verification of statewide GHG emissions.

ARB Scoping Plan, 2008: After completing a comprehensive review and update process, ARB approved a 1990 statewide GHG level and 2020 limit of 427 MMT CO2e. The Scoping Plan was approved by ARB on December 11, 2008, and included measures to address GHG emission reduction strategies related to energy efficiency, water use, and recycling and solid waste, among other measures.

ARB Scoping Update 2013: In May 2014, ARB approved the first update to the AB 32 Scoping Plan. The 2013 Scoping Plan update defines ARB's climate change priorities for the next five years and sets the groundwork to reach post-2020 goals set forth in EO S-3-05. The update highlights California's progress toward meeting the "near-term" 2020 GHG emission reduction goals defined in the original Scoping Plan. It also evaluates how to align the State's longer-term GHG reduction strategies with other State policy priorities, such as for water, waste, natural resources, clean energy and transportation, and land use (ARB, June 2014).

SB 97 August 2007: SB97 acknowledges that climate change is an environmental issue that requires analysis in California Environmental Quality Act (CEQA) documents. In March 2010, the California Resources Agency (Resources Agency) adopted amendments to the State CEQA Guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions. The adopted guidelines give lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts.

ARB Resolution 07-54: This resolution establishes 25,000 MT of GHG emissions as the threshold for identifying the largest stationary emission sources in California for purposes of requiring the annual reporting of emissions. This threshold is just over 0.005% of California's total inventory of GHG emissions for 2004.

SB 375, 2008: SB 375 enhances the state's ability to reach AB 32 goals by directing ARB to develop regional GHG emission reduction targets to be achieved from vehicles for 2020 and 2035. In addition, SB 375 directs each of the state's 18 major Metropolitan Planning Organizations (MPO) to prepare a "sustainable communities strategy" (SCS) that contains a growth strategy to meet these emission targets for inclusion in the Regional Transportation Plan (RTP). On September 23, 2010, ARB adopted final regional targets for reducing GHG emissions from 2005 levels by 2020 and 2035. The Santa Barbara County Association of Governments (SBCAG) was assigned targets of zero net growth in per capita emissions from passenger vehicles in the 2020 and 2035 target years. The SBCAG 2040 Regional Transportation Plan and Sustainable Communities Strategy (August, 2013) demonstrated that the SBCAG region would achieve its regional emissions reduction targets for the 2020 and 2035 target years.

In April 2011, Governor Brown signed SB 2X requiring California to generate 33% of its electricity from renewable energy by 2020.

For more information on the Senate and Assembly Bills, Executive Orders, and reports discussed above, and to view reports and research referenced above, please refer to the following websites: www.climatechange.ca.gov and www.arb.ca.gov/cc/cc.htm.

California Environmental Quality Act (CEQA). Pursuant to the requirements of SB 97, the Resources Agency has adopted amendments to the *State CEQA Guidelines* for the feasible mitigation of GHG emissions or the effects of GHG emissions. The adopted *CEQA Guidelines* provide general regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents, while giving lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts.

Local Regulations and CEQA Requirements

In May 2015, the County of Santa Barbara Board of Supervisors adopted the *Energy and Climate Action Plan* (ECAP) (County of Santa Barbara Long Range Planning Division, 2015) and certified the accompanying EIR (SCH# 20144021021) (PMC, 2015). The ECAP met the criteria in CEQA Guidelines Section 15183.5 for a "plan to reduce greenhouse gas emissions."

> *CEQA Guidelines Section 15183.5. Tiering and Streamlining the Analysis of Greenhouse Gas Emissions.*
>
> *(a) Lead agencies may analyze and mitigate the significant effects of greenhouse gas emissions at a programmatic level, such as in a general plan, a long range development plan, or a separate plan to reduce greenhouse gas emissions. Later project-specific environmental documents may tier from and/or incorporate by reference that existing programmatic review...*
>
> *(b) Plans for the Reduction of Greenhouse Gas Emissions. Public agencies may choose to analyze and mitigate significant greenhouse gas emissions in a plan for the reduction of greenhouse gas emissions or similar document. A plan to reduce greenhouse gas emissions may be used in a cumulative impacts analysis as set forth below. Pursuant to sections 15064(h)(3) and 15130(d), a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements in a previously adopted plan or mitigation program under specified circumstances…*

However, the ECAP is no longer projected to meet its 2020 GHG emission reduction goal and is in the process of being updated.

4.7.3 IMPACTS

THRESHOLDS AND METHODOLOGY

As discussed above, Santa Barbara County's ECAP is a GHG emission reduction plan and the County has been implementing the ECAP's emission reduction measures since 2016. However, because the County is not expected to meet the ECAP's 2020 GHG emission reduction goal, a significance threshold is more appropriate for project-level GHG emission analysis, rather than tiering off the ECAP's Environmental Impact Report (EIR).

CEQA Guidelines Section 15064.4(a) states "A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project." CEQA Guidelines Section 15064.4(b) further states:

> *A lead agency should consider the following factors, among others, when assessing the significance of impacts from greenhouse gas emissions on the environment:*
>
> *(1) The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting;*
>
> (2) *Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project*…

The County of Santa Barbara does not have an adopted GHG emission significance threshold for sources other than industrial stationary sources. Therefore, significance thresholds from other California jurisdictions or agencies can be appropriately applied to land use projects within Santa Barbara County, as long as substantial evidence is provided to describe why the selected threshold is appropriate (CEQA Guidelines, § 15064.7(d)).

In 2012, San Luis Obispo County Air Pollution Control District (SLO APCD) established an annual significance threshold of 1,150 metric tons of carbon dioxide equivalent ($MTCO_2e$/yr). This significance threshold is approximately equivalent to the operational GHG emissions associated with a 70- unit residential subdivision in an urban setting (49- unit rural development) or a 40,000 sq. ft. strip mall in an urban setting (SLO APCD 2012). Santa Barbara County selected the SLO APCD threshold of 1,150 $MTCO_2e$/year as the most appropriate threshold to determine significance of cumulative impacts from GHG emissions for this proposed project. The rationale for applying the SLO APCD GHG emissions significance threshold is discussed below.

The SLO APCD threshold is appropriate to use for evaluating GHG/Climate Change impacts for the OASIS project based on the following:

- The threshold applies to GHG emissions that are not industrial stationary sources, but that are subject to discretionary approvals by the County, where the County is the CEQA lead agency.
- The threshold was developed to be consistent with Assembly Bill 32 (the California Global Warming Solutions Act of 2006), which established the State of California's 2020 GHG emissions reduction goal.
- The selected threshold considers GHG emissions comprehensively by measuring in annual metric tons of carbon dioxide equivalent.
- The threshold assessed historical and potential future land use development trends in San Luis Obispo County to establish the significance threshold. San Luis Obispo and Santa Barbara Counties have similar historical and potential future land use development trends.
- The threshold applies to GHG emissions from residential and commercial land use projects.
- The threshold assumes that construction emissions will be amortized over the life of a project and added to the operational emissions.
- The threshold does not apply to GHGs that are emitted throughout the life cycle of products that a project may produce or consume.

Consistency with Energy and Climate Action Plan (ECAP)

A project may also result in significant impacts related to generation of GHGs/Climate change if the project would interfere with attaining the ECAPs GHG reduction goals.

IMPACT ASSESSMENT

With regard to the proposed project requests, the project's physical impacts on the environment, including generation of GHGs, would result from the construction and proposed long-term use of the OASIS property as a senior service and meeting center[1].

As discussed earlier, the ECAP is no longer projected to meet its 2020 GHG emission reduction goal and is in the process of being updated. Therefore, the California Emissions Estimator Model (CalEEMod) was used to model the OASIS project's estimated generation of greenhouse gas emissions (included in Appendix D-2) so that the projected emissions can be compared to an appropriate bright threshold to evaluate the significance of project emissions. Table 4.7-2 includes overall unmitigated operational emissions.

[1] Also refer to discussion in section 6.1 (Growth Inducing Effects) regarding increased development potential related to the General Plan Amendments, Lot Line Adjustment, and Government Code consistency requests.

Table 4.7-2a CalEEMod Unmitigated Operational Emissions

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0831	1.0000e-005	6.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.2500e-003	1.2500e-003	0.0000	0.0000	1.3300e-003
Energy	2.1800e-003	0.0198	0.0167	1.2000e-004		1.5100e-003	1.5100e-003		1.5100e-003	1.5100e-003	0.0000	61.2888	61.2888	2.2100e-003	7.7000e-004	61.5726
Mobile	0.1752	0.5810	1.5966	3.4400e-003	0.2977	3.6300e-003	0.3013	0.0800	3.4000e-003	0.0834	0.0000	315.9824	315.9824	0.0179	0.0000	316.4300
Waste						0.0000	0.0000		0.0000	0.0000	18.1456	0.0000	18.1456	0.8998	0.0000	40.6402
Water						0.0000	0.0000		0.0000	0.0000	0.3208	1.9930	2.3138	1.1900e-003	7.2000e-004	2.5571
Total	**0.2606**	**0.6008**	**1.6139**	**3.5600e-003**	**0.2977**	**6.1400e-003**	**0.3028**	**0.0800**	**4.8100e-003**	**0.0848**	**18.4884**	**379.2655**	**387.7319**	**0.8211**	**1.4900e-003**	**421.2012**

Source: CalEEMod v.2016.3.2, revised modelling December 2019. Table 4-7-2a includes the highest emissions per pollutant identified in Table 2-2 of the CalEEMod Summer and Winter Emissions reports for the OASIS project.
Full CalEEMod results contained in Appendix D-2

Table 4.7-2 has been updated (CalEEMod 12/4/19, included in Appendix B-2). This table identifies the estimated total, unmitigated, annual GHG emissions for the project as 421.2012 ~~337.4857~~ $MTCO_2e$/year, which is below the SLO threshold of 1,150 $MTCO_2e$/year. This estimate of overall emissions is considered a reasonable worst case estimate, based on the following:

1. The estimated emissions utilize a CalEEMod default traffic generation rate of 30.45 ADT/1,000 square feet, based on the Institute of Traffic Engineers (ITE) vehicle trip generation rate for ITE Land Use Code #492 (Recreational Health/Fitness Center). This rate is higher than the rate for ITE Land Use Code #495 (Recreational Community Center) of 28.82 ADT/1,000 square feet. ITE Code #495 was determined to be most representative of the proposed project traffic by:

    a. Santa Barbara County Public Works Transportation staff (W. Robertson);
    b. Associated Transportation Engineers (ATE), the County contracted traffic engineers; and
    c. Stantec, the project traffic engineers; and

2. The estimated emissions are unmitigated and do not take into account a number of emission reduction and/or carbon sequestration measures that are built into the project, including the following features.

    a. Solar panels;
    b. Drought tolerant landscaping;
    c. Rainwater capture and use for landscape irrigation (reduces energy required to pump groundwater, to transport state water to the area, etc.);
    d. Restoration plantings, including new trees (carbon sequestration)

Table 4.7-2b Unmitigated Construction Emissions

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.0600e-003	0.0105	7.3300e-003	1.0000e-005		5.8000e-004	5.8000e-004		5.4000e-004	5.4000e-004	0.0000	1.0534	1.0534	2.7000e-004	0.0000	1.0602
Total	1.0600e-003	0.0105	7.3300e-003	1.0000e-005		5.8000e-004	5.8000e-004		5.4000e-004	5.4000e-004	0.0000	1.0534	1.0534	2.7000e-004	0.0000	1.0602

Source: CalEEMod v.2016.3.2, revised modelling December 2019. Table 4-7-2a is from the Annual Emissions report for OASIS. Full CalEEMod results contained in Appendix D-2

While climate change impacts cannot result from a particular project's greenhouse gas emissions, the project's incremental contribution of greenhouse gas emissions, combined with all other sources of greenhouse gases, may have a significant impact on global climate change. For this reason and as discussed in Section 4.7.3 (Regulatory Setting), a project's contribution to greenhouse gas emissions is analyzed below under "Cumulative Impacts."

CUMULATIVE IMPACT

Impact GHG-1: **The project's total greenhouse gas emissions would be less than the applicable threshold, which itself addresses cumulative increases in GHGs. (Class III)**

The County does not have an adopted GHG emission significance threshold for the type of project or land use being proposed, however the County does have the discretion to apply appropriate methodologies, thresholds, and mitigation measures for an individual project. Therefore, in addition to determining whether a project would interfere with ECAP goals for reducing GHG emissions, the County (as noted earlier) has chosen to apply the County of San Luis Obispo (SLO) "bright line" threshold of 1,150 MT of for the OASIS project. This threshold level is approximately equivalent to the operational GHG emissions associated with a 70-unit residential subdivision in an urban setting, a 49-unit rural development or a 70,000 square foot office building. The OASIS facility is most similar to the 70,000 square foot office building, although at approximately 15,661 square feet, the OASIS development would be less than 25% of the size of the referenced 70,000 square foot office building.

County of San Luis Obispo staff estimate the 1,150 MT CO_2e/year threshold would achieve approximately 13,800-14,200 MT CO2e/yr. in GHG emissions reductions from new development subject to CEQA from now through 2020. The Bright-Line Threshold of 1,150 MT CO2e/year is expected to capture a total of 56 projects over the next 10 years; 26 residential projects and 30 non-residential projects. (Greenhouse Gas Thresholds and Supporting Evidence, available online at: https://storage.googleapis.com/slocleanair-org/images/cms/upload/files/Greenhouse%20Gas%20Thresholds%20and%20Supporting%20Evidence%204-2-2012.pdf

The proposed 15,661 square foot OASIS development is substantially smaller than the SLO 49-unit rural development or 70,000 square foot office building, for which emissions are estimated to exceed the SLO threshold. However, rather than rely on the more general screening table, OASIS project specific CalEEMod projected emissions are being used for comparison to the SLO bright line 1,150.00 MT CO_2e/year threshold, as identified in Table 4.7-3.

Table 4.7-3 OASIS GHG Emissions

Unmitigated Overall Construction Emissions ~~143.6846~~ 140.6277 CO_2e/year (amortized over 25 years)*	140.6277 ~~143.6846~~ MT CO_2e/year /25 yrs = 5.63 ~~5.75~~/yr over 25 yrs
Unmitigated Overall Operational Emission	421.20 ~~337.49~~ MT CO_2e/year
Combined Construction & Operational Emissions	**426.83 ~~343.23~~ MT CO_2e/year**
SLO Threshold	**1,150.00 MT CO_2e/year**

*Construction emissions amortized over 25 years per SLO APCD Air Quality Handbook (p. 2-2) https://www.prcity.com/DocumentCenter/View/14604/California-Environmental-Quality-Act-Handbook---2012-Volume-1-PDF

As identified in Table 4.7-3, the project's GHG emissions (426.83 ~~343.23~~ MT CO_2e/year) would not exceed the 1,150.00 MT CO_2e/year threshold. Therefore, the project's incremental contribution to this cumulative effect is not cumulatively considerable and is not significant. (Class III).

CONSISTENCY WITH ENERGY AND CLIMATE ACTION PLAN (ECAP)

Impact GHG-2: The project would potentially interfere with the goals/conflict with strategies for reducing County-wide greenhouse gas emissions (GHGs) in the County's Energy and Climate Action Plan (ECAP). (Class II)

In addition to consideration of estimated project emissions compared to the SLO bright line threshold, the project's consistency with the ECAP strategies for reducing GHG emissions must also be considered. The ECAP includes a number of strategies for reducing emissions, including strategies for the following:

- Sustainable Communities Strategy (e.g., goal of a zero net increase per capita in GHG emissions from passenger vehicles by 2020, etc.)
- Land Use Design (e.g., reduce dependency on automobiles, decrease vehicle miles traveled (VMT), increase access to transit, include electric vehicle charging stations, include walking/bike paths, etc.)
- Built Environment (increase energy efficiency through location, design, construction, and system, green building standards, cool pavements, awnings to shade windows, incorporate landscaping to cool buildings, etc.);
- Renewable Energy (solar, etc.);
- Waste Reduction (use of recycled materials in building design, pavement, recycle program for operations, construction); and
- Water Efficiency (water conservation, dual plumbing for grey water, etc)

The project would be consistent with some of the strategies for reducing GHGs, including incorporation of solar panels on the roof, onsite storage of roof runoff for landscape irrigation, construction of a bikepath/trail segment (although no through connection provided), and the project's location in general proximity to project visitors (mostly Orcutt area seniors). However, one of the main contributors of GHGs is vehicle emissions from single occupant automobiles.

Therefore, the ECAP includes a variety of strategies to encourage alternative forms of transportation. The project would primarily serve area seniors, a population with reduced ability to bicycle or walk long distances and/or up and down hills. The existing OASIS facility includes an onsite covered bus stop. However, no new bus stops are proposed as part of the project and existing bus stops are not in locations proximate to the project site to facilitate use by OASIS members, many of whom may be mobility restricted due to the distance and topographic difference between Clark Avenue and the proposed development. Further, as identified by the project applicant, most members who do not drive themselves or carpool would be expected to utilize the SMOOTH Senior Dial-a-Ride service to access OASIS activities onsite, which could result in four vehicle trips per customer using this service to access the OASIS facility (2 trips for drop-off, 2 trips for pick-up).

Mitigation measure AQ-2 (Transportation Demand Management), included in Section 4.2 (Air Quality) would reduce this impact to a less than significant level by reducing emissions associated with single occupant automobiles.

4.7.4 MITIGATION

Compliance with Mitigation Measure AQ-2 in Section 4.2 (Air Quality) would reduce emissions associated with vehicle trips, a major contributor to the County's generation of greenhouse gases.

IMPACTS AFTER MITIGATION

Impact GHG-1: The proposed project's total greenhouse gas emissions would be less than the applicable threshold, which itself addresses cumulative increases in GHGs. (Class III)

Impact GHG-1: No mitigation is necessary. Residual impacts would be less than significant.

Impact GHG-2: The project would potentially interfere with the goals and strategies for reducing County-wide greenhouse gas emissions (GHGs) in the County's Energy and Climate Action Plan (ECAP). (Class II)

Impact GHG-2 would be mitigated by Mitigation Measure AQ-2 which would ensure the project reduces GHG emissions associated with automobiles and avoid conflicts with the ECAP strategies to reduce GHGs.

4.8 LAND USE AND PLANNING

4.8.1 SETTING

Regional Land Use

The project site is located in the County of Santa Barbara, which occupies approximately 2,774 square miles of both urban and rural land uses. The project site lies within the Santa Maria Valley, south of the Santa Maria city limits, in the community of Orcutt. Rural land uses, such as rangeland, row crops, and open space occupy the outlying areas of the community.

Orcutt is a semi-rural, primarily residential community. Residential neighborhoods are interspersed among large vacant parcels, ~~and large undeveloped parcels~~ within and on the edges of the community. The majority of development in the community is single family residences, large estates, and ranchette homes. Mobile homes, condominiums, and townhomes are scattered throughout the community. Over the last 30 years, most of the residential development in the central urban area has occurred in developer-constructed subdivisions rather than custom homes on single lots.

Orcutt also includes approximately 524,000 square feet of developed commercial space, which is concentrated at the intersections of Clark Avenue and Bradley Road, in the Old Town Orcutt area, and at the corner of Lakeview and Orcutt Roads. Smaller commercial areas are located at the intersection of Clark Avenue and Orcutt Road, Foster and Orcutt Roads, Foster and Bradley Roads, and Winter and Orcutt Roads. Large vacant commercially zoned sites are located at Clark Avenue and U.S. 101~~,~~ and the intersection of Santa Maria Way and College Drive. In addition, several new restaurants have opened in Old Town Orcutt over the past few years that attract people from the City of Santa Maria and from other parts of the County.

Project Site Setting

The project site involves a portion of the Key Site 18/Southpoint (KS18) open space, which the Orcutt Community Plan (OCP) describes as a visual "gateway" into Old Town Orcutt from the east. KS18 is located within the “Central Urban Core” of the Orcutt Planning Area. KS18 is highly visible from adjacent roads and residential areas and provides significant open space in an area of high urbanization. Key Site 18 is bounded by Foxenwood Lane on the east, Southpoint Estates residences on the north, Clark Avenue and Old Town Orcutt on the south, and Broadway/California Boulevard on the far west end. The majority of KS18 is currently undeveloped open space, with development limited to a single family homesite in the northeast corner, and a County Flood Control District retention basin and Southpoint Estates private tennis courts and picnic area in the northwest.

No commercial development has been constructed on the two KS18 commercial parcels along Clark Avenue. However, an approximately 7,771 square foot, 2-story, commercial development was approved for the corner of Foxenwood Lane and Clark Avenue, originally in 2006 (LeBard, Case Nos. 05DVP-00000-00003, 06LUP-00000-00982, 06LUP-00001-00982, 16LUP-00000-00141, 18TEX-00000-00007, and 19LUP-00000-00099). This approved but not built commercial project includes structural development at the east end of APN 105-020-041, near Foxenwood Lane. Figure 4.1-2c identifies the approved LeBard commercial project layout. Existing views into the KS18 open space would be partially blocked if/when the LeBard project is constructed. The LeBard project would primarily alter views into the KS18 open space, from westbound traffic in and adjacent to the Foxenwood Lane/Clark Avenue intersection.

KS 18 is approximately 39.73 acres and is comprised of 15 Assessor's Parcel Numbers (APNs, Figure 2-4). The majority of KS18 (~35.11 acres) is designated for open space and recreation, with limited areas on the perimeter of KS18 designated for future development as identified in Table 4.8-1 and Figure 4.8-1. The existing language of OCP DevStd KS18-1 provides direction regarding the open space portion of KS18:

- *"The entire site, with exception of the residential and commercial areas noted in Policy KS18-1 above, shall remain in natural, undeveloped open space. … No development other than the proposed park, retention basin, and Class I bikepath/multi-use trail shall be permitted within the open space".*

This park area is identified on the south side of Orcutt Creek on the OCP Parks Recreation and Trails (PRT) Map. An excerpt of the PRT map is included in Section 2 (Figure 2-8). The full PRT map is included in EIR Appendix D-8 and the PRT map can also be viewed online at https://cosantabarbara.app.box.com/s/2tydm1xgiiv2vx7ez2elv49k1zkhhtax/file/393302224543. The 10.5-11 acre "Orcutt Creek Park" would be located on the south side of Orcutt Creek, including approximately 2 acres of creek restoration and an 8.5-acre park.

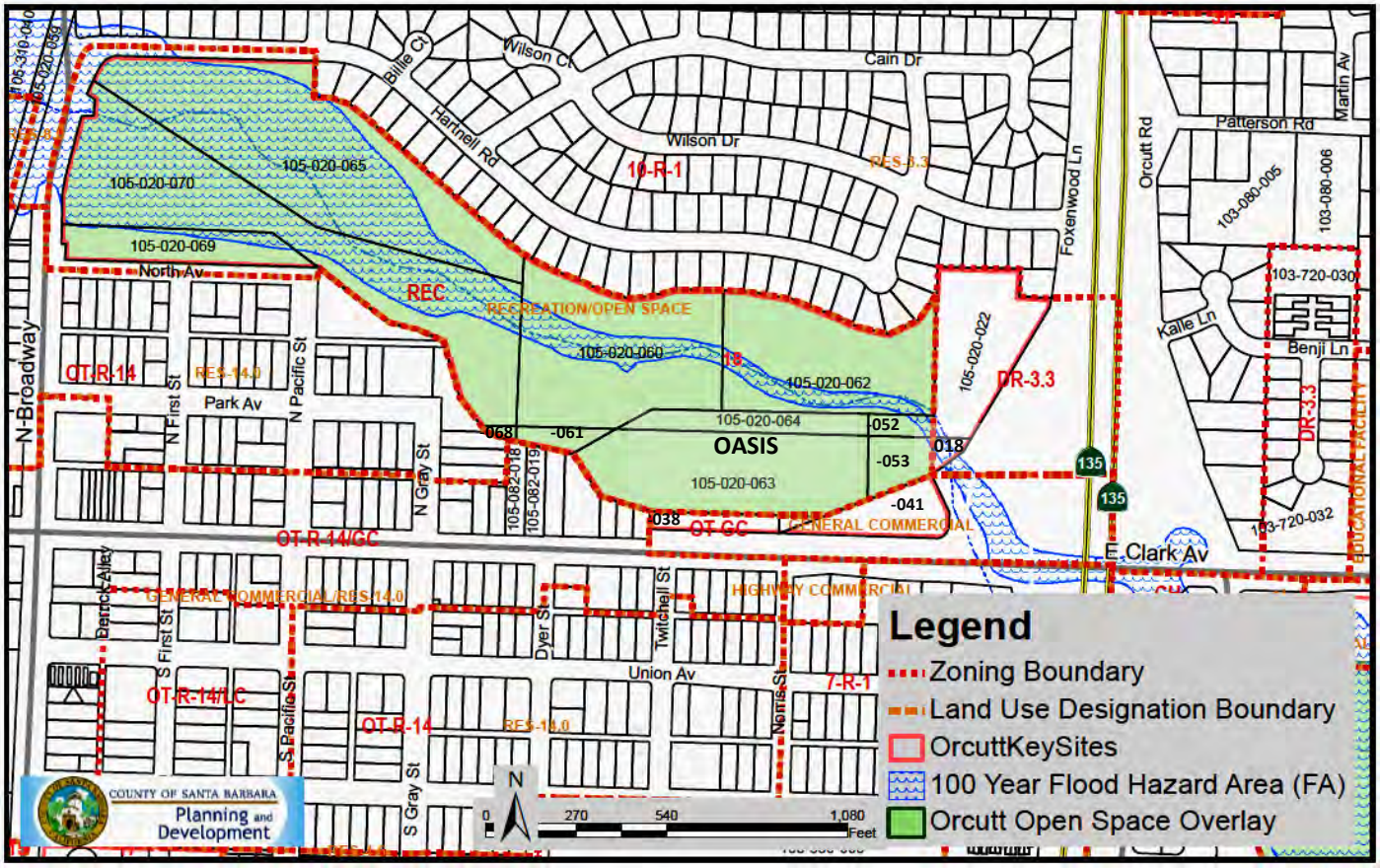
Table 4.8-1 OCP Key Site 18 Land Use and Zoning

Key Site 18 Area	General Plan/OCP Land Use Designation	Zoning
~2.77 acres N/E corner, near Foxenwood Ln APNs: 105-020-018, 105-020-022	Residential 3.3 units/acre	Residential 3.3 units/acre (DR-3.3)
~1.85 acres along Clark Avenue APNs: 105-020-041, 105-020-038, 105-020-063 (0.12 ac., southern tip only[2])	General Commercial	LUDC Old Town General Commercial (OT-GC)
~35.11 acres[1] APNs: 105-020-052, -053, -060, -061, -062, - 064, -065, -068, -069, -070	Existing Public or Private Recreation and/or Open Space	Recreation (REC)

[1]~10.5-11 acres of the approximately 35.11 acres on the south side of Orcutt Creek are designated as an 8.5-acre park (Orcutt Creek Park) and ~2 acres of creek restoration

[2]The southern 0.12 acres of the OASIS property is the subject of the Lot Line Adjustment (LLA) case with the adjacent LeBard corner commercial parcel (APN 105-020-041). The 0.12 acres is zoned commercial. However, no development is currently permitted in this area, as it is restricted to open space and noncommercial recreational use by the Southpoint Estates (SPE) conditions of approval. The SPE conditions require the SPE open space lots (~33 acres), including the OASIS property, to be recorded with a "*NOT A BUILDING SITE OPEN SPACE*" label. Further, the development rights to parts of this open space were deeded to the County, including the 0.12 acres. The Recorded Map Modification and Government Code Section 65402 (Comprehensive Plan Consistency Determination) cases would modify the SPE conditions and determine whether relinquishing the development rights to OASIS and removing the development restrictions on the entirety of the OASIS property, including the 0.12 acres is consistent with the Comprehensive Plan.

Figure 4.8-1 OCP Key Site 18/Southpoint Land Uses and Zoning



KS 18 Public Park (*Orcutt Creek Park*): As described in the OCP and OCP EIR Volumes I and II (Volume II includes Mini EIRs for the Key Sites, including KS18), the potential public park proposed for KS18 could include picnic areas, informal recreational facilities, tot lots, a small restroom building, and active recreational facilities such as a volleyball court or outdoor basketball court See Section 4.11 (*Recreation and Open Space)*, for more information on OCP guidance regarding parks and open space. The OCP explains that v~~V~~ehicle access to the park would be provided through the commercial development along Clark Avenue. A trail and parallel Class I bikeway are mapped across KS18 on the south side of Orcutt Creek on the OCP PRT Map and OCP Bikeways Map, to provide access between California Boulevard and Foxenwood Lane. This trail/bikepath identified for KS18 is part of the planned, continuous Orcutt Creek Multi-Use Trail (including paved Class I bikepath), which would traverse the Orcutt community along Orcutt Creek between Highway 101 and Black Road. This trail is identified as "OC-1" in the OCP. (See Figure 2-8 OCP PRT Map Excerpt and Figure 2-9 OCP Bikeways Map Excerpt, and the full extent of these maps ~~are~~ is also available in OASIS EIR Appendix D-8, ~~for review~~ online at https://cosantabarbara.app.box.com/s/dmj3sbkqwxdec23fpal7ln1gek4wmfd3 or by contacting the project planner (Natasha Campbell, ncampbell@co.santa-barbara.ca.us, 805-570-4871 or 805-934-6250).

The OASIS property is 5.28 acres on the south side of Orcutt Creek and includes APNs 105-020-063 and -064 (together one legal parcel). There is no existing development on the OASIS portion of Key Site 18. Existing access to the property is provided by a dirt road from Foxenwood Lane across the LeBard commercial property (APN 105-020-041). However, OASIS does not have an access easement over the LeBard property and is, therefore, currently land-locked from public roads. The OASIS property connects to Clark Avenue, but would likely require an easement from one of the adjacent commercial parcels (APN 105-020-041 or 105-020-038) to provide sufficient width for a driveway on Clark Avenue. See Section 7.0 (*Alternatives, Alternative #5*) for additional information regarding alternative access from Clark Avenue).

KS18 is a basin shaped stream valley along Orcutt Creek, with steep slopes on the north, south and east. Riparian habitat is located along the creek, with non-native grassland beyond the riparian habitat in the valley bottom, including on the OASIS property. There are also scattered oaks along the southern OASIS property line and near the creek, a eucalyptus windrow abutting North Avenue and the northwest portion of KS18, and a mix of chaparral, grassland and riparian habitat on the north side of Orcutt Creek. The two commercially zoned parcels along Clark Avenue (APNs 105-020-041 and 105-020-038) have predominantly low growing vegetation and level topography abutting Clark Avenue and very steep north facing slopes on the remaining acreage, which slopes down toward the OASIS property and Orcutt Creek.

4.8.2 REGULATORY SETTING

Santa Barbara County regulates the design of the built environment through its General Plan and Land Use and Development Code (LUDC). New development is required to be consistent with the General Plan and the Orcutt Community Plan's (OCP) policies and development standards. Table 4.8-1 and Figure 4.8-1 identify the project site's land use designation, zoning and surrounding uses. A discussion of the project's consistency with applicable policies and standards in the LUDC and the General Plan, including the OCP, is included in Table 4.8-2. Table 4.8-3 (*Excerpt of LUDC Table 2-25 REC Zone District Uses*) identifies allowed uses and permit requirements for the property's REC zone district.

KS18 is approximately 39.73 acres in size and is comprised of current Assessor's Parcel Numbers (APNs) 105-020-060, -061, -062, -063, -064, -065, -068, -069, and -070 (See Figure 4.8-1, *OCP Key Site 18/Southpoint Land Uses and Zoning*). The OCP identifies most of KS18 as open space and parkland, with perimeter parcels abutting Foxenwood Lane and Clark Avenue identified for residential and commercial uses. (See Figure 4.8-11, *OCP Key Site 18/Southpoint Land Uses and Zoning*).

Approximately 2.77 acres north of Orcutt Creek and near Foxenwood Lane is identified for residential use (APNs 105-020-018, -022, Lee) and approximately 1.85 acres along Clark Avenue is identified for commercial use (APNs 105-020-041, LeBard; 105-020-38, McCalip). The remaining approximately 35 acres is restricted to open space. Within the designated open space, approximately 8.5 acres south of Orcutt Creek is also identified for a future public park, which is described in the OCP. The KS18 open space is identified on the OCP Open Space Area Map and the park area is identified on the OCP Parks, Recreation and Trails Map. See Section 4.11, (*Recreation and Open Space*) for more information regarding OCP guidance regarding parks and open space).

The residential lots of the Southpoint Estates (SPE) development abut KS18 on the north. The OCP identifies KS18 as "Key Site 18/Southpoint" because most of KS18, and all of the KS18 open space, is comprised of the open space lots and an oil drilling lot created as part of the SPE subdivision. The first SPE subdivision, TM 12,679, identified the project's open space as Lot 165 and the oil drilling lot as Lot 164 on the approved tentative map. (See Figure 2-10, *Southpoint Estates Tentative Tract Map 12,679/78-RZ-19 with Open Space Lot 165*). The second SPE subdivision,TM 13,345, identified the tract's common open space as Lots 87, 88, 89, 92, 93 (See Figure 2-11,*Tentative Tract Map 13,345 …*). The "oil drilling parcel[1]" is current APNs 105-020-052 and -053 (LeBard), shown in Figure 4.11-8a (*1981 Southpoint Estates Recorded Map 13,345 for Unit 1)* as Lot 201.

The OASIS property (APNs 105-020-063 and -064) is part of original SPE open space Lot 165 and is identified as open space Lot 89 in TM 13,345. Figures 2-12a and 2-12b show the OASIS property (Lot 89) on excerpts of two SPE 13,345 recorded maps.

4.8.3 PREVIOUS ENVIRONMENTAL REVIEW/OCP EIR

The OCP EIR evaluated the impacts of the OCP buildout assumptions for KS18, which included open space and a potential public park. The OCP EIR also evaluated overall OCP buildout against regulatory documents adopted by the County and other agencies responsible for regional planning efforts. The OCP's consistency with these regulatory documents is discussed in the findings for approval of the OCP. Excerpts of the adopted findings most applicable ~~specific~~ to KS18 are included in Appendix C. The full findings are available on the Planning & Development website sbcountyplanning.org or can be accessed using the following link: https://cosantabarbara.app.box.com/s/r2fr8dq9fgxa7shv8xykxfym5p1mas90/file/510266791539 or can also be accessed via a link on the OASIS project webpage https://www.countyofsb.org/plndev/projects/oasiscenter.sbc. The Open Space Plan is identified as an important component of the OCP:

- *The Open Space Plan is the primary tool for achieving the basic planning goals of avoidance of hazards and physical constraints, and the avoidance or mitigation of adverse environmental impacts. This Plan component is designed to avoid hazards such as floodways and floodplains, steep slopes, high fire danger, and airport approach zones, to provide both active and passive recreation opportunities, to help retain the community's semi-rural character, and preserve the community's most significant natural resources and scenic values. The Open Space Plan also applies to designated sites within significant viewsheds, important vegetated areas, biologically valuable areas, and areas with a known history of community use and enjoyment.*

A summary of the OCP CEQA findings for impacts and mitigation associated with OCP buildout of KS18 (open space and potential park on the OASIS property) is included below. In addition, Sections 4.1-4.13 of this EIR include discussion of OCP EIR conclusions for each environmental issue area.

[1] No oil or gas activities have occurred on the parcel.

4.8.3.1 OCP EIR SIGNIFICANT UNAVOIDABLE IMPACTS (CLASS I)

CLASS I - CUMULATIVE

The OCP findings specific to KS18~~,~~ identify that buildout of KS18 would contribute to significant and unavoidable cumulative impacts to Water, Air Quality and Wastewater.

Water Impacts: Urban development allowed under the OCP would significantly increase the overdraft of the Santa Maria groundwater basin in the absence of another water supply source(s) sufficient to support new development. Impacts would be partially mitigated by:

- OCP EIR Mitigation WAT-1/OCP DevStd WAT-O-1.3;
- OCP EIR Mitigation WAT-2/OCP Action WAT-O-1.2;
- OCP EIR Mitigation WAT-3/OCP Program WAT-O-1.1;
- OCP EIR Mitigation WAT-4/OCP Policies WAT-O-3, WW-O-4, Actions WAT-O-3.1, WW-O-4.1, and DevStd PRT-O-2.1.

Water quality impacts would be reduced by OCP Policies WAT-5, WW-O-3 and DevStds WW-O-2.1, -3.1, -3.2 and BIO-O-2.1.

Air *Quality Impacts:* Increased vehicular traffic and other fossil fuel combustion would lead to significantly increased emissions in reactive organic compounds (ROC) and nitrogen oxides (NO_x), which are precursors to the atmospheric formation of oxidants (ozone et al.). Impacts would be partially mitigated by:

- OCP EIR Mitigation AQ-3/OCP Action CIRC-O-6.1;
- OCP EIR Mitigation AQ-4/OCP Policies AQ-O-1, CIRC-O-6, CIRC-O—9, Actions AQ-O-1.4, CIRC-O-6.4;
- OCP EIR Mitigation AQ-5/OCP Action CIRC-O-6.2;
- OCP EIR AQ-6 by Policy CIRC-O-6 and Actions CIRC-O-6.1 through -6.4;
- OCP EIR AQ-7 by Action CIRC-O-6.3;
- OCP EIR AQ-8 by Actions CIRC-O-6.1 & -6.3;
- OCP EIR AQ-9/OCP Action AQ-O-1.5, Policies LUR-O-6 & -8;
- OCP EIR AQ-9.1/OCP AQ-O-1.1;
- OCP EIR AQ-10/OCP Policy AQ-O-2 and standard regulatory process;
- OCP EIR AQ-11 (recommended, energy conservation measures to reduce air pollution are generally addressed by Policy AQ-O-3).

Wastewater Impacts: Full buildout could generate wastewater flows in excess of the Laguna County Sanitation District's (LCSD's) treatment plant capacity, with additional revenues inadequate to support expansion of the plant's capacity. However, the Board's final action on the OCP reduced the number of potential units and C/I square feet. Decreased groundwater quality could result from wastewater return flows with high dissolved solids concentrations. Until agreements are implemented to limit water serving development to only low-TDS water, impacts to groundwater quality from wastewater disposal remain Class I. Impacts can be mitigated by:

- OCP EIR Mitigation WW-1 (the second part only, as the first part was infeasible due to litigation negating County's ability to legislate against self-regenerating water softeners)/OCP Policy WW-O-3, DevStd WW-O-3.2, Action WW-O-4.1, Policy WATE-O-5;
- OCP EIR Mitigation WW-2/OCP Policy WW-O-1, Actions WW-O-1.1, -1.2, & -2.3;
- OCP EIR Mitigation WW-3/OCP Action WW-O-1.2;
- OCP EIR Mitigation WW-4/OCP DevStd WW-O-1.3;
- OCP EIR Mitigation WW-5/OCP Action WW-O-2.2;
- OCP EIR Mitigation WW-6/OCP Action WW-O-1.1;
- OCP EIR Mitigation WW-7/OCP DevStdWW-O-3.1

CLASS I - KS18 SITE-SPECIFIC

The OCP findings identify the following KS18 site-specific impacts significant and unavoidable impacts as well as mitigation measures (adopted as development standards in the OCP) to partially reduce these impacts.

Traffic/Circulation Impacts: Turning movement and safety hazards at the Clark Avenue/Highway 135 and Clark Avenue/Foxenwood Lane intersections. Impacts partially mitigated by:

- OCP EIR Mitigation KS18-CIRC-1/OCP DevStd KS18-6 (Developer shall construct planted median on Clark between Foxenwood Lane and Dyer Street with left-hand turn pockets serving commercial development).

Visual/Aesthetics Impacts: Increased night lighting, unmaintained stormwater retention basins and roadway medians/planter strips, alteration of visual character of Old Town and potential incompatible development within Old Town, loss of Orcutt Creek view corridor from westbound Clark Avenue, change in visual character of site. Impacts partially mitigated by:

- OCP EIR Mitigation KS18-VIS-1/OCP DevStd KS18-7 (Adherence to OCP “gateway” Visual Resources policies);
- OCP Mitigation KS18-VIS-2/OCP DevStd KS18-8 (Landscape the slope to screen road/parking areas).

4.8.3.2 OCP EIR KS18 SIGNIFICANT BUT MITIGABLE IMPACTS (CLASS II)

Biological Impacts: Trail construction and use, paved bike paths, creek maintenance and emergency work oak tree removal, weed invasion, habitat reduction, loss of significant vegetation, and wildlife disturbance. Impacts would be mitigated by:

- OCP EIR Mitigation BIO-2/OCP DevStd BIO-O-5.3
- OCP EIR Mitigation BIO-3, -3.1, -3.2/OCP DevStd BIO-O-1.2, Program BIO-O-6.1,
- OCP EIR Mitigation BIO-9/DevStd BIO-O-5.5
- OCP EIR Mitigation BIO-26/DevStd BIO-O-3.1
- OCP EIR Mitigation BIO-28/DevStd BIO-O-1.3, GEO-O-2.5
- OCP EIR Mitigation KS18-BIO-2.1/OCP DevStds BIO-2.1, BIO-5.3
- OCP EIR Mitigation KS18-BIO-2.2/OCP Policy BIO-O-3;
- OCP EIR Mitigation KS18-BIO-3/OCP DevStds BIO-O-5.2, -5.3, -5.4, LUD-O-5.3;
- OCP EIR Mitigation KS18-BIO-1.1/OCP DevStd KS18-1 (natural open space except for park, retention basin, Class I bikepath/multi-use trail within the open space);
- OCP EIR Mitigation FLD-2/OCP DevStd KS18-2 (no development on 105-020-018, just on -022);
- OCP EIR Mitigation KS18-BIO-1.1 /OCP DevStd KS18-3
- OCP EIR Mitigation KS18-BIO-1.2/OCP DevStd KS18-4 (trail/bikeway locate south of creek, plant with riparian vegetation on north and oaks on south side);
- OCP EIR Mitigation KS18-BIO-2.3, KS18-10 /OCP DevStd KS18-5.

In addition to other adopted biological resources policies and development standards, the findings identify measures in other OCP sections, especially in the Open Space section, which also help to mitigate adverse impacts to biological resources. The partial mitigation of general and cumulative impacts to biological resources are also broadly addressed by Policies OS-O-1 & -5 through -7, Actions OS-O-1.1 & -3.1, and Development Standards FLD-O-3.1 & -3.3, GEO-O-2.3, and OS-O-5.2

Geology Impacts: Blowing sand and soil during site development, potentially unstable cut sloes, siltation of Orcutt Creek. Impacts would be mitigated by:

- Uniform Building Code Zone IV standards (seismic);
- Open Space Element (p. 78) and Land Use Element (p. 86) standards regarding development on steep slopes;
- OCP EIR Mitigation GEO-6/OCP GEO-O-2.6;
- OCP EIR Mitigation GEO-9/OCP Geo-O-2.5;
- OPC EIR Mitigation KS18-1/OCP DevStds KS18-3, KS18-9;
- OCP EIR Mitigation KS18-GEO-2/OCP FLD-O-3.2;
- OCP EIR Mitigation KS18-GEO-3/OCP standard regulatory process and Policy AQ-O-2

In addition, the findings identify measures in other OCP sections which help to mitigate geologic impacts including: Policies BIO-O-2, FIRE-O-3, FLD-O-3, and OS-O-1, -5, -6 & -7, Actions OS-O-1.1, -3.1 & -8.1, and Development Standards BIO-O-2.1, FLD-O-3.1 & -3.2, VIS-O-2.1, and OS-O-5.2.

Flooding/Drainage Impacts: Potential development within 100-year floodway and floodplain, increased storm flows from impervious surfaces, increased channel erosion/sedimentation, increased overall flooding hazard with increased injury and damage potential. Impacts are mitigated by:

- OCP EIR Mitigation FLD-1/OCP Action FLD-O-1.1;
- OCP EIR Mitigation FLD-2/OCP DevStd Fld-O-1.2
- OCP EIR Mitigation FLD-3/OCP DevStds FLD-O-1.3, -1.4
- OCP EIR Mitigation FLD-4/OCP Policy FLD-O-4, DevStds FLD-O-4.2, -4.4;
- OCP EIR Mitigation FLD-8/OCP DevStd FLD-O-2.1;
- OCP EIR Mitigation FLD-9/OCP DevStd FLD-O-1.4;
- OCP EIR Mitigation FLD-10/OCP DevStd FLD-O-3.3
- OCP EIR Mitigation KS18-FLD-1/standard regulatory process;
- OCP EIR Mitigation KS18-FLD-2/OCP DevStd KS18-5, FLD-O-4.2;
- OCP EIR Mitigation KS18-FLD-3/OCP DevStd FLD-O-1.4, -3.1;
- OCP EIR Mitigation KS18-FLD-4/OCP FLD-O-3.3; and

In addition DevStds KS18-2 and KS18-3 as well as measures in other sections of the OCP help to mitigate flooding/drainage impacts, including Policies BIO-O-2, FIRE-O-3, VIS-O-4, and OS-O-1, -5, -6 & -7, Actions OS-O-1.1, -3.1 & -8.1, and DevStds BIO-O-2.1, GEO-O-2.3, and OS-O-5.2 & -5.3.

Noise Impacts: Construction-related noise and potential exposure of people to traffic noise impacts are mitigated by:

OCP EIR Mitigation NSE-5 by Policy NSE-O-2 and DevStds NSE-O-2.1 & -2.2;
OCP EIR Mitigation KS18-NSE-1/OCP DevStd NSE-O-1.2

Solid Waste Impacts: Increased generation of waste would hasten exceeding of local landfill capacity and need for new regional landfill. Impacts are mitigated by:

OCP EIR Mitigation
OCP EIR Mitigation SW-1 and SW-2/OCP Action RR-O-1.1
OCP EIR Mitigation SW-3/OCP RR-O-1.3
OCP EIR Mitigation SW-4/OCP RR-O-1.4
OCP EIR Mitigation SW-6/existing state law (Integrated Waste Management Act, Public Resources Code Sec. 40000 *et seq*. and local compliance efforts)

4.8.3 IMPACT ANALYSIS

METHODOLOGY AND SIGNIFICANCE THRESHOLDS

The *County of Santa Barbara Environmental Thresholds and Guidelines Manual* ("Thresholds Manual") does not include specific thresholds for land use or growth inducing impacts. The following thresholds are based on the State CEQA Guidelines (Appendix G) and the County's Initial Study Checklist. The proposed project would result in a significant land use impact if it would:

1. Physically divide an established community;
2. Induce substantial growth.
3. Conflict with any land use plan, policy, or regulation, including, but not limited to the general plan, or zoning ordinance, adopted for the purpose of avoiding or mitigating environmental effects. This includes regulations which address biological resources, air quality/greenhouse gases, transportation (e.g., compliance with plans that address mass transit, bicycle and pedestrian paths), etc.;
4. Introduce land uses or structures that would be incompatible with existing surrounding land uses and character;

Physically Divide a Community

Potential impacts related to physically dividing an established community are discussed in Section 5.0, *Effects Found Not to be Significant*. The project would not result in physically dividing the community.

Growth Inducement

The potential for the project to be growth inducing is discussed in Section 6.0 (*Other CEQA Issues*). The project has the potential to be growth inducing.

Conflict with Adopted Regulations Designed to address Environmental Impacts

Table 4.8-2 and discussion of Impact LU-2 below address the project's potential consistency with applicable regulations, including, but not limited to, policies and development standards in the Orcutt Community Plan (OCP), which address protection of biological resources, scenic views, and open space. The regulations applicable to each environmental issue area are also discussed in the respective environmental issue area sections of this EIR (Sections 4.1 through 4.13), including discussion of the project's potential conflicts with adopted plans and maps, such as the OCP Open Space Plan, which identifies much of KS18, including the project site, as part of a semi-contiguous band of designated open space running along Orcutt Creek throughout the Orcutt Planning Area, from Highway 101 to Highway 1.

The project includes amendments to the OCP to remove the property as open space on the OCP Open Space Area Map, to remove the property as future park land on the OCP Parks, Recreation and Trails Map, to modify a 300-foot section of proposed Class I bikeway on the OCP Bikeways Map to be a striped, in-road, Class II bike lane within the OASIS driveway, and to modify KS18

Development Standard KS18-1 to accommodate development of the OASIS project as an allowed land use . Without these proposed amendments, the project would be inconsistent with the OCP.

Compatibility with Surrounding Area

Land use impacts were assessed based upon the level of physical impact anticipated for the various issues that can affect compatibility (air quality, noise, human health and safety, aesthetics, access to transit, pedestrian and bicycle paths, access to open space and recreational opportunities, etc.). Although the County does not have "Land Use" thresholds of significance, the Thresholds Manual does provide guidelines related to *"*Quality of Life*."*

> *Quality of life is broadly defined as the aggregate effect of all impacts on individuals, families, communities, etc. and on the way those groups function… Quality of life issues, while difficult to quantify, are often primary concerns to the community affected by a project.*
>
> *Examples of these issues include, but are not limited to:*
>
> - *Loss of privacy;*
> - *Neighborhood incompatibility;*
> - *Nuisance noise levels (not exceeding noise thresholds);*
> - *Increased traffic in quiet neighborhoods (not exceeding traffic thresholds); and*
> - *Loss of sunlight/solar access.*

The elements comprising quality of life are considered on a case-by-case basis. In accordance with County guidelines, "*Where a substantial physical impact to the quality of the human environment is demonstrated, the project's effect on 'quality of life' shall be considered significant*." Therefore, in addition to the CEQA Appendix G criteria for significant land use impacts, a project could be considered to have a significant land use impact if it meets one of the following criteria:

- The project is incompatible in scale or use characteristics with any adjacent land uses; or
- The project would result in land use conflicts that are detrimental to the well-being and privacy of existing uses.

These thresholds are augmented by those contained in Section 4.1 (*Aesthetics/ Visual Resources),* Section 4.3 (*Air Quality),* Section 4.10 (*Noise)*, 4.11 (*Recreation and Open Space)*, and 4.12 (*Transportation and Circulation*), which are issues that relate directly to land use compatibility.

PROJECT IMPACTS AND MITIGATION MEASURES

Impact LU-1: The project would result in a change in character of the site and the scale of development on the site, which would present potential quality of life compatibility issues. This impact would be significant (Class I).

The KS18 open space was set aside in the Southpoint Estates project and in the OCP to offset loss of open space impacts in the Orcutt area. Impacts from conversion of open space to development include aesthetic/visual resources impacts (e.g., loss of scenic open space views, night-lighting, etc.), noise impacts (e.g., increase/change in type/duration of noise from development versus

undeveloped open space), recreational impacts (e.g., loss of recreational opportunities, including parkland) and traffic impacts (e.g., increased congestion/turning movement delays at area intersections). Sections 4.1 (*Aesthetics/Visual Resources*), 4.9 (*Noise*), and 4.11 (*Recreational and Open Space*), and 4.12 (*Transportation and Circulation*) identify significant impacts that would result from the project and mitigation that, when considered in total, would provide partial mitigation for significant quality of life impacts. (Class I)

Impact LU-2: Planning and development has determined that t~~T~~he project would be potentially consistent with the applicable policies and development standards in the OCP, which were adopted for the purpose of avoiding or mitigating significant environmental effects, subject to standard conditions and implementation of all mitigation measures identified in Sections 4.1 through 4.13 and subject to approval of the requested amendments to the OCP. Therefore, this impact would be potentially significant, but mitigated to a less than significant level (Class II).

This section provides a preliminary analysis of the project's consistency with goals, policies, actions, and development standards in the Santa Barbara County Comprehensive Plan and the Orcutt Community Plan (OCP) that are applicable to the various components of the project and to development of OCP Key Site 18 (KS18). Although policy consistency determinations would not result in direct impacts to the physical environment beyond the potential impacts identified and addressed in other sections of this EIR, the policy consistency discussion is provided for informational purposes.

With respect to each of the identified goals, policies, actions and development standards in Table 4.8-2, the project is described as "potentially consistent" (the project could directly implement the policy or would not hinder implementation of the policy) or "potentially inconsistent" (the project may hinder implementation or directly conflicts with the policy). As identified in Table 4.8-2, a preliminary review of the project's consistency with the General Plan indicates the project would be potentially consistent with the General Plan, including the OCP. The project requests include amendments to the OCP, including:

- Amend OCP DevStd KS18-1 to accommodate development and operation of the proposed OASIS project on property currently restricted to open space and a public park;
- Remove the OASIS property as designated open space as part of the Open Space Area Plan;
- Remove the OASIS property as part of the designated parkland at KS18, including on the Parks, Recreation and Trails Map;
- Amend the OCP Bikeways Map to allow the bike path component of the Orcutt Creek Trail to be a Class II striped bikeway within the paved width of the OASIS driveway between Foxenwood Lane and the southeast corner of the OASIS property, rather than a Class I separated bike path. No change is proposed to the rest of the bike path component of the Orcutt Creek Trail, although mitigation is identified in Section 4.11 (Recreation and Open Space) to ensure implementation of the Orcutt Creek Trail, including Class I Bikeway, consistent with the OCP.

These requests are described in greater detail in Section 2.2.4.1 (General Plan Amendment 14GPA-00000-00020 – 4 Components). Approval of the proposed OASIS development and use are dependent, in part, on approval of the proposed amendments to the OCP. Without the OCP amendments, the project, as proposed, would not be consistent with the General Plan. Therefore, the consistency discussion in Table 4.8-2 considers potential Board support for the OCP amendments.

It should be noted that the discussion below is intended to guide policy interpretation but is not intended to replace the County decision-making process. A final determination of the project's consistency with applicable County goals, policies, actions, and development standards will be made by County decision-makers when they act on the project. Because the project involves amendments to the General Plan, the Planning Commission will provide a recommendation to the Board of Supervisors and the Board of Supervisors will be the final decision maker.

Santa Barbara County Comprehensive Plan

The County's Comprehensive Plan is a long-range plan that serves as a guide for the physical development of unincorporated Santa Barbara County. The Comprehensive Plan is comprised of several topical parts or elements, including a Coastal Land Use Plan and Agricultural, Circulation, Conservation, Energy, Environmental Resources Management, Hazardous Waste, Housing, Land Use, Noise, Open Space, Seismic Safety and Safety, and Scenic Highways elements. The Comprehensive Plan also includes local community plans, including the OCP, which applies to Key Site 18.

The Comprehensive Plan includes goals, policies, and implementation measures that provide a general framework for County-wide development.

Mitigation Measures Subject to Change

In some instances, the consistency discussion in Table 4.8-2 references mitigation measures from environmental issue area sections 4.1 through 4.13 of the Draft OASIS EIR. Some ~~The~~ Draft EIR mitigation measures ~~may be~~ have been modified in response to comments received during the Draft EIR public review and comment period~~,~~. Mitigation measures may be further modified in response to Planning Commission recommendations, and by the Board of Supervisors. If the Board of Supervisors approves the project requests, mitigation measures in the proposed Final EIR would be incorporated as conditions of approval, unless the Board finds specific measures to be unnecessary, infeasible, or if the Board determines that alternative mitigation is appropriate.

Table 4.8-2 Consistency Discussion Subject to Change

~~As identified with regard to mitigation measures, the preliminary policy consistency discussion in Table 4.8-2 is subject to change in response to input received from the applicant, the public, and other departments/agencies during the Draft EIR public review and comment period.~~ ~~Any updates to the~~ The Table 4.8-2 consistency discussion ~~will~~ has been revised in response to comments received on the Draft EIR. The ~~incorporated into the proposed Final EIR and~~ Planning Commission staff report may include additional changes to the project consistency discussion in Table 4.8-2. As noted above, the Board of Supervisors will be the final decision-maker on the project requests and, therefore, the Board will make the final determination regarding the project's consistency with applicable regulations.

Table 4.8-2 Applicable General Plan / County Land Use and Development Code Preliminary Consistency Analysis

ORCUTT COMMUNITY PLAN (OCP)	
LAND USE - GENERAL	
GOAL: *Accommodate growth within available resources and service capacity, provide a range of housing types affordable to all Orcutt residents, provide a range of commercial and industrial uses which promote orderly economic development, improve the balance between jobs and housing, protect agriculture, provide recreation and open space, protect natural resources, preserve Orcutt's "semi-rural" character, balance the needs of the future with the needs of existing residents, and provide fiscal balance in public infrastructure.* ***Policy LU-O-2:*** *The Development Standards contained within this Plan shall be utilized to implement the policies of the Plan. Each of these standards shall be applied to the project under review unless the standard would be inapplicable, ineffective or preclude reasonable development and/or other equivalent standards have been developed as part of project approval which implement the goals and policies of this plan.*	The discussion of applicable OCP policies and development standards below addresses the direction of this OCP Land Use "Goal" and Policy LU-O-2. The policy consistency discussion which follows evaluates the effects of growth and specifically applies the OCP development standards in evaluation of the proposed OASIS project requests. A determination of consistency is included with each discussion. The GPA, Recorded Map Modification, Government Code Consistency finding and Lot Line Adjustment cases do not propose and would not result in approval of additional development beyond that identified in the DP/CUP requests and any additional development enabled by these requests would be subject to separate environmental review and policy consistency analysis specific to such future requests.
Policy LU-O-3: *The County shall require that adequate resources and service capacity are available to accommodate the growth identified within this Plan.*	**Potentially Consistent:** The project would result in increased development on KS18 beyond that identified in the OCP, as the project proposes development on property currently designated in the OCP for open space and a potential public park. EIR Sections 4.1 -4.13 address the adequacy of resources and services to accommodate growth that would result from the proposed development project. Implementation of standard regulatory requirements and ~~the~~ mitigation measures in EIR Sections 4.1-4.13, including but not limited to can and will serve letters required for water and sewer prior to recordation of the SPE Recorded Map Modification documents (Laguna County Sanitation District has adequate sewer line and treatment capacity), required purchase of supplemental water (supplemental water is available for purchase from the City of Santa Maria) to offset increased water demand on the groundwater basin, construction of ~~project proposed~~ Public Works required road improvements and payment of development impact fees to ensure the project contributes its fair share to address road improvements needed to accommodate traffic from cumulative development, and to fund needed County Sheriff and County Fire services. Therefore, adequate resources and service capacities would be available to accommodate the project.

Policy LU-O-8: *In order to preserve the semi-rural character of Orcutt, protect natural resources, and avoid development in hazardous areas, the County shall provide for large useable areas of (public or private) open space within the community. Appropriate planning tools should be explored and adopted which provide for the clustering or relocation of development from hazardous, environmentally sensitive or visually prominent areas, or other sites which are deemed unsuitable for development, to areas appropriate for development.*	**Potentially Consistent:** The open space portion of Key Site KS18 totals approximately 35 acres, of which approximately 8.5 acres is designated for a future public park (Orcutt Creek Park). This 35-acre portion of the 39.73- acre KS18 was identified for open space to protect natural visual and biological resources along the Orcutt Creek riparian corridor and adjacent level grassland and steep slopes along the northern and southern boundaries. The property includes scenic views into the open space in an otherwise densely developed urban area with gateway views as travelers approach Old Town Orcutt from the east. The proposed project includes amendments to the OCP to remove the development restrictions on the OASIS portion of Key Site 18 to accommodate the proposed OASIS project on 5.28 acres of the area currently designated for park and open space uses. Approximately 30 of the 35 acres designated for open space on KS18 would remain designated for open space (~86%), providing a sufficient large area of open space within the community.
Policy LUR-O-2: *Future growth and development shall occur in a manner which minimizes construction related impacts on the community.*	**Potentially Consistent:** The project would be consistent with LUR-O-2, subject to mitigation identified in Sections 4.1 through 4.13 of the EIR which would be incorporated as conditions of approval. These conditions include, but are not limited to, restricted hours for loud construction activities from 7:00 A.M. to 4:00 P.M., no weekends or holidays, to implement an approved erosion control plan and fugitive dust control measures, and to maintain the site free of garbage, etc.
Policy LUC-O-5: *All commercial and industrial projects shall minimize impacts to adjoining residences, businesses and open space areas.*	**Potentially Consistent:** Mitigation measures identified throughout Section 4 of the EIR would minimize but not avoid impacts to adjoining residences, Old Town businesses, and the Key Site 18 open space. Mitigation identified in the issue area discussions (§4.1-§4.13) include but are not limited to measures that would minimize impacts related to: • Biological resources within the Key Site 18 open space; • Noise from project operations and activities; • Scenic views of the natural open space along Orcutt Creek; • The visual character of the Key Site open space and adjacent residential and Old Town commercial setting; • Water quality in Orcutt Creek; • Traffic and circulation; • Air Quality and generation of Greenhouse Gases; • Open Space and Recreation; • Public Services and Utilities; and • Geology, erosion/sedimentation Therefore, the project would be consistent with Policy LUC-O-5.
DevStd LUC-O-5.1: *Rooftop mechanical structures shall be minimized. Where they cannot be avoided (e.g., vents, air conditioning, etc.), they shall be shielded from view from surrounding roadways and residences through architectural design, camouflage housing, or other appropriate methods.*	**Potentially Consistent:** Mechanical equipment would be located in a "well" on both buildings' roofs to provide shielding, and the solar panels would lay relatively flat on the roofs of both buildings (see Main Building and BBQ Building Roof Plans, in Section 2.0). Due to the site's elevation in the valley along Orcutt Creek, the property sits well below the elevation of surrounding developed properties and public roadways. The design and location of the mechanical equipment in "wells",

	near the center of the roof, and the distance between the flat rooftop solar panels and adjoining residences/businesses would also reduce visibility of the rooftop mechanical equipment from surrounding roadways and residences, consistent with the intent of this development standard.
***DevStd LUC-O-5.2**: Project design shall minimize long-term operational noise exposure to residences in close proximity to the site through limited, posted delivery hours (between 6 am to 8 pm) and soundwall(s) along site boundaries where appropriate, or through other measures which provide equivalent noise reduction. Additional noise reduction measures such as loading only on sides of buildings not adjacent to residences or below-grade delivery bays shall be considered. All noise-generating equipment (including delivery trucks) shall be enclosed and/or shielded to the maximum extent feasible to reduce noise levels.*	**Potentially Consistent:** Consistent with this development standard, EIR section 4.9 includes mitigation measures to minimize exposure of sensitive receptors, including residential neighbors, to noise from deliveries, outdoor barbeques, weddings, music, amplification of the human voice and musical instruments, as well as other large group activities. Mitigation includes timing restrictions for certain noise generating activities and maximum noise levels, including but not limited to timing restrictions for specific activities.
***DevStd LUC-O-5.3:** All exterior lighting features used within 100 feet of residential areas, designated Open Space areas and surrounding biologically sensitive areas shall be directed away from adjacent units and habitat. Hoods shall be installed on lighting fixtures to prevent "spill-over" into adjacent residences and habitat areas when deemed necessary by P&D. Decorative lighting shall utilize low intensity sources.*	**Potentially Consistent:** Exterior lighting features are not proposed within 100 feet of residential areas but may be proposed within 100 feet of designated Open Space and biologically sensitive areas, if required by the County for safety reasons. The OASIS property is surrounded by designated open space and biologically sensitive areas (including Orcutt Creek riparian habitat and oak trees along the southern property line). EIR Section 4.3, Biological Resources, includes mitigation requiring exterior lighting within 100 feet of open space and biologically sensitive areas to be the minimum determined by County to be needed for safety purposes, hooded and directed away from adjacent habitat consistent with this development standard.
KEY SITE 18	
***Policy KS18-1**: Key Site 18 is designated Res 3.3 and zoned DR 3.3 on APNs 105-020-18 and -22; designated General Commercial and zoned OT-GC along Park Avenue (APNs 105-020-38 and -41 and the southernmost 1/3 acre of APN 105-020-63); and designated Open Space and zoned REC on the remaining parcels, as shown on Figure KS18-1 Any proposed development on Key Site 18 shall comply with the following development standards,* ***DevStd KS18-1**: The entire site, with exception of the residential and commercial areas noted in Policy KS18-1 above, shall remain in natural, undeveloped open space. On parcel 105-020-22, 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 bikepath/multi-use trail shall be permitted within the open space.*	**Potentially Consistent** The project would retain the Open Space land use designation and REC zoning, consistent with Policy KS18-1. With regard to DevStd KS18-1, the project includes a General Plan Amendment (GPA) to amend this development standard to accommodate the proposed project, as follows: *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 space. On parcel 105-020-22, 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 bikepath/multi-use trail shall be permitted within the open space.* Therefore, the project would be consistent with this policy and development standard, subject to approval of the GPA by the Board of Supervisors.

DevStd KS18-2: *All development allowed on APNs 105-020-18 and -22 shall occur only on APN 105-020-22; an Open Space easement shall be placed on APN 105- 020-18 for the benefit of the residents of APN 105-020-22 to ensure that no development will be allowed on this parcel in the future.*	**Potentially Consistent:** The project does not include development on APN 105-020-018. However, the Preliminary Grading Plan indicates that grading would abut, but not extend onto the southern tip of this parcel. This parcel is not a part of the project. The parcel is located within the Orcutt Creek riparian corridor and DevStd KS18-2 directs that no development be permitted on this parcel. Therefore, the project conditions would require the final grading plan exclude all grading, equipment, and materials from this parcel and require the erosion control plan to specifically address earthwork in proximity to the parcel to ensure no erosion/sedimentation or transport of degraded runoff onto APN 105-020-018 during grading operations or from long-term use of the proposed road.
DevStd KS18-4: *The route for the multi-use public trail/bikepath shall be sited south of Orcutt Creek and designed to minimize the loss of significant vegetation. The northern side of the path should be revegetated with appropriate riparian vegetation and the southern side shall be planted with oaks throughout the segment which crosses the proposed park.*	**Potentially Consistent:** With implementation of mitigation in Section 4.3 (Biological Resources), including required restoration, and Section 4.11 (Recreation and Open Space), including trail/bikeway mitigation, the project would be consistent with DevStd KS18-4.
DevStd KS18-6: *The developer of commercial uses shall construct a raised center median and planter on Clark Avenue between Foxenwood Lane and Dyer Street which includes left-hand tum pockets serving commercial development along Clark Avenue, Foxenwood Lane, Norris Street, and Twitchell Street. The entire length of the center median shall be landscaped with drought tolerant street trees, shrubs, groundcover and decorative flatwork acceptable to County Public Works and P&D, or shall be consistent with the standard established by the landscape/median maintenance district. Trees shall be of sufficient height at maturity and spacing to provide a partial canopy over Clark Avenue. The developer shall be responsible through a bond for maintaining the new landscaping for a period of 3 years or until such time as the County determines it is "established" or adopts a landscape maintenance district, whichever occurs first.*	**Potentially Consistent**: The project road improvement plans include a median that is designed to match the median approved for the LeBard commercial project (06LUP-00001-00982, 16LUP-00000-00141, and 19LUP-00000-00099). The proposed median design is 93-feet long and is located between the western end of the proposed westbound left turn pocket on Clark Avenue and Norris Avenue. The median does not include landscaping. The approved LeBard project frontage improvements reduce the available Clark Avenue road right of way on the north side of Clark Avenue and there is existing curb, gutter, sidewalk and a retaining wall on the south side of Clark Avenue in the location of the proposed median. In addition, Public Works has confirmed that trees in the median just east of Norris could interfere with line of sight for vehicles turning left onto Clark Avenue from Norris. Given limited available median width due to the existing approved project and line of sight concerns, the project would be conditioned to require the median incorporate drought plantings to the extent feasible, with species acceptable to Public Works, as well as decorative flatwork.
DevStd KS18-7: *Development on the eastern portions and the Clark Avenue frontage of this site shall adhere to the "gateway" policies found in the Visual Resources section of this Plan. This gateway treatment shall include landscaping on the perimeter of parcel 105-020-41 sufficient to screen any development on this parcel from the westbound travel lanes along Clark Avenue at the Hwy 135 off-ramp.*	**Potentially Consistent:** This standard is more applicable to development abutting Clark Avenue and Foxenwood Lane, including the approved LeBard commercial development. OASIS project development is proposed at an elevation below Clark Avenue and Foxenwood Lane, within the Orcutt Creek valley. Project components that would be located near the Clark Avenue frontage would be limited to the off-site directional sign and the improved access driveway. Landscaping would be provided on both sides of the access road and Section 4.1 (Aesthetics/Visual Resources) includes mitigation to minimize any adverse visual impacts associated with the proposed sign. Therefore, the project would be consistent with this development standard.

DevStd KS18-8: *The area on the north facing slope immediately south and east of the park access road and parking area shall be landscaped with native shrubs of sufficient height to block views of the paved area from the north.*	**Potentially Consistent:** Mitigation included in Section 4.1 (Aesthetics/Visual Resources) requires review and approval of a landscape plan which addresses the road and parking areas consistent with DevStd KS18-8.
FIRE	
Policy FIRE-O-1:*The County shall strive to provide adequate fire protection service for the residents of Orcutt****.*** ***Action FIRE-O-1.1:*** *As funds become available, the County shall maintain the fire fighter/ population ratio as set by the Board of Supervisors.* ***Policy FIRE-O-2:****Fire hazards in Orcutt shall be minimized in order to reduce the cost of/need for increased fire protection services and to protect the natural resources in undeveloped open space areas.* ***DevStd FIRE-O-2.2:*** *The County shall require two routes of ingress and egress for development unless the Fire Department waives this requirement based upon substantial evidence that public safety will not be compromised. Emergency access and egress routes are not required to be paved or meet width standards for normal roadways. (Amended by Res. 01226, 7/10/01)*	**Potentially Consistent:** Santa Barbara County Fire Department (SBCFD) has reviewed the project and determined that the project is located in an urban area, not located within or near a high fire hazard area, and the project does not generate significant hazards. The fire fighter to population ratio set by the Board of Supervisors (1 firefighter to 4,000 residents served) is currently exceeded. However, the project is required to pay development impact fees to SBCFD to ensure the project contributes its fair share contribution toward meeting cumulative increases in demand for fire protection services. SBCFD has determined that the single point of vehicle access is acceptable given the project location in an urban area and in close proximity to a public road. The project driveway would be conditioned to meet SBCFD standards and the driveway is relatively short, straight and not surrounded by dense vegetation, facilitating emergency vehicle ingress and egress in the event of a fire emergency. Therefore, the project is consistent with these standards.
Policy FIRE-O-3: *The use of fuelbreaks in Orcutt shall be minimized, and where fuelbreaks are necessary they shall be sited to minimize disruption of significant natural resources****.*** ***DevStd FIRE-3.1:*** *Fuelbreaks should incorporate perimeter roads and yards to the greatest extent feasible. (See Section IV.B (Biology) for additional firebreak standards)* ***DevStd FIRE-3.2:*** *To the maximum extent feasible, fuelbreaks shall not be constructed through riparian or wetland areas or result in the removal of healthy specimen oaks. Within fuelbreaks, treatment of oak trees shall be limited to limbing the branches up to a height of 6 feet, removing dead wood, and mowing the understory. Where specimen oaks have multiple trunks, all trunks shall remain.*	**Potentially Consistent:** SBCFD would require vegetation management within 100 feet of onsite structures. Part of this management zone would include the proposed Class I Bikeway/Orcutt Creek Trail, which would also serve as a fuel break. Because the structures would be located more than 100 feet from the riparian corridor and existing oak trees, vegetation management/fuel breaks would not intrude into the riparian area nor would vegetation management impact existing oak trees. Therefore, the project would be consistent with these fire protection standards.

PARKS/RECREATION/TRAILS/OPEN SPACE	
Parks	
Policy PRT-O-1: *Diverse passive and active recreational activities shall be developed in Orcutt.* ***DevStd PRT-O-1.1:*** *To the maximum extent feasible and consistent with applicable law, development on sites with identified proposed public parks shall dedicate and, where appropriate, construct such facilities.*	**Potentially Consistent:** The project requests would allow for development/use of a new OASIS Senior Center on 5.16~~28~~ acres of the total 8.5 acres identified in the OCP for a future Orcutt Creek Park. Consistent with PRT-O-1 and PRT-O-1.1, the project would provide passive and active recreational activities/facilities, including onsite senior exercise classes and provision of a segment of the Orcutt Creek Trail, including Class I Bikeway.
DevStd PRT-O-2.1:*Except for active recreation areas and other essential lawn space, park landscaping should consist of drought tolerant species. Appropriate native plants shall be utilized along park boundaries adjacent to passive undeveloped open space areas.*	**Potentially Consistent:** Mitigation in Section 4.3 (Biological Resources) requires landscaping to consist of drought tolerant, native plants, except for compatible non-invasive species near the buildings (including lawn areas) consistent with this development standard.
Trails	
Policy PRT-O-4: *The County Park Department and other agencies or groups pursuing implementation of the trail system shall use the Orcutt Multiple Use Trails Plan and its Trail Siting and Design Guidelines to guide future trail development and implementation.* ***Prog PRT-O-4.1:*** *Planning & Development and the County Park Department shall implement the Orcutt Multiple Use Trails Plan, including the Trail Siting Guidelines, by requiring, to the maximum extent feasible, development projects to dedicate, and where appropriate, construct designated trails. The County shall also pursue other methods to acquire and construct the trail system, including the use of grants and community volunteers.* ***DevStd PRT-O-4.2:*** *Development shall comply with the Trail Siting Guidelines as set forth in the Orcutt Multiple Use Trails Plan.* ***DevStd PRT-O-4.3:*** *Development on sites with identified trail corridors (PRT-6 map) shall include, where appropriate, the construction and assurance of the fitness of designated trails for two years, at which time the County Park Department would assume maintenance responsibility. Where immediate construction is not required, a construction bond shall be required.* ***DevStd PRT-O-4.4:*** *Trails should cross primary, and where appropriate secondary, roadways at controlled intersections. Trails located within an urban area may be included within the sidewalk system where appropriate. Trails in natural undeveloped open space areas, except Class I bikeways and emergency access routes, shall be limited to 6 feet in width.* ***Policy OS-O-5:*** *The County shall encourage public use of trails and recreation facilities within designated open space*	**Potentially Consistent:** OASIS proposes to construct a segment of the proposed Class I Bikeway/Orcutt Creek Trail, between the west side of Foxenwood Lane near the project driveway entrance and the northwest corner of the OASIS property (see Figures 2-17 *Overall Site Plan* and Figure 2-32 *Preliminary Grading Plan*). On the eastern end, a separated pedestrian path would be located south of the proposed driveway, and a Class II bikeway would be located within the paved width of the access driveway (4' bikeway on each side of the driveway). Where the driveway meets OASIS' eastern property line, the Orcutt Creek Trail including Class I Bikeway would generally follow OASIS' eastern and northern property lines, consistent with criteria in Section 4.11 mitigation. ~~Where the driveway reaches OASIS's eastern property line, the trail would cross the driveway and be located within a proposed 12-foot Class I Bikeway easement, with the pedestrian component of the Orcutt Creek Trail proposed as two-foot shoulders on either side of the proposed 8-foot Class I Bikeway (the minimum allowed width). The route is proposed to follow the eastern property line north toward Orcutt Creek, turning west at OASIS's northern property line and terminating at OASIS' western property line. Boulevard~~. Mitigation included in Section 4.11 (Recreation and Open Space) includes requirements for the final bikeway/trail, including but not limited to: • The location must resolve the conflicts between the proposed bikeway/trail easement location and existing recorded access easements which conflict with a public trail easement for the OCP Orcutt Creek Trail (including bikeway); • The trail easement must have a minimum width of 25 feet; • The design and restoration plantings must be consistent with the *Orcutt Multiple Use Trails Plan and its Trail Siting and Design Guidelines,* including design which provides setback from Orcutt Creek, protection of riparian habitat; • Approval by Public Works (bikeway) and County Parks (trail)

areas consistent with protection of natural resources. Such public trails and recreation facilities shall be sited and designed to reduce conflicts with adjacent private property through use of unobtrusive fencing, landscape screening, appropriate setbacks, signage, etc.	in addition to P&D. • Approval of plantings by County Fire to ensure consistency with vegetation fuel management requirements. • <u>The new U-shaped trail added to the August 2020 plans shall be combined with the N/S segment;</u> Compliance with Section 4.11 mitigation would ensure feasibility of the OCP Class I Bikeway/Orcutt Creek Trail segment in a location that would be accessible to the public in the long-term<u>, avoiding conflicts with other recorded access easements</u>. The project would therefore be consistent with these policies and development standards. The bikeway/trail would be constructed between the OASIS driveway entrance on Foxenwood Lane and the northwest corner of the OASIS property. It would not extend further west to provide a connection to Broadway/California Boulevard. Since the bikeway/trail would not cross any roads, DevStd PRT-O-4.4 would not be applicable.
OPEN SPACE	
Policy OS-O-1: *When considering approval of development projects within or adjacent to areas identified for potential public open space (see Table 21), the County shall review the appropriate mix of public and/or private open space, and to the maximum extent feasible require dedication of contiguous areas identified as a priority for public acquisition as public open space based on the following criteria:* • *location within designated open space corridors and proximity of adjacent open space;* • *the criteria and intent of the PRD zone district;* • *demonstration of rough proportionality between the level of permitted development, its associated impact, and the open space dedication, consistent with applicable laws.* ***Policy OS-O-2:*** *The County's priority for acquisition of public open space is on PRD sites within and adjacent to areas identified for potential public open space (see Table 21). The County should consider acceptance or acquisition of public open space in other zone districts based on the criteria in Policy OS-O-1, the importance of the site's natural resources and recreation potential, and the level of public and property owner interest.*	**Potentially Consistent:** The project would be consistent with these policies if the Board of Supervisors determines that the project requests include the appropriate mix of public and/or private open space and that the property is not a priority for acquisition, based in part on changed circumstances, including <u>dedication of other open spaces, including at Rice Ranch, and</u> the proposed use of the property as a senior meeting center.

Policy OS-O-3: *Private open space within designated open space corridors shall be sited, designed, and managed to protect the natural resources and/or recreation potential of these corridors, consistent with the Open Space, Park, Recreation & Trails, and Biological Resource policies of this Plan.* ***DevStd OS-O-3.1:*** *Where lands within open space corridors remain in private open space, at the time of discretionary development approval the County should consider acquiring open space easements or using other mechanisms to ensure management of the natural resources in these corridors consistent with the goals of the Open Space Plan.*	**Potentially Consistent:** Compliance with mitigation measures identified in EIR sections 4.3 (Biological Resources) and 4.11 (Recreation and Open Space), including measures which require compatible native species/no invasive species in the landscape plan, lighting directed away from habitat areas, rental activities limited to building and outdoor landscaped areas, parking limited to identified paved parking spaces on the OASIS property, etc., would ensure that the undeveloped portions of the proposed OASIS facility/grounds would be consistent with Policy OS-O-3 and DevStd OS-O-3.1.
Policy OS-O-4: *Development adjacent to, or within designated open space areas, shall be sited and designed to protect and enhance the natural resources of these areas, and accommodate appropriate recreation opportunities as identified in the Parks, Recreation & Trails section of this Plan.* ***DevStd OS-O-4.1:*** *Prior to project approval for any development within or adjacent to an open space area, a determination must be made that the proposed development is consistent with all applicable open space policies of the Orcutt Community Plan, the OCP Open Space Map, as well as the regulations of the base zone district.*	**Potentially Consistent:** Mitigation identified in Section 4.11 (Recreation and Open Space) is required to ensure a segment of the OCP Orcutt Creek Trail with paved Class I Bikeway (Class II bikeway within driveway) would be provided between Foxenwood Lane and across the OASIS property, ensuring no conflict with the existing recorded and proposed access easements ~~granted to~~ in favor of adjacent APNs 105-020-060, -061, ~~and~~ 105-020-062, 105-020-052, and 105-020-053, combine August 2020 proposed new easement on LeBard property with N/S trail/bikeway segment, ensure minimum 25 foot width with sufficient area to also provide a buffer between bicycles and pedestrians/hikers/ strollers/dogs on leashes, and restoration plantings between the trail and the creek and between the trail and OASIS development area to minimize use conflicts, as required by the OCP. Thus, the project would be sited and designed to protect and enhance natural resources in the area and to accommodate the trail/bikeway envisioned for this site. Approval of the requested General Plan Amendments to the Orcutt Community Plan, including amending the Open Space Map and the existing KS18 land use restrictions (to open space/park), would allow the project to be consistent with Policy OS-O-4 and DevStd OS-O-4.1.
DevStd OS-O-4.2:*Designated open space boundaries may be subject to minor adjustments inward or outward from the designated open space area on a case-by-case basis in order to allow for substantial improvements in project design, enhance fire safety buffers and ensure fire weed abatement, to protect visual qualities from and of adjacent open space areas or to capture historic or archaeological sites. The Orcutt Community Plan, EIR, and other available data (e.g., maps, studies, site observations) shall be used in determining the location, width, and extent of the open space boundary adjustment. Decision makers shall make a determination that such minor boundary adjustments would be consistent with the overall goals of the Open Space Plan and History/Archaeology policies, and would avoid disruption of significant natural resources and recreation opportunities located within designated open space areas.*	**Potentially Consistent:** The project would be consistent with this development standard subject to the Board of Supervisors approval of the requested amendments to the OCP and modifications to the Southpoint Estates Tract Map conditions and related determination by the Board that the boundary change is minor and would retain approximately 30 of the 35 acres for open space and park land uses and that the proposed development area would meet setback requirements from Orcutt Creek.

DevStd OS-O-4.3: *No structures shall be located within a designated open space area with the exception of: related structures necessary for the provision of active and passive recreation opportunities that would not adversely affect open space areas, and flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety (including retention basins). Culverts, crossings, roads, pipelines, fences, and bridges may be permitted when no alternative route or location is feasible, or where other constraints or site design considerations (e.g., public safety) would require such structures.*	**Potentially Consistent:** The project would be consistent with this development standard subject to Board approval of the OCP amendments and Southpoint Estates Recorded Map modifications, based on a determination that the proposed structures are necessary to provide for the active and passive recreational opportunities proposed as part of the OASIS project and that the structures are clustered and would not adversely affect KS18 open space areas.
Policy OS-O-6: *The County should acquire the open space lands prioritized for public acquisition through dedication by working with property owners and interested groups, or through purchase. Where dedication is required, the County shall offset fees as required. If dedication is not required, the County may consider purchase, use of the TDC program or permitting the property to remain as private open space, consistent with the standards of this plan for natural resource protection and provision of passive and active recreation opportunities.*	**Potentially Consistent:** The majority of the KS18 acreage identified in the OCP as open space/noncommercial recreation/park land would remain in private open space (~85%), setback from the Orcutt Creek riparian buffer and over 3 acres of KS18 could still ~~be~~ accommodate the active recreational amenities identified in the OCP for Orcutt Creek Park.
Policy OS-O-9: *The County shall encourage restoration and enhancement of degraded habitats within natural undeveloped open space areas.*	**Potentially Consistent:** Mitigation measures in Section 4.11 (Recreation and Open Space) and Section 4.3 (Biological Resources) require restoration plantings to reduce project impacts, consistent with mitigation identified in the OCP EIR and the *Multi-Use Trails Plan & Trails Siting Guidelines.* Restoration plantings are required to reduce direct effects of access road grading within the riparian canopy of Orcutt Creek/wildlife corridor and to reduce indirect effects of increased human activities, noise, lighting etc. on the existing wildlife habitat/corridor on KS18 from project grading/construction and long-term use. (Restoration is also consistent with required restoration of approximately 2 acres of Orcutt Creek to reduce impacts of developing 8.5 acres of KS18 with a future park, of which OASIS. includes 5.28 acres)
POLICE	
Policy PP-O-1: *The County shall strive to provide adequate police protection for residents within the OPA.* ***Action PP-O-1.5:*** *The Sheriff Department shall strive to maintain a 5-minute response time to all urban areas of Orcutt and should consider retaining the sub-station in Orcutt.* ***Action PP-O-1.6:*** *P&D shall give the Sheriff Department the opportunity to review development projects with substantial open space to determine the adequacy of public safety measures.*	**Potentially Consistent:** The County Sheriff's Office has reviewed the proposed project and provided input regarding safety and security, particularly with regard to use of the property for rental activities. Mitigation has been included in response to their input, as discussed in EIR Section 4.5 (Fire and Police Services), which requires security/traffic control for activities involving more than 100 people onsite. In addition, the project would be subject to payment of development impact fees to address the project's fair-share contribution toward provision of adequate police protection, including striving to maintain a 5-minute response time in the Orcutt Planning Area. Therefore, the project would be consistent with these standards.

RESOURCE RECOVERY	
Policy RR-O-1: *Resource conservation and recovery shall be implemented in Orcutt to divert the waste stream from area landfills to the maximum extent feasible.* ***DevStd RR-O-1.3:*** *All multi-family residential areas and commercial/industrial projects shall establish a recyclable material pickup area (i.e., recycling bins, loading dock) where collection of currently accepted recyclable materials could be accommodated.* ***DevStd RR-O-1.4:*** *Developers shall provide recycling bins at all construction sites, where collection of currently accepted recyclable construction materials could be accommodated.* ***Action RR-O-1.5:*** *The County shall encourage developers to use recycled building materials such as composites, metals, and plastics, to the greatest extent feasible.* ***Policy RR-O-2:*** *The County shall strive to ensure that adequate solid waste services are available to accommodate expected growth in Orcutt.*	**Potentially Consistent:** The project would not exceed solid waste thresholds and therefore the EIR does not require solid waste mitigation measures. However, the project proposal and standard practice for all development projects is to incorporate recyclable material pickup into the design of the development trash area and provision of recycling bins onsite during the construction period. In addition, the applicant is proposing use of recycled building materials where financially feasible. Therefore, the project would be consistent with these standards.

SEWER/WASTEWATER	
Policy WW-O-1: *The County shall strive to ensure development of adequate sewer facilities necessary to service projected growth.* ***Policy WW-O-2:*** *Prior to discretionary approval of new development, the County shall make a finding that there will be adequate capacity and availability for LCSD to serve the new development. (Amended by Res. 01-226, 7/10/01)* ***DevStd WW-O-2.1:*** *Prior to the discretionary approval of new development, the developer shall identify all additional facilities required to adequately collect, convey, treat and dispose of the sewage effluent from the development. (Added by Res. 01-226, 7/10/01)* ***DevStd WW-O-2.3****: A "Can and Will Serve Letter" from LCSD will be found adequate for recording of maps or issuance of land use permits (including permits for development of preexisting lots) only if the letter demonstrates:* • *LCSD's effluent, including the effluent from the proposed project, will not exceed the discharge standards established by the Regional Water Quality Control Board;* • *Adequate disposal capabilities exist at the plant or through agreement with the City of Santa Maria (providing that treatment and disposal by the City does not further degrade the underlying groundwater quality) to serve the project(s); and* • *Existing or planned and funded transmission lines have available capacity to serve the project(s).* ***DevStd WW-O-2.4: A****t the time of discretionary approval, the County shall condition the recordation of the final map or issuance of LUP's on provision of an adequate "Can and Will Serve" letter from LCSD. (Added by Res. 01-226, 7/10/01)*	**Potentially Consistent:** As discussed in EIR section 4.10 (Public Services), wastewater services would be provided by Laguna County Sanitation District (LCSD), which has sufficient capacity to serve the project. LCSD is not exceeding 75% of the plant's design capacity and additional wastewater from the OASIS project would not substantively increase the treatment volumes. In addition, LCSD has developed a Master Plan that addresses a future capacity expansion to accommodate full buildout of the OCP (M. Wilder, LCSD). As part of the standard development review regulatory process, the applicant would be required to provide a final "can and will" serve letter from LCSD prior to recordation of the SPE Recorded Map Modification documents ~~zoning clearance~~. Therefore, the project would be consistent with these policies and development standards.
Policy WW-O-3: *The County shall encourage the LCSD to continue to actively pursue methods to reduce the TDS level of the influent flow entering the plant and reduce TDS levels in effluent flow.* ***DevStd WW-O-3.1:*** *All new commercial and industrial development which will contribute grease, oils, and/or chemicals to wastewater flows shall be fitted with onsite filtration consisting of charcoal filters or other methods approved by the LCSD to reduce site-specific discharge of these substances.*	**Potentially Consistent:** To reduce TDS levels, LCSD adopted an ordinance prohibiting self-regenerating (salt load) water softeners (County Code Chapter 29 Article III (Sec. 29-26.1). As a result, the OASIS facility would be prohibited from using self-generating water softeners. The OASIS buildings would have kitchen facilities and would therefore be subject to enrollment and compliance with the LCSD's fats, oils, and grease (FOG) control program, including all requirements applicable to their specific facility. Therefore, the project would be consistent with these standards.

TRANSPORTATION	
Policy CIRC-O-3*:The County shall maintain a minimum LOS (LOS) C or better on roadways and intersections within the Orcutt Planning Area, except that the minimum LOS shall be "D" for the following roadway segments and intersections:* • *Foster Road and Highway 135 intersection* • *Lakeview Road and Skyway Drive intersection* • *Stillwell Road and Lakeview Road intersection* • *All the Clark Avenue roadway segments and intersections between Blosser Road on the west and Foxenwood Lane on the east.*	**Potentially Consistent:** Public Works has determined that, with required improvements to the Foxenwood/Clark intersection, ~~Orcutt~~ project area roadways and intersections would maintain acceptable levels of service (LOS D or better along Clark Avenue) with the existing + project + approved projects' traffic, consistent with this policy. Without these improvements, the Foxenwood/Clark intersection would degrade LOS F with cumulative traffic levels, with or without the OASIS project traffic.
Policy CIRC-O-4*:A determination of project consistency with the standards and policies of the Orcutt Community Plan Circulation Section shall constitute a determination of consistency with LUDP#4 with regard to roadway and intersection capacity.*	**Potentially Consistent:** The discussion of consistency with circulation standards in this table confirms the project would be consistent with the OCP Circulation Section standards and policies. Therefore, the project would be consistent with LUDP#4 with regard to roadway and intersection capacity.
Policy CIRC-O-6*: The County shall encourage development of all feasible forms of alternative transportation in the Orcutt/Santa Maria area.*	**Potentially Consistent:** There are no bus stops along Foxenwood Lane near the project driveway and the closest bus stops on Clark Avenue are located at Dyer and Orcutt Road (eastbound) and at Pacific Avenue and Orcutt Road (westbound). Given the distance and topographic difference between existing bus stops and the proposed building entrances, the existing bus stops are not convenient for many of the anticipated users of the OASIS facility. OASIS has indicated that many of their clients would use the Santa Maria Organization of Transportation Helpers (SMOOTH) senior dial a ride service. This service has the potential to double the number of vehicle trips, compared to members driving their own vehicles, unless the trips are shared (two trips to drop off and two drops to pick-up). As identified in section 4.1 (Air Quality) and section 4.7 (GHG/Climate Change), mitigation is identified for OASIS to ~~provide~~ implement a Transportation Demand Management program to reduce single occupancy vehicle trips, including use of shuttle service to reduce vehicle miles traveled and associated greenhouse gas emissions~~. Provision of shuttle service, would be~~ consistent with Policy CIRC-O-6.
Policy CIRC-O-8: *The County shall ensure that the circulation system maintains the quality of life within residential neighborhoods in the Orcutt Planning Area to the greatest extent feasible.*	**Potentially Consistent:** The project's traffic would primarily affect Clark Avenue and Clark Avenue intersections. The affected intersections and road segments are not located within residential neighborhoods. Therefore, the project would be consistent with this policy.
Policy CIRC-O-10: *Developers should be encouraged to pursue innovative measures to fully mitigate the transportation impacts associated with their projects*	**Potentially Consistent:** The project is incorporating road improvements within Clark Avenue and Foxenwood Lane to reduce project transportation impacts. In addition, see discussion of Policy CIRC-O-6 above regarding implementation of a Transportation Demand Management program, including provision of shuttle service, which would reduce project-related vehicle trips, consistent with Policy CIRC-O-10.

Policy CIRC-O-11: *If it is determined that a project may cause significant traffic impacts which generate the need for offsite traffic improvements that are not identified in the then current OTIP, the County shall condition any approval of the project to ensure that those improvements are funded and completed before issuance of final inspection. .*	**Potentially Consistent:** Mitigation in EIR Section 4.12 (Transportation) requires funding and implementation of the identified improvements (Clark median~~,~~ and eastbound left turn lane, ~~restripe southbound Foxenwood Lane approach for left and right turn lanes~~, etc.,) to reduce project traffic impacts before occupancy clearance consistent with this policy.
Signalized Intersection Consistency Standards *Intersection capacity is stated in terms of the proportion of the volume of traffic carried (V) to its design capacity (C); with a volume to capacity ratio (v/c) of 1.00 equal to LOS F, a v/c ratio of .90 equal to LOS E, on down to a v/c ratio of .70 equal to LOS C and a v/c ratio of .50 equal to LOS A.* *1) Projects contributing Peak Hour Trips to intersections that operate at an Estimated Future LOS A shall be found consistent with this section of the Community Plan unless the project results in a change in v/c ratio greater than 0.20.* • *For intersections operating at an Estimated Future LOS B, no project shall result in a change in v/c ratio greater than 0.15.* • *For intersections operating at an Estimated Future LOS C, no … change of v/c ratio greater than 0.10.* • *For intersections operating at an Estimated Future LOS D, no … change of v/c ratio greater than 0.03.* • *For intersections operating at an Estimated Future LOS E, no change of v/c ratio greater than 0.02.* • *For intersections operating at an Estimated Future LOS F. no … change of v/c ratio greater than 0.01.* *2) Where a project's traffic contribution does result in a measurable change in v/c ratio and also results in a finding of inconsistency with the above intersection standards, intersection improvements that are sufficient to offset project changes in v/c ratio, in excess of the applicable intersection standards above. shall be required in order to make a finding of consistency with the Community Plan.* *3) These intersection standards shall also apply to projects which generate Peak Hour Trips to intersections within incorporated cities that are operating at LOS worse than those allowed by the city's Circulation Element.* *<u>Unsignalized Intersection Consistency Standards</u>* *1) Projects contributing peak hour trips to unsignalized intersections that operate at an Estimated Future LOS A shall be found consistent … unless the project results in a change of two levels of service or an equivalent amount of delay.*	**Potentially Consistent:** EIR Section 4.12 (Transportation/_ Circulation) identifies project generated traffic, its distribution on the local street network and effects on roadway traffic volumes and Levels of Service at area intersections. All project area <u>roadway volumes</u> would remain within their acceptable capacities with cumulative project traffic. In addition, the project would be consistent with the <u>signalized</u> intersection standards as the project would not exceed the standards at the Clark Avenue/Highway 135 ramps signalized intersection. With regard to <u>unsignalized</u> intersections, the project would not trigger signal warrants at any <u>unsignalized</u> intersections and would therefore be consistent with these standards. The project involves amendments to the OCP to allow for the proposed OASIS development (and use) on a portion of the Key Site 18 open space (APNs 105-020-063 and -064). The findings for adoption of the Orcutt Community Plan (OCP) identify significant traffic impacts from buildout of the OCP, which are described below: *<u>OCP EIR Impact CIRC-15</u>: Significant overall increases in traffic volumes/delays: Buildout of the Community Plan would result in a 230% increase in peak hour traffic … Even with this overall increase, congestion will generally remain within the county's adopted standards of LOS "C" for roads and intersections. However, the average motorist would experience increased congestion due to both delays in implementing pending major facility improvements, and an overall increase in traffic congestion in the community. Delays will increase significantly at almost all of the 20 major intersections listed in Table 5.9-11, as well as at many side streets. With buildout … typical levels of traffic congestion in Orcutt will have made the transition from a semi-rural free flow on often lightly traveled and controlled streets to more urban, although acceptable, levels of congestion found in communities such as Santa Maria and Goleta. Although not exceeding any County adopted thresholds, this impact is considered unavoidable and significant "...since it will cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (CEQA Guidelines Appendix G(l))."* *<u>OCP EIR</u> <u>Impact CIRC-26</u>: Clark Avenue/Foxenwood Lane congestion-turning movements: Residential and commercial development in west Orcutt and Old Town Orcutt, including approximately 29,000 square-feet of commercial on Key Site 18, would create potentially significant impacts to the Clark Avenue/Foxenwood Lane intersection through turning movement conflicts created by an increase of 10,800 ADT on*

2) Projects contributing peak hour trips to intersections that operate better than Estimated Future LOS C shall be found consistent ... *3) Unsignalized intersections that do not trigger traffic signal warrant criteria shall be found consistent ....*	*Clark Avenue w/o Foxenwood Lane. Impacts would include traffic delays and potentially significant safety hazards for left turn movements from Foxenwood Lane onto Clark Avenue, as well as ingress/egress turning movement conflicts associate with access to the proposed commercial development on Key Site 18.* *...* *OCP Key Site 18 Mini-EIR, Impact KS18-CIRC-1: Turning Movement Safety Hazards: Project buildout would generate approximately 848 Average Daily Trips (ADT) and 78 peak hour trips (PHT). Approximately 762 ADT would result from commercial development along Clark A venue, with the remainder (86 ADT) generated by residential development in the northeast comer of the site (Appendix F). Trips added to Clark Avenue could create a substantial increase in turning movement conflicts near the Clark/Foxenwood intersection, due to its proximity to potential access points for parking areas along the northern side of Clark Avenue, and the Clark/Highway 135 intersection. Drivers slowing to make left-hand turns from eastbound Clark Avenue into commercial areas and onto Foxenwood Lane, would adversely affect traffic flow on Clark. This is considered a potentially significant impact.*
Special Standards for Projects Involving Comprehensive Plan Amendments *1) Comprehensive Plan Amendments submitted by private applicants ... shall be required to demonstrate that the proposed change in land use would not potentially result in traffic levels higher than those anticipated for that parcel by the Community Plan and its associated environmental documents. If higher traffic levels could potentially result from such an amendment, then the following findings must be mode ... to approve the amendment:* *• The increase is not large enough to cause the affected roadways and/or intersections to exceed their designated acceptable capacity levels at buildout of the Community Plan, or* *• Road improvements included as part of the project description are consistent with the Community Plan and are adequate to fully offset the identified potential increase in traffic, or* *• Alternative transportation improvements included as part of the project description, that are consistent with the Community Plan, have a reasonable relationship to the project, and substantially enhance the alternative transportation system consistent with the OTlP.*	The OCP traffic model did not assign any traffic to the OASIS property. Therefore, OASIS project traffic would incrementally increase the above identified significant unavoidable traffic impacts that would result from OCP buildout. The Project's proposed road improvements are consistent with the OCP, taking into account previous approval for reduced DevStd KS18-6 median design requirements (e.g., no landscaping within median) that were approved for the LeBard commercial project Case Nos. 06LUP-00001-00982, 16LUP-00000-00141, 19LUP-00000-00099). In addition, the proposed road improvements are adequate to offset increased project traffic in the existing plus project setting. The project would be required to pay peak hour development impact fees to provide its fair share contribution toward OTIP improvements, including improvements needed to address cumulative intersection operations at the Foxenwood Lane/Clark Avenue intersection). The project involves amendments to the General Plan and the project would result in traffic levels higher than those anticipated for the parcel in the OCP and OCP EIR. The project would be consistent with the *Special Standards for Projects Involving Comprehensive Plan Amendments*, as the mitigation in Section 4.1 (Air Quality) requiring a Traffic Demand Management Plan would reduce vehicle trips, vehicle miles traveled, and would enhance the alternative transportation system consistent with the OTIP.

WATER	
Policy WAT-O-2: *In order to be found consistent with …(LUDP#4), the water demand of new discretionary development must be offset by long-term* supplemental** water supplies that do not result in further overdraft of the local groundwater basin and that are adequate to meet the project's net water demand as determined by the County considering appropriate reliability factors as determined by County Water Agency. To demonstrate an adequate long-term supplemental water supply, projects must comply with the following development standards:* **"long-term" means permanent source of water for development.* ***"supplemental" water means a source of water other than groundwater, unless:* *1. The groundwater basin has been determined to be no longer in overdraft, or* *2. The use of groundwater is consistent with the final water rights judgment entered in the Santa Maria Groundwater Basin adjudication (Santa Maria Valley Water Conservation District v. City of Santa Maria, et al., Santa Clara County Superior Court Case No. CV 770214). (Amended by Res. 01-226, 7/10/01)* ***DevStd WAT-O-2.3:*** *Prior to map recordation or land use clearance, the developer must provide a Can and Will Serve letter and necessary final contract(s) consistent with the conditions of the discretionary permits and terms of the draft contract(s). (Added by Res. 01-225, 7/10/01)* ***DevStd WAT-O-2.1:*** *Prior to discretionary action by any County decision-maker on new development, the applicant shall provide one of the following:* *1. A "Can and Will Serve" letter from California Cities Water Company dated before July 1997;* *2. An "Intent to Serve" letter from California Cities Water Company or other water purveyor(s) including draft contract(s), if any, demonstrating to the County's satisfaction that the development's net water demand will be offset by a long-term supplemental water supply and that the development will have a continuing right to obtain water equal to that of the water purveyor's other customers. Contract(s), if any, must include terms consistent with the requirements of DevStd WAT-O-2.2. (Amended by Res. 01-225, 7/10/01)* ***DevStd WAT-O-2.2:*** *Prior to discretionary action on new development, the applicant must demonstrate adequacy of the water supply proposed to serve the project, unless the applicant has satisfied DevStd WAT-O-2.1 #1 above. …*	**Potentially Consistent:** The project has received a preliminary "can and will serve" letter from Golden State Water Company (GSWC) (see Appendix D-11). In addition, the GSWC letter and Section 4.10 includes mitigation requiring the applicant provide proof of purchase of 1.32 AFY of supplemental water from the City of Santa Maria prior to zoning clearance to address the project's estimated net water demand (based on the County's reliability factors). In addition, mitigation is included requiring that the landscape plan incorporate specific water saving features to ensure water conservation consistent with the project description and the EIR's water demand assumptions. Therefore, the project would be consistent with this policy and development standards.

Policy WAT-O-3: *Development in Orcutt shall incorporate water efficient design and technology.*	**Potentially Consistent:** The project proposes incorporation of rainwater storage to offset irrigation demand and use of drought tolerant plants in the landscape plan. Interior fixtures would be required to meet current building code requirements, which include installation of water saving fixtures. Therefore, the project would be consistent with WAT-O-3.
Policy AQ-O-1*: The County shall encourage land use planning and development design which reduces air pollution through development of transportation infrastructure supportive of alternative modes of transportation and pedestrian oriented developments.*	**Potentially Consistent:** The project is not located within easy walking distance for most seniors, either from their homes or from the closest bus stops (one-third to one-half mile from closest bus stops). In addition to linear distance, this is also due in part to topography, as the site is located below much of the surrounding community along Orcutt Creek, requiring bus users to walk from the bus stops and to Foxenwood Lane and then requires traversing the pedestrian path from Foxenwood Lane to the OASIS buildings). . The facility would be primarily accessed via personal vehicles and the SMOOTH, Senior Dial-a-Ride Service. A segment of the Orcutt Creek Trail/Class I Bikeway would be provided between the project's Foxenwood Lane driveway and across the OASIS property but would not extend to the west. Therefore, the trail/bikeway would not connect to Broadway/California Boulevard. Mitigation included in Section 4.7 GHG/Climate Change would require implementation of a Transportation Demand Management program including provision of shuttle service to reduce vehicle miles traveled and associated reduction in GHG emissions. ~~Provision of shuttle service~~ would be supportive of alternative modes of transportation and would be consistent with this policy.
Policy AQ-O-2: *Significant fugitive dust and PM_{10} emissions shall be reduced through implementation of appropriate construction restrictions and control measures, consistent with standards adopted by the Board.*	**Potentially Consistent:** Because Santa Barbara County is a nonattainment area for PM10, control measures to reduce construction related fugitive dust emissions are required for all construction projects involving earthmoving activities. In accordance with the County' standard regulatory practices, construction emission control measures are required to be shown on grading and building plans and implemented throughout the construction period. Therefore, the project would be consistent with this policy.
Policy AQ-O-3*: The County should promote the use of alternative fuels, solar energy systems, and the use of construction techniques which are designed to conserve energy and minimize pollution in Orcutt, consistent with, but not limited to the provisions of the CA Building Code.*	**Potentially Consistent:** The project proposes rooftop solar panels consistent with the AQ-O-3's promotion of alternative fuels/solar energy systems. In addition, project construction would be subject to all applicable provisions of the CA Building Code, including but not limited to criteria for energy conserving windows, insulation, etc. Therefore, the project would be consistent with this policy.

BIOLOGICAL HABITATS	
Policy BIO-O-1: *Important natural resources in Orcutt, including sandhill chaparral, central dune scrub, wetlands, oak trees and woodland, Bishop pine forest, specimen trees, and central sage scrub shall be protected, consistent with the Open Space Plan and the standards below, unless this would prevent reasonable development of a property.* ***DevStd BIO-O-1.1:*** *Development shall be sited and designed to avoid disruption and fragmentation of significant natural resources within and adjacent to designated undeveloped natural open space areas, minimize removal of significant native vegetation and trees, preserve wildlife corridors and provide reasonable levels of habitat restoration. Where possible, significant natural resources, such as specimen trees, adjacent to designated, natural undeveloped open space corridors should be preserved.* ***DevStd BIO-O-1.2:*** *Development within or adjacent to designated natural open space areas shall be reviewed for, and required to implement, habitat restoration where site-specific impacts require restoration. If restoration on or near the site is not feasible, acquisition and preservation of additional habitat acreage should be considered, or as a last resort if no other like-kind habitat mitigation options are available, payment into a mitigation bank program acceptable to the County as provided for by DevStd BIO-O-1.8. Mitigation and restoration plans should identify acreage impacted, replacement ratios, success criteria, remedial measures, and funding and responsibility for long-term maintenance and monitoring. All such restoration projects shall utilize native plants derived from local (Orcutt) seed and cutting stock, or as deemed biologically acceptable by a County qualified biologist. Wildlife relocation should be avoided. However, any wildlife relocation should be coordinated with Fish and Game and be consistent with applicable State standards. (Amended by Res 01-226, 7/10/01)*	**Potentially Consistent:** The project would be consistent with Policy BIO-O-1 and Development Standards BIO-O-1.1 and BIO-O-1.2 with implementation of mitigation identified in Section 4.3 (Biological Resources) and 4.11 (Recreation and Open Space), including but not limited to measures that require preconstruction surveys for sensitive species and nesting birds, protection of oak trees and Orcutt Creek riparian habitat during construction, design and installation of the trail/bikeway based on adopted trails siting and design criteria including biologist input on location, biological monitoring during construction, and Orcutt Creek riparian habitat restoration. Restoration of Orcutt Creek is identified in the OCP *Open Space Plan* (~2 acres north of the park site) and in the OCP *Multi-Use Trails Plan & Trails Siting Guidelines* criteria. The OASIS EIR identifies restoration consistent with the OCP to offset direct impacts from access road grading within the riparian corridor and to offset indirect impacts to wildlife and the riparian habitat. Indirect impacts are expected to result from grading and construction activities for the OASIS facilities and bikeway/trail and from introduction of permanent development and use of the project improvements, including increased human activities, noise, and night-lighting, within the existing contiguous open space along the Orcutt Creek valley.
DevStd BIO-O-1.3: *Landscaping for development on the edge of designated natural undeveloped open space areas shall include native trees and shrubs, with habitat restoration efforts focused on buffers. Planting of highly invasive weedy plants (e.g., iceplant, pampas grass, veldt grass, monterey pine, eucalyptus, spiny clotbur, and Australian fireweed) shall be prohibited within 500 feet of natural undeveloped open space areas as designated on the Open Space map (Fig. 20).*	**Potentially Consistent:** See discussion immediately above regarding BIO-O-1, BIO-O-1.1, and BIO-O-1.2. In addition, mitigation in Section 4.3 (Biological Resources) prohibits use of invasive plants in the project landscape and restoration plans, consistent with DevStd BIO-O-1.3.
DevStd BIO-O-1.5: *The edges of designated undeveloped natural open space areas shall be clearly delineated and fenced where necessary to protect resources both during construction and, when appropriate, over the life of the project. Long term fencing shall be designed to accommodate wildlife passage where appropriate.*	**Potentially Consistent:** Mitigation in EIR Section 4.3 (Biological Resources) requires delineation/fencing where needed to protect biological resources (e.g., oak trees, riparian habitat) during construction and long-term fencing may also be required on the creek side of the Orcutt Creek Multi-use Trail/Class I Bikeway segment, based on input from a biologist, P&D, Parks and Public Works on the final design.

DevStd BIO-O-1.8 *Where new development eliminates important onsite habitat (e.g. coastal sage scrub grasslands, riparian habitat and wetlands), County shall require development to restore or enhance like kind habitat either onsite or off site. If restoration sites are limited or unavailable, County shall require payment of adequate fees into a mitigation bank program acceptable to County to permanently protect a comparable or greater amount of created or restored habitat elsewhere within the OPA. (Added by Res. 01-226, 7/10/01)*	**Potentially Consistent:** The preliminary grading plan indicates grading on the slope north of the proposed driveway (to implement the driveway improvements) would occur within the riparian canopy of Orcutt Creek, just west of Foxenwood Lane. Therefore, the project would not *eliminate* important habitat, but would potentially result in grading, vegetation removal and erosion/sedimentation within the riparian habitat, particularly north of the access road. Mitigation is identified in Section 4.3 (Biological Resources) which requires restoration in the area of disturbance, consistent with this standard.
Policy BIO-O-2: *Consistent with necessary flood control practices, natural stream channels and riparian vegetation in Orcutt shall be maintained in an undisturbed state in order to protect banks from erosion, enhance wildlife passageways, and provide natural greenbelts, unless this would prevent reasonable development of a property.*	**Potentially Consistent:** The project would result in temporary disturbance within the Orcutt Creek riparian corridor but outside of the creek banks, west of Foxenwood Lane for grading of the access road (see Figure 2-32 Preliminary Grading Plan). Restoration and erosion/sediment control would be required as identified in Section 4.3 (Biological Resources), Section 4.6 (Geologic Processes) and Section 4.13 (Water: Flooding/Drainage & Water Quality). The project would not otherwise directly disturb the stream channel or riparian vegetation as other project components, including structural development, bikeway/trail, retention basin, parking areas, and landscaping would be setback from the riparian canopy consistent with this policy. Flood Control District maintenance activities along Orcutt Creek and the Key Site 18 retention basin would not be altered as a result of the project. Therefore, the project would be consistent with this policy.
DevStd BIO-O-2.1: *Development shall include: a minimum setback of 50 feet from the outside edge of riparian vegetation or the top of creek bank (whichever is further) which may be adjusted upward depending on slopes, biological resources and erosion potential; hooding and directing lights away from the creek; drainage plans shall direct polluting drainage away from the creek or include appropriate filters; and erosion and sedimentation control plans shall be implemented during construction.*	**Potentially Consistent:** The project development area would be located outside of the 50-foot setback from the outer edge of riparian vegetation and top of bank consistent with this development standard. As identified on the Preliminary Grading Plan (April 2019, EIR Figure 2-32), grading for the eastern segment of the access road would be located within the Orcutt Creek riparian canopy. In addition, the sewer line extension would connect with the Laguna County Sanitation District main line north of the proposed main building just outside the riparian canopy. The sewer line main already exists in this area and the OASIS extension would connect at an existing manhole. Therefore, this would not result in permanent new development within the setback. The access road is proposed in the location of an existing dirt road and a feasible alternative access has not been identified, which would avoid either the riparian setback from Orcutt Creek or other conflicts with General Plan policies, including grading on steep slopes, as discussed in Section 7.0 (Alternatives). Mitigation in EIR Sections 4.3 (Biological Resources), 4.6 (Geologic Processes), 4.11 (Recreation and Open Space) and 4.13 (Water: Flooding/Drainage & Water Quality) includes but is not limited to: requiring lighting to be directed away from habitat areas, erosion/sediment/stormwater control measures to protect short-term and long-term water quality, habitat restoration, and other measures to protect Orcutt Creek biological resources within Key Site 18. Therefore, the project would be consistent with DevStd BIO-O-2.1.

DevStd BIO-O-2.3*: Setbacks shall be sufficient to allow and maintain natural stream channel processes (e.g. erosion, meanders) and to protect all new structures and development from such processes. Hardbank protection (including riprap, boulders, concrete) shall be prohibited unless necessary to protect an existing structure or facilities of a public works nature, whether existing or proposed (e.g. energy dissipaters, upstream fact of retention basins, high flow diversion structures, bridges, roads, trails, necessary private access, etc.), subject to Public Works and Planning and Development Department review. (Added by Res 01-226, 7/10/01)*	**Potentially Consistent:** The proposed development area is located outside of the buffer area of Orcutt Creek. Immediately west of Foxenwood Lane, grading on the slope north of the existing dirt road to accommodate improvements for the project access and Orcutt Creek Trail components would extend into the riparian canopy, but is not proposed to extend into the banks of Orcutt Creek. If needed, retaining walls will be incorporated to ensure no grading would occur within the creek banks (B Hain, Stantec, 08/26/19). Hard bank protection is not proposed in the creek. However, installation of features such as energy dissipaters, may be included in the final grading and drainage plan and/or erosion control plan if this is determined appropriate to stabilize creek banks/reduce erosion and sedimentation and maintain the natural stream channel processes. If Flood Control and P&D (Building & Safety) determine this or similar "hard bank" features benefit maintenance of natural stream channel processes, this would be consistent with BIO-O-2.3. As proposed, natural stream processes would be maintained, and new development would be protected from such processes.
Policy BIO-O-3: *Established native trees in designated open space areas shall be protected. Established native trees in developable areas shall be incorporated into the site landscaping plan to the greatest degree feasible except where it would interfere with reasonable development of a property. Native trees shall be considered established if they are six feet in height.* ***DevStd BIO-O-3.1:*** *To the maximum extent feasible, development shall be designed to avoid damage to established native trees (e.g., oaks) by incorporating setbacks, clustering, or other appropriate methods. Areas protected from grading, paving, and other disturbances shall include the area 6 feet outside of established native tree driplines, unless this distance would interfere with reasonable development of a property. Where native trees are removed, they shall be replaced in a manner consistent with County standards.*	**Potentially Consistent:** The project has been designed to avoid impacts to native trees. Where avoidance is infeasible due to access requirements, replacement trees have been included in the landscape plan and project mitigation measures require additional native trees to be included in the restoration plan. In addition, mitigation in EIR Section 4.3 (Biological Resources) requires implementation of tree protection measures during construction; and for trees proposed for removal (at base of driveway) or that would have 20% of more of the critical root zone impacted by grading or development (trees near western portion of access road), 10:1 replacement would be required. Therefore, the project would be consistent with BIO-O-3 and BIO-O-3.1.
Policy BIO-O-4: *Non-native trees (e.g., eucalyptus groves and windrows) that provide known raptor nesting or key roosting sites shall be protected; non-native specimen trees shall be protected to the greatest degree feasible except where it would interfere with reasonable development of a property. Non-native trees of less than 25 inches in diameter at breast height do not qualify as specimens for this Policy.* ***DevStd BIO-O-4.1:*** *Where non-native specimen trees are removed for development the County should consider replacement with native trees.*	**Potentially Consistent:** No non-native trees are proposed for removal on the OASIS or LeBard parcels and no trees have been identified as raptor nesting or key roosting sites. Section 4.3 (Biological Resources) includes mitigation requiring pre-construction surveys for nesting birds to ensure native or non-native trees on or near project grading/construction activities (e.g., in the riparian canopy affected by access road grading) are not being used by nesting birds. Therefore, the project would be consistent with this policy and development standard.

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.* ***DevStd BIO-O-5.1:*** *Road construction shall minimize filling within creeks, stream corridors and wetlands and avoid or minimize removal of riparian vegetation...* ***DevStd BIO-O-5.2:*** *In designated open space areas, roadway segments (e.g., Union Valley Parkway and E Street) shall be designed in consultation with P&D, the Park Department, and appropriate federal and state agencies to allow wildlife passage through provision of appropriately placed bridges and/or culverts, and shall prohibit all night lighting in designated open space corridors except as necessary for public safety (e.g., intersections, trailheads or crossings). Light "spill over" should be minimized by directing lighting away from the open space area, the use of hoods, and landscape screening (with native species) along the road.*	**Potentially Consistent:** See discussion of BIO-O-1.8, BIO-O-2, BIO-O-2.1, and BIO-O-2.3. Project improvements have been sited and designed to minimize impacts to native vegetation. In addition, no bridges or culverts are proposed for Orcutt Creek and the proposed driveway would not inhibit wildlife passage along the creek corridor, with the possible exception of the short-term construction period. Mitigation in section 4.3 (Biology) requires habitat restoration and requirements to minimize night-lighting near open space areas consistent with these standards.
DevStd BIO-O-5.3: *Multi-use trail construction should avoid removal of riparian vegetation to the maximum extent feasible. The Orcutt Creek multi-use trail shall be set back a minimum of 50 feet from the outside edge of riparian vegetation or the top-of-bank (whichever is further), unless this would make the multi-use trail link infeasible. Trail construction shall include riparian restoration between the edge of existing native vegetation and the bicycle path. Trail lighting should be directed away from the creek.* ***DevStd BIO-O-5.4:*** *Trails should follow existing dirt road and trail alignments and utilize existing bridges where feasible. Where this is not possible, prior to final trail alignment proposed trail routes should be surveyed and rerouted where necessary to avoid sensitive species, subject to final approval by P&D and the Park Department. All trails shall be sited and designed to avoid or minimize impacts to sensitive resources, areas of steep slopes and/or highly erosive/sandy soils, where feasible. Developers shall fund sign installation along certain trails (as identified in the Multi Use Trail Guidelines) providing educational and interpretive information and advising dog owners to keep their dogs out of sensitive habitats.*	**Potentially Consistent:** With the exception of a short section of the Multi-use trail/bikeway along the easternmost part of the improved access driveway, the trail/bikeway is proposed at least 50 feet from the outside of riparian canopy. (See Figure 2-17, Overall Site Plan and Figure 2-32, Preliminary Grading Plan). This small section of the trail/bikeway is located along an existing dirt road, consistent with BIO-O-5.4. This dirt road would be improved to accommodate both the project driveway and the trail/bikeway. Therefore, the project would be consistent with these development standards. Section 4.11 (Recreation and Open Space) discusses the feasibility of the proposed 12-foot trail/bikeway easement within the same location as an existing, recorded access easement to adjacent properties. Section 4.11 includes mitigation options to resolve this easement conflict and to ensure implementation of the proposed OCP Orcutt Creek Multi-use Trail and Class I Bikeway in a manner that would be consistent with these development standards.

DevStd BIO-O-5.6: *Excavated fill for retention basin construction shall not be placed within important natural resource areas. Areas adjacent to or within habitats which are disturbed during construction shall be revegetated with appropriate native species. All sensitive habitat areas adjacent to proposed retention basins shall be fenced before grading begins to prevent disturbance and stockpiling in these areas.*	**Potentially Consistent:** Fill would be balanced onsite within the road or development area and not within the Orcutt Creek riparian area or under native trees. Mitigation requiring delineation/fencing of sensitive habitat areas is required by mitigation in EIR Section 5.3 (Biological Resources).
FLOODING AND DRAINAGE	
Policy FLD-O-1: *Flood risks in the Orcutt planning area shall be minimized through appropriate design and land use controls.*	**Potentially Consistent:** Project development would be located outside of mapped flood hazard zones, as confirmed by County Flood Control, consistent with this policy.
DevStd FLD-O-1.2: *No structures or other development (except for bridges, culverts and flood control requirements) shall be allowed within creek channels.* ***DevStd FLD-O-1.3:*** *No development shall be permitted within the floodplain of Orcutt, Pine Canyon or Graciosa Creeks unless such development would either be necessary to:* *1. Permit reasonable development of the site and would not lead to disturbance or removal of significant riparian/wetland vegetation; or* *2. Accomplish a major public policy goal of the Orcutt Community Plan.*	**Potentially Consistent:** Grading for the access road, west of Foxenwood Lane and north of the access road is proposed within the riparian corridor but outside of the creek channel. No other development or structures is proposed to be located within the creek channel or the 100-year floodplain.
Policy FLD-O-2: *Off-site runoff associated with development should be minimized.* ***DevStd FLD-O-2.1:*** *Pervious construction materials, such as turf block, non-grouted brick, and gravel, shall be used where feasible.*	**Potentially Consistent:** The eastern parking lot and western section of the access road are proposed to be pervious paving. In addition, a French drain system is proposed to convey runoff from the main building to the onsite retention basin. These and other drainage features identified on the project plans in EIR Section 2 (including the Overall Site Plan, Preliminary Grading Plan, Landscape Plan) are designed to minimize off-site runoff, including during peak stormwater events consistent with Policy FLD-O-2 and DevStd FLD-O-2.1. Flood Control District and Project Clean Water have reviewed the preliminary stormwater plan calculations and design and determined the design is adequate for this stage in the development review process. Project conditions will require that pervious paving be used in the additional hardscape areas of the development (e.g., driveway, all parking areas) unless the applicant provides information to support infeasibility of additional pervious paving. Final review and approval will be required prior to zoning clearance.

Policy FLD-O-3: *Short-term and long-term erosion associated with development shall be minimized.* ***DevStd FLD-O-3.1:*** *Development projects shall incorporate sedimentation traps to minimize the erosion of soils into natural and manmade flood control drainages, where feasible. All development adjacent to stream channels shall be required to install check dams as deemed appropriate by Flood Control and Planning & Development to minimize channel down-cutting and erosion. To the maximum extent feasible, all such structures shall be designed to avoid impacts to creek vegetation.* ***DevStd FLD-O-3.2:*** *Silt fencing, straw bales, sand bags, and sediment basins shall be used in conjunction with other methods to prevent erosion on slopes and siltation of the stream channel.*	**Potentially Consistent:** Sections 4.3 (Biological Resources), 4.6 (Geology) and 4.13 (Water: Flooding/Drainage and Water Quality) include mitigation measures that address erosion and sedimentation, consistent with this policy and development standards.
DevStd FLD-O-3.3: *Drainage outlets into natural creek channels shall be constructed in a manner which causes outlet flow to approximate the general direction of natural stream flow. Energy dissipators beneath outlet points shall be incorporated where appropriate, and designed to minimize damage to creek vegetation.*	**Potentially Consistent:** The Preliminary Grading and Drainage Plan (Figure 2-32) does not include drainage details for the area north of the access road. However, the project engineer has confirmed that drainage from the access road would be conveyed along the access road away from the creek, toward the development area. In addition, runoff from impervious surfaces associated with the development area would be directed to onsite landscaped areas, a French drain, and an onsite retention basin. In addition, the retention basin would not outlet to the creek but to the upland, grassland area west of the basin. No other development areas, including grading/retaining walls on the slope south of the access road, the rest of the access road, parking and development areas, landscaped areas would outlet directly to Orcutt Creek as site drainage is directed to proposed landscaped areas and the proposed retention basin. Short-term measures will be implemented as part of the erosion control plan to address grading on the slope north of the proposed access road. As no permanent site drainage would outlet to the creek, the project would be consistent with this development standard.

GEOLOGY/TOPOGRAPHY/SOILS	
Policy GEO-O-1: *Development shall be sited to avoid geologically hazardous areas.* ***DevStd GEO-O-1.1:*** *New construction shall be set back a minimum of 50 feet from all known active or potentially active faults which have been mapped.* ***DevStd GEO-O-1.2:*** *The County shall determine the need for a fault study conducted by a Registered Geologist or Certified Engineering Geologist in order to determine the presence and location of any active or potentially active faults.*	**Potentially Consistent:** There are no known active or potentially active faults in proximity to the project. As discussed in Section 4.6 (Geologic Processes), there are no other geologic hazards associated with the proposed building site. While the proposed buildings are located on level land, the site includes steep slopes south of the building site and grading for the access road would involve grading on very steep slopes (50% + slope) within the Orcutt Creek riparian area and possible within the creek banks. Mitigation identified in Section 4.6 would address geologic hazards associated with steep slopes north of the access road, south of the pedestrian path/access road and south of the building site. The project would be consistent with this policy and development standard. However, also refer to discussion of GEO-O-2.2 with regard to grading on slopes of 30%.
Policy GEO-O-3: *No grading in excess of 50 cubic yards (combined cut and fill) shall be permitted within areas designated open space in the Orcutt Community Plan without an approved Grading Permit. This requirement applies to all grading activity (including activities otherwise exempted under County Grading Ordinance 3937, Sections 14-6 and 14-8). This requirement shall not apply to the emergency activities of a public agency, including but not limited to wildfire and/or flood control.*	**Potentially Consistent:** Grading required for the access road and OASIS facility would exceed 50 cubic yards and would require a grading permit.
Policy GEO-O-2: *In areas of high erosion potential, development shall be sited and designed to minimize increased erosion.* ***DevStd GEO-O-2.1:*** *Consistent with Hillside and Watershed Policy #1, excessive grading for creation or enhancement of views shall not be permitted. Where new roads and driveways would require substantial grading, development shall be sited close to existing access roads.* ***DevStd GEO-O-2.4:*** *All surface water runoff shall be culverted and diverted to avoid erosion of exposed slopes and shall be directed to the nearest natural drainage channel. Where such measures are feasible and would not substantially increase erosion, vegetated earthen channels should be substituted for culverts. Crib walls or other methods should only be used where necessary to retain slopes.* ***DevStd GEO-O-2.6:*** *All landscape plans shall be reviewed by P&D to ensure revegetation of graded areas in areas of sandy soils. Landscape securities shall be required unless expressly waived by P&D.*	**Potentially Consistent (GEO-O-2, 2.1, 2.4, 2.6):** *Erosion:* Erosion resulting from grading on steep slopes would be reduced by mitigation identified in Section 4.6 (Geologic Processes). *Views*: Grading is not proposed to create or enhance views. *Close to Ex Roads*: The OASIS property is not directly accessible from surrounding public roads, requiring an access easement(s) across adjacent property to access Foxenwood Lane, Clark Avenue, Park Avenue or Broadway/California. Siting development closer to existing roads would not substantially reduce necessary road grading. *Runoff*: The project incorporates features within the development area to reduce erosion/sedimentation including French drains and a retention basin, and the grading plan includes retaining walls with culverts to direct runoff from hillsides in a manner which reduces erosion in the area above the proposed pedestrian path. *Landscaping*: Mitigation in Section 4.1 (Aesthetics/Visual Resources) and 4.13 (Water Resources) require landscaping to ensure revegetation of graded areas throughout the site. In addition, landscape sureties would be required for installation and maintenance.

DevStd GEO-O-2.2: *Development shall be prohibited on slopes greater than 30% unless this would prevent reasonable development of a property. In areas of unstable soils, highly erosive soils or on slopes between 20% and 30% development shall not be allowed, unless an evaluation by a qualified professional (e.g., soils engineer, geologist, etc.) establishes that the proposed project will not result in unstable slopes or severe erosion or this would prevent reasonable development of a property.* ***DevStd GEO-O-2.3:*** *To aid in erosion control, existing hillside topography, large stands of trees, and natural flood channels shall be preserved, unless this would prevent reasonable development of a property.*	**Potentially Consistent**: The proposed building site is located on level topography with no known geologic hazards. However, immediately south of the building site is a steep slope (between Clark Avenue and the proposed access road) and there are steep slopes on both the north and south sides of the proposed access road from Foxenwood Lane. The project grading plan and road detail figures (Figures 2-32 and 2-32a, prepared by project engineer, B. Hain, Stantec) identifies grading south of the access road 30% plus slopes and on over 50% slopes north of the access road. The purpose of this grading is to widen the existing unimproved access road to the site. Grading north of the access road extends into the Orcutt Creek riparian canopy west of Foxenwood Lane. Approximately 400 feet of retaining walls ranging in height from 1-5 feet are proposed south of the access road, on both sides of the pedestrian path (see Figure 2-32, Preliminary Grading Plan). Retaining walls would also be incorporated on the slope north of the access road if determined necessary in final grading and drainage plans to ensure no grading would occur within the banks of Orcutt Creek. "Reasonable development" under the current land use designation and zoning is limited to open space and a possible future park. If the access road were developed for the proposed park use instead of the proposed project, the pedestrian path would not be required to extend west along OASIS southern property line, which includes the steep slope north of Clark Avenue. The grading plan includes retaining walls on both sides of the pedestrian path in this area, which exceeds 30% slope. In addition, a pedestrian path that could connect with the proposed Orcutt Creek Trail/Class I Bikeway near OASIS eastern property line could be more easily accommodated adjacent to the driveway. This could reduce grading for both the pedestrian path and narrow the total disturbance area for the driveway, including reducing grading north of the access road. ~~Although~~ gGrading to accommodate a driveway for the OCP-identified ~~a~~ park and ~~for the~~ Orcutt Creek Trail/Bikeway would reduce the total grading necessary on slopes in excess of 30%, (compared to grading for the proposed project). H~~h~~owever grading for a park driveway would still involve grading on over 30% slopes. Therefore, the project would be consistent with OCP GEO-O-2.2 and 2.3.

HISTORY AND ARCHAEOLOGY	
Policy HA-O-1: *Archaeological and historic resources in the Orcutt Planning Area shall be protected and preserved to the maximum extent possible.* ***DevStd HA-O-1.1:*** *Development on Key Sites that have not been surveyed by a County-qualified archaeologist should be surveyed and mitigated in accordance with State and County archaeological and historic guidelines.*	**Potentially Consistent:** As discussed in Section 4.4 (Cultural Resources), KS18, including the OASIS property, has been surveyed and no potentially significant cultural resources have been identified on, or are known to be associated with, the project site. This includes, but is not limited to archaeological or historic artifacts, structures or features, and the site is not associated with cultural ceremonies, related uses, or an historical landscape. Mitigation is however included to stop or redirect work immediately in the event potential archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The mitigation requires the Owner/Applicant retain an archaeologist and Native American representative to evaluate the significance of any find in compliance with the provisions of Phase 2 and Phase 3 investigations of the County Archaeological Guidelines.
NOISE	
Policy NSE-O-2: *Construction noise in Orcutt shall be minimized during non-standard work hours.* ***DevStd NSE-O-2.1:*** *Standard construction working hours (i.e., 7 a.m. to 4:00 p.m., Monday-Friday) shall be required for development activities. Flexibility to allow extended hours on weekdays and/or occasional working hours on Saturdays should be determined on a case-by-case basis.* ***DevStd NSE-O-2.2:*** *Noise attenuation barriers, muffling of grading equipment and additional mitigation where deemed appropriate should be required for development where construction equipment generates noise levels in excess of 95 dB(A).*	**Potentially Consistent:** EIR Section 4.9 (Noise) includes mitigation to restrict the hours of construction period activities and to require acoustic shielding of stationary construction equipment consistent with the intent of this policy and development standards.
RISK OF UPSET	
Oil Hazards ***Policy RISK-O-1:*** *The County shall minimize the risk to public safety associated with oil and gas activity.* ***DevStd RISK-O-1.2:*** *In the event that past oil activity or potential hazardous substances are uncovered during grading or construction-related activity, such activity should be suspended immediately until a Phase II Environmental Site Assessment and appropriate remedial action has been completed.*	**Potentially Consistent:** As discussed in Section 5 (Effects Not Significant), although portions of Key Site 18 were historically identified as future sites for oil wells (including in the Southpoint Estates subdivision documents), there is no evidence of past or current actual oil and gas activities onsite. There is an existing gas line that runs along Clark Avenue (which provides gas service to area residents and businesses), which is not considered a public safety risk. The standard regulatory process requires suspension of construction activity, site assessment and appropriate remediation activities, in the event that any type of hazardous substances are encountered during grading or construction. Therefore, the project would be consistent with this policy and development standard.

Airport Safety	
Policy RISK-O-2: *The County shall minimize the risk to public safety associated with airport operations.* ***DevStd RISK-O-2.2:*** *Habitable structures should be located outside the flight approach zone for SMPA runway 2-20 (see Figure 41).* ***DevStd RISK-O-2.3:*** *Habitable structures shall not be located within the County's "No Build" corridor.*	**Potentially Consistent:** As discussed in Section 5.0 (Effects Not Significant) the project site is located over two miles from the Santa Maria Municipal Airport, is not subject to significant hazards from the airport, and the project design would not result in significant impacts to any airport operations. The Santa Barbara County Association of Governments (SBCAG) acting as the Airport Land Use Commission determined that the OASIS project was consistent with the Airport Land Use Plan (ALUP) with no conditions. Therefore, the project requests do not conflict with airport safety zones.
VISUAL/AESTHETIC RESOURCES	
Policy VIS-O-1: *Significant scenic and visual natural resources in Orcutt shall be protected in order to preserve the semi-rural character of the OPA.* ***Policy VIS-O-2:*** *Prominent public view corridors (U.S. 101, State Routes 1 & 135, Clark Ave., Santa Maria Way, and Union Valley Parkway) and public viewsheds (Orcutt/Solomon Hills, Casmalia Hills, and Orcutt Creek) should be protected.*	**Potentially Consistent:** The project would involve less than 20,000 square feet of structural development and would retain approximately 85% of the KS18 open space. In addition, although the proposed OASIS development would be visible from surrounding public roads and private residences, the site is located at a lower elevation than the surrounding roads and residences. Mitigation measures identified in Section 4.1 Aesthetics and Visual Resources) would also reduce impacts to visual resources onsite, including scenic views from surrounding roadways. Therefore, KS18's open space views would remain prominent.
DevStd VIS-O-1.1: *All development including buildings, understories, fences, water tanks and retaining walls adjacent to designated natural open space areas shall be sited and designed to protect the visual character of these areas and blend in with natural landforms through the use of such methods as setbacks, building orientation, materials and colors (earth tones and non-reflective paints), landscape buffers, shielded exterior lighting, screening of parking areas and inclusion of perimeter roads to allow maintenance of open space corridors.* ***DevStd VIS-O-2.1:*** *Development shall be sited and designed to minimize disruption of important public view corridors and viewsheds through building orientation, minimization of grading on slopes, landscaping and minimization of sound walls.* ***DevStd VIS-O-3.4:*** *Trash enclosures shall be located outside of public view to the maximum extent feasible.* ***DevStd VIS-O-3.5:*** *Rural-type design signs (e.g., wooden, natural colors) shall mark the entrance/exit to Orcutt, and where appropriate, shall identify the route to Old Town Orcutt.*	**Potentially Consistent:** Mitigation in Section 4.1 (Aesthetics/Visual Resources) would address project consistency with DevStds VIS-O-1.1, VIS-O2.1, VIS-O-3.1, and VIS-O-3.4, including requirement for landscaping to break up the massing of structural development, to blend development into the existing setting, specific requirements to minimize night-lighting illumination of open space areas, and compatibility of sign design with the visual character of the area. With regard to the proposed trash enclosure, the proposed location would minimize visibility from public views.

DevStd VIS-O-3.6: *Developers of gateway parcels shall fund and construct median strips along designated gateway roads (i.e., Clark Ave., Santa Maria Way, Union Valley Parkway) that include landscaping with low maintenance trees, shrubs, and groundcover designed to minimize obstruction of views by motorists, bicyclists, and pedestrians. The developer shall be reimbursed by other benefitted owners in accord with the Infrastructure Fee Study.* ***DevStd VIS-O-3.7:*** *Development on gateway parcels shall be subject to review by the County Board of Architectural Review and/or the Orcutt BAR.*	**Potentially Consistent:** The LeBard commercial project was approved with a median that does not include landscaping. The OASIS project median was designed to be consistent with the median approved for the LeBard commercial project, as the approved LeBard project frontage improvements effectively limit the available width of the Clark Avenue right-of-way to accommodate travel lanes as well as a new median. The proposed median design does not include landscaping and the limited width is constrained for accommodating planting of trees. The project would be conditioned to revise the proposed median to incorporate feasible plantings acceptable to Public Works (e.g., no plantings permitted that would interfere with line of sight) as well as decorative flatwork consistent with DevStd VIS-O-3.6. Also see discussion of DevStd KS18-6. The project has been reviewed by the NBAR, with positive comments (see NBAR minutes in Appendix D-1). In addition, mitigation in Section 4.1 (Aesthetics and Visual Resources) which include requirements for lighting, landscaping, rooftop equipment, the directional sign, colors, materials, etc. as well as further P&D and NBAR review of associated final plans consistent with requirements for OCP gateway developments and DevStd VIS-O-3.7.
Policy VIS-O-4: *Public and private stormwater systems (recharge, retention, and retardation basins, culverts, channels, etc.) shall be designed and maintained to be visually attractive.* ***DevStd VIS-O-4.1:*** *Basins shall be engineered so that perimeter fencing is minimized. Where required, perimeter fencing shall be unobtrusive (while minimizing interference with wildlife movement on rural parcels). Perimeter landscaping of basins shall consist of low maintenance trees, shrubs, turf, etc., and on public basins should be designed to accommodate recreational uses where appropriate. Landscaping and fencing within basins should be maintained through a Landscape-Open Space Maintenance District.*	**Potentially Consistent:** The proposed retention basin is attractively incorporated into the project landscape plan and no fencing is required or included around the basin (the shallow design does not trigger fencing requirement). Flood Control requirements include long-term maintenance of the basin. In addition, the retention basin would be maintained as part of the overall landscape plan for the development. Therefore, the project would be consistent with this policy and development standard.
Policy VIS-O-6: *Outdoor lighting in Orcutt shall be designed and placed so as to minimize impacts on neighboring properties and the community in general.* ***DevStd VIS-O-6.3:*** *Night lighting fixtures adjacent to residential areas shall be of the minimum height and intensity required for security/safety.*	**Potentially Consistent:** There is currently no lighting within this open space area and therefore any night-lighting will be noticeable from residential properties to the north, south and west. Mitigation included in Section 4.1 (Aesthetics) and Section 4.3 (Biological Resources) requires lighting to be the minimized given the proposed development's location within an open space and visible from public roads and residential properties. Mitigation also requires lighting to be directed away from Orcutt Creek. With incorporation of mitigation, the project would be consistent with this policy and development standard.

FISCAL	
Policy-FSCL-O-2: *The County shall strive to ensure that funding is available for the operation and maintenance of public facilities in the community of Orcutt.* ***Devstd-FSCL-O-2.2:*** *All development should be required to pay its fair share of the cost of operation and maintenance of public facilities.*	**Potentially Consistent:** The project would be required to pay development impact fees, adopted by the Board of Supervisors, to cover the project's fair share contribution toward the operation and maintenance of public facilities.
LAND USE ELEMENT	
Land Use Development Policy (LUDP) #4: *Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan…*	**Potentially Consistent:** As discussed in Sections 4.10 (Public Services), 4.12 (Traffic), and 4.5 (Fire and Police Services), adequate services and resources are available to serve the proposed project. Also see discussion of Policy CIRC-O-4 (consistency with OCP Circulation policies and standards) and Policy WAT-O-2 (water supplies), as consistency with these two policies is required to determine a project's consistency with LUDP #4 - with regard to roads and water, respectively.
Land Use Development Policy #5: *Within designated urban areas, new development other than that for agricultural purposes shall be serviced by the appropriate public sewer and water district or an existing mutual water company, if such service is available.*	**Potentially Consistent:** The project is located within an urban area and would be serviced by public water (Golden State Water Company) and public sewer (Laguna County Sanitation District).

ENERGY AND CLIMATE ACTION PLAN (ECAP)	
Energy and Climate Action Plan (ECAP) The ECAP is plan to reduce greenhouse gas emissions and includes a variety of strategies for reducing emissions, including but not limited to the following: • Sustainable Communities Strategy (e.g., goal of a zero net increase per capita in GHG emissions from passenger vehicles by 2020, etc.) • Land Use Design (e.g., reduce dependency on automobiles, decrease vehicle miles traveled (VMT), increase access to transit, include electric vehicle charging stations, include walking/bike paths, etc.) • Built Environment (increase energy efficiency through location, design, construction, and system, green building standards, cool pavements, awnings to shade windows, incorporate landscaping to cool buildings, etc.); • Renewable Energy (solar, etc.); • Waste Reduction (use of recycled materials in building design, pavement, recycle program for operations, construction); and • Water Efficiency (water conservation, dual plumbing for grey water, etc)	**Potentially Consistent**: The project would be consistent with some of the strategies for reducing GHGs, including incorporation of solar panels on the roof, onsite storage of roof runoff for landscape irrigation, construction of a bikepath/trail segment (although no complete/usable connection would be provided between Foxenwood Lane and Broadway/California Boulevard), and the project's location is in general proximity to project visitors (mostly Orcutt area seniors). However, one of the main contributors of GHGs is vehicle emissions from single occupant automobiles. Therefore, the ECAP includes a variety of strategies to encourage alternative forms of transportation. The project would primarily serve area seniors, a population with reduced ability to bicycle or walk long distances and/or up and down hills. The existing OASIS facility on Soares Avenue includes an onsite covered bus stop. However, no new bus stops are proposed as part of the project and existing bus stops are not in locations proximate to the project site to facilitate use by OASIS members, many of whom may be mobility restricted due to the distance and topographic difference between Clark Avenue and the proposed development. Further, as identified by the project applicant, most members who do not drive themselves or carpool would be expected to utilize the SMOOTH Dial-a-Ride service to access OASIS activities onsite, which can result in four vehicle trips per ride as the service would drop off and then return for pickup. Therefore, the project as proposed would be potentially inconsistent with the ECAP goals of reducing GHG emissions. Mitigation requiring implementation of a Transportation Demand Management Plan to reduce project related vehicle emissions would ensure consistency with the ECAP.
SANTA BARBARA COUNTY AIR POLLUTION CONTROL BOARD – 2016 OZONE PLAN	
2016 Ozone Plan The 2016 Ozone Plan identifies how the SBCAPCD plans to meet the State eight-hour ozone standard. The 2016 Ozone Plan focuses on attainment of the California ozone standards. The 2016 Ozone Plan focuses on reducing ozone precursor emissions through implementation of transportation control measures, which would serve to reduce mobile source emissions, which are the primary source of ROC and NOX emissions in the County.	**Potentially Consistent:** Mitigation identified in Section 4.2 (Air Quality) requiring gas fireplaces~~/BBQ fixtures~~ (AQ-1), implementation of transportation demand management measures to reduce vehicles emissions (AQ-2) and compliance with standard regulatory requirements including implementation of fugitive dust and particulate emissions during construction would ensure the project would be consistent with SBCAPCD plans to meet attainment standards identified in the 2016 Ozone Plan. Also see discussion of Policies AQ-O-1, AQ-O-2, and AQ–O-3

COUNTY LAND USE AND DEVELOPMENT CODE (LUDC) The County's Zoning Ordinance for the Inland Area except Montecito	
RECREATION (REC) ZONE DISTRICT: *OASIS Property* ***Setbacks*** *Front- 50 ft from road centerline; 20 ft from right of way* *Side- 10 ft* *Rear- 10 ft* *Maximum % of net area covered by Structure- 20%* *Height Limit- 25 ft* ***Minimum Parcel Size*** ~~*– Recreation Zoning*~~ *Recreation Zoning (5.16 acres of OASIS property)* *1 acre minimum* ***10-R-1 ZONE DISTRICT*** *10-R-1 Zoning (Southpoint Estates Residential Lots)* *10,000 square foot minimum parcel size* ***Average Parcel Size for Southpoint Estates -Residential Lots Currently Zoned 10-R-1*** *10,000 square foot minimum parcel size*	**Potentially Consistent:** Development associated with the project requests is limited to the OASIS' proposed grading, development and use as described in the Development Plan and Conditional Use Permit applications (e.g., grading, 15,661 SF structural development, parking, access driveway from Foxenwood Lane and related grading/installation of retaining walls, retention basin, trail/bikeway, landscaping, etc.). Therefore, the discussion below addresses "development" associated with the Development Plan and Conditional Use Permit components. Setbacks, Coverage, Height Limit: As identified on the Cover Sheet, Overall Site Plan dated 4/10/19 (EIR Figure 2-17), structural development is located near the center of the OASIS property and complies with the LUDC front, side and rear setbacks. Building coverage would be approximately 7% (less than the 20% maximum) and maximum height of structures would be 24 ft, 6 in (less than the 25 ft height limit). Zoning Minimum Parcel Size The project would be consistent with the LUDC for minimum parcel size. The OASIS property comprises 5.28 acres of the Southpoint Estates (SPE) subdivision's approximately 34 acres of designated open space. Like the rest of the open space lots, most of the OASIS property is zoned Recreation, which has a 1- acre minimum lot size. A small triangle of the OASIS property (0.12 acres) is zoned commercial, which is discussed further below. SPE Subdivision Average Parcel Size The 165 SPE residential lots to the north were originally zoned 10-R-1-PR (PR = Planned Residential). These residential lots are currently zoned 10-R-1, which requires minimum lot sizes of 10,000 square feet. The SPE approval included some lots of less than 10,000 square feet, as was allowed in the 10-R-1-PR zone. That zone allowed individual residential lots to be smaller, if the *average* lot size of the subdivision was consistent with the base zone district's minimum parcel size (10,000 square feet). Further, the calculation of *average* lot size included the acreage of both the residential lots and the open space lot(s). The 165 SPE residential lots vary in size from 6,900 to 11,300 square feet, with an average residential lot size of approximately 8,500 square feet, assuming only the residential lots' acreage. Therefore, on average, the residential lots are 1,500 square feet less than the 10,000 square foot minimum parcel size of the base zone district. The total shortfall for all SPE residential lots to meet the 10,000 square foot minimum lot size is approximately 5.68 acres [(1,500

	square feet/lot * 165 lots) /43,560 square feet/acre]. If the 5.28-acre OASIS property is removed as open space, sufficient acreage would remain within the KS18 open space (28.72 acres) to ensure the average lot size of the SPE residential lots meets the 10,000 square foot minimum parcel size. The SPE open space is subject to additional conditions, which restrict all of the open space to "NOT A BUILDING SITE" and require the development rights to be deeded to the County. These other restrictions and are not tied to the minimum average parcel size calculations.
Parking *# of Parking Spaces by Use-* *Assembly Area - 1 space/30 SF* *Office Area - 1 space/300 SF* *Educational Area - 1 space/300 SF* *Storage Area - 1 space/1,000 SF* *Screening requirements and authority. Screening shall be provided adjacent to all lot lines consisting of a five-foot wide strip, planted with sufficient shrubbery to effectively screen the parking area, or a solid fence or wall not less than four feet in height.* *Uncovered parking areas exceeding 3,600 square feet. Trees, shrubbery, and ground cover shall be provided at suitable intervals in order to break up the continuity of the parking area. Planting islands for these trees and shrubs shall be protected from automobile traffic by either asphalt or concrete curbs. 2. Within the Inland area, landscape islands shall be provided at the ends of all parking lanes.* ***Allowed Use in Recreation Zone District LUDC Table 2-25*** (Excerpt of Table 2-25 included below as Table 1.8-3) *Meeting Facility (Religious/Public/Private)- Allowed with approval of a CUP.* *Definition of a Meeting Facility: A facility for public or private meetings, including community centers, religious institutions, civic and private auditoriums, grange halls, union halls, meeting halls for clubs and other membership organizations, etc. Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. Does not include conference and meeting rooms accessory and incidental to another primary use that are typically used only by onsite employees and clients, and occupy less floor area on the site than the offices they support (see "Offices"). Does not include: sports or commercial facilities (see "Theater," and "Sports and Entertainment Assembly"); or convention centers (see "Conference Center"). Related onsite facilities such as day care centers and schools are separately defined, and separately regulated.*	Parking Spaces (#s): The project would provide ~~155~~ 143 parking spaces. The LUDC requires 229 spaces based on the square footage of various use areas in the proposed OASIS structures. Therefore, the applicant is requesting a modification to allow ~~74~~ 86 fewer spaces than would be required per the LUDC. The project could be found consistent with the LUDC with regard to number of parking spaces, subject to either 1) Board approval of the requested modification or 2) incorporation of the additional LUDC required parking spaces (~~74~~) (86) into the project plans. Section 4.12 of the EIR includes an analysis of peak parking demand and concludes that peak parking would generate demand for 139 parking spaces. Parking Screening Landscaping: The project parking areas currently comply with the required landscaping standard for uncovered parking areas exceeding 3,600 SF. The parking lot may be revised based on mitigation in section 4.11 (Recreation and Open Space) to address placement and adequate width of the proposed bikeway/trail and associated plantings on both sides of the bikeway/trail. The final landscape plan will need to comply with including specific plant species and sizes would be subject to review and approval by P&D prior to zoning clearance to ensure consistency with this LUDC standard. Allowed Use: The project was originally described as a Community Center, which is not identified as an allowed use in the Recreation (REC) zone district. A Meeting Facility is an allowed use in the REC zone district and the OASIS project description for the CUP request is for a Meeting Facility/Meeting Center. P&D considers Community Centers to be type of Meeting Facility, generally associated with a greater variety and more intensive uses and activities. The Board of Supervisors will consider the project's proposed development, operational parameters and identified conditions of approval in making a final determination on whether the project can be considered a "meeting facility."

Community Centers and Fitness/Health Club or Facility- Not allowed in the REC zone district *Definition of a Community Center:* *A public meeting place where members of a community may gather for cultural, public information, social, recreational, and other purposes. Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. Does not include conference and meeting rooms accessory and incidental to another primary use that are typically used only by onsite employees and clients, and occupy less floor area on the site than the offices they support (see "Offices"). Does not include: sports or other commercial entertainment facilities (see "Theater," and "Sports and Entertainment Assembly"); or convention centers (see "Conference Center"). Related onsite facilities such as day care centers and schools are separately defined, and separately regulated.* ***GENERAL COMMERCIAL– OLD TOWN ORCUTT** GC-OT* ***Setbacks*** *Front-* *Residential structure - 40 ft from road centerline, and 10 ft from right-of-way;* *Non residential or mixed use structure - 10% of lot depth, maximum of 10 ft;* *Side- Non-residential or mixed use structure - None* *Rear- Non-residential or mixed use structure - 10% of lot depth.* ***Building Separation -** 5 ft* ***Maximum % of net area covered by Structure-*** *30% of net site area for residential structures;* *55% of gross site area on a lot with less than 75 ft of frontage or as required by Section 35.28.160 (PA - OTO overlay); 50% of gross site area on a lot with 75 ft or more of frontage, or as required by 35.28.160 (PA - OTO overlay).* ***Height Limit**- 35 ft (non-residential structure)* ***Minimum Parcel Size** None* ***OT Zone Additional Standards*** At time of development: *dedicate rights-of-way and engineer and construct street pavement, curbs, gutters, and sidewalks on the street frontage of the property that are determined by the Department of Public Works to be reasonably related to the proposed use of the property.*	GC-OT: Most of the OASIS property is zoned commercial with 0.12 acres zoned GC-OT. No development is proposed on the commercial portion of the property as part of the OASIS project. This 0.12 acre is proposed to be added to the adjacent corner commercial property, which has the same GC-OT zoning. As there is no existing development and no development proposed as part of the current project request, the project does not conflict with the development standards for the GC-OT zone district.

Table 4.8-3 Excerpt of LUDC Table 2-25 REC Zone District Uses

SANTA BARBARA COUNTY CODE - CHAPTER 35 - COUNTY LAND USE & DEVELOPMENT CODE

Special Purpose Zones 35.26.030

Table 2-25 - Continued

Allowed Land Uses and Permit Requirements for the Special Purpose Zones

E	Allowed use, no permit required (Exempt)
P	Permitted use, Land Use or Coastal Permit required (2)
MCUP	Minor Conditional Use Permit required
CUP	Conditional Use Permit required
S	Permit determined by Specific Use Regulations
—	Use Not Allowed

LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	PU	PU CZ	REC	REC CZ	TC CZ(3)	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES						
Boat club	—	—	CUP	—	—	
Campground	—	—	P	P	—	
Commercial entertainment - Indoor	—	—	—	—	—	
Community center	—	—	—	—	—	
Conference center	CUP	CUP	CUP	CUP	CUP	
Country club, swimming and tennis club	CUP	CUP	CUP	CUP	CUP	
Equestrian facility - Public or commercial	CUP	CUP	CUP	CUP	CUP	
Fairgrounds	CUP	CUP	CUP	CUP	CUP	
Fitness/health club or facility	—	—	—	—	—	
Fitness/health club or facility, accessory	—	—	—	—	—	
Golf course	CUP	CUP	P	P	CUP	
Historical park	—	—	CUP	—	—	35.42.180
Library, museum	CUP	CUP	CUP	CUP	CUP	
Meeting facility, public or private	CUP	CUP	CUP	CUP	CUP	
Meeting facility, religious	CUP	CUP	CUP	CUP	CUP	
Park, playground - Public	—	—	P	P	—	
Park, playground - Private	—	—	—	—	—	
Private residential recreation facility	—	—	—	—	—	
Recreational vehicle (RV) park	—	—	P	P	—	
School	CUP	CUP	CUP	CUP	CUP	
School - Business, professional, or trade	CUP	CUP	CUP	CUP	CUP	
Shooting range	—	—	CUP	—	—	
Sports and outdoor recreation facilities	CUP	CUP	CUP	CUP	CUP	
Sports and outdoor recreation facilities, accessory	—	—	—	—	—	
Studio - Art, dance, martial arts, music, etc.	—	—	—	—	—	
Theater - Indoor	—	—	—	—	—	
Trail for bicycles, hiking, or riding	—	—	P	P	P	
Trout farm	—	—	CUP	—	—	
Zoo	—	—	CUP	CUP	—	

Key to Zone symbols

PU	Public Works Facilities	**TC**	Transportation Corridor
REC	Recreation	**CZ**	Coastal Zone

Notes:

(1) See Article 35.11 (Glossary) for land use definitions.

(2) Development Plan approval may also be required; see Section 35.26.030.C.

(3) Uses allowed as a "P" in abutting zones and in compliance with any applicable specific use regulations.

RESIDUAL IMPACTS

Impact LU-1: The project would result in a change in character of the site and the scale of development on the site, which would present potential quality of life compatibility issues. This impact would be significant (Class I).

Sections 4.1 (*Aesthetics/Visual Resources*), 4.9 (*Noise*), and 4.11 (*Recreational and Open Space*), and 4.12 (*Transportation and Circulation* would partially mitigate but residual impacts quality of life impacts would remain significant.

Impact LU-2: The project would be potentially consistent with the applicable policies and development standards in the OCP, which were adopted for the purpose of avoiding or mitigating significant environmental effects. (Class II)

Implementation of standard conditions and mitigation measures identified in Sections 4.1 through 4.7 and 4.9 through 4.13 would reduce this impact to a less than significant level.

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4.9 NOISE

The County of Santa Barbara Comprehensive Plan Noise Element (1979) includes background information regarding noise and methods for measuring sound and the County's Environmental Thresholds and Guidelines Manual (Thresholds Manual) includes both background information and guidance regarding evaluation of noise impacts. These documents and the noise assessments prepared for the project are available for review as follows:

County Noise Element (2009),
http://longrange.sbcountyplanning.org/programs/genplanreformat/PDFdocs/NoiseElement.pdf

County Environmental Thresholds and Guidelines (2015)
http://www.sbcountyplanning.org/permitting/ldpp/auth_reg/documents/Environmental%20Thresholds%20October%202008%20(Amended%20July%202015).pdf

45dB.com Acoustics Consulting, LLC (David Lord) Sound Level Assessment for Proposed OASIS Meeting Center (July 2016), OASIS EIR Appendix D-9 and County webpage for OASIS at http://sbcountyplanning.org/projects/14GPA-00020Oasis/index.cfm

45dB Acoustics, LLC (David Lord), Supplemental Analysis, (March 2017), OASIS EIR Appendix D-9, and County webpage for OASIS at
http://sbcountyplanning.org/projects/14GPA-00020Oasis/index.cfm

OVERVIEW OF SOUND MEASUREMENT

The following are brief definitions of terminology used in the assessment of noise, taken from the project noise assessment (45dB.com, 2017):

- Sound: A disturbance created by a vibrating object, which, when transmitted by pressure waves through a medium such as air, is capable of being detected by a receiving mechanism, such as the human ear or a microphone.
- Noise: Sound that is loud, unpleasant, unexpected, or otherwise undesirable.
- Decibel ("dB"): A unitless measure of sound on a logarithmic scale.
- A-Weighted Decibel ("dBA"). An overall frequency-weighted sound level in decibels that approximates the frequency response of the human ear.
- Ambient Sound Level: The prevailing general sound level existing at a location or in a space, typically defined by the Leq level.
- Equivalent Continuous Noise Level ("Leq"). The mean of the noise level averaged over the measurement period, regarded as an average level.
- Day-Night Level ("Ldn"). The energy average of the A-weighted sound levels occurring during a 24-hour period, with 10 dB added to the sound levels occurring during the period from 10:00 PM to 7:00 AM.
- Community Noise Equivalent Level ("CNEL"). The energy average of the A-weighted sound levels occurring during a 24-hour period with 5 dB added to the levels occurring during the period from 7:00 PM to 10:00 PM and 10 dB added to the sound levels occurring during the period from 10:00 PM to 7:00 AM.

Table 4.9-1 below from the project noise assessment (45 dB.com Acoustic Consulting, July 2016) presents the subjective effect of changes in sound levels.

Table 4.9-1 Decibel Changes, Loudness, Energy Loss

Sound level change	*Relative Loudness*	*Acoustic Energy Loss*
0 dBA	Reference	0%
-3 dBA	Barely Perceptible Change	50%
-5 dBA	Readily Perceptible Change	67%
-10 dBA	Half as Loud	90%
-20 dBA	1/4 as Loud	99%
-30 dBA	1/8 as Loud	99.9%

Source: Highway Traffic Noise Analysis and Abatement Policy and Guidance, U.S. Department of Transportation, Federal Highway Administration, Office of Environment and Planning, Noise and Air Quality Branch, June 1995.

Noise level (or volume) measured in decibels (dB) using the A-weighted sound pressure level (dBA) is an adjustment to better reflect humans' response and sensitivity to sound. In general, a 3 dBA change in community noise levels is noticeable, while 1-2 dB changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while arterial streets are in the 50-60+ dBA range. Normal conversational levels are in the 60-65 dBA range, and ambient noise levels greater than 65 dBA can interrupt conversations.

There are many variables that can affect noise attenuation, but noise levels typically attenuate (or drop off) at a rate of 6 dBA per doubling of distance from point sources (e.g., industrial machinery). Other variables which can affect the reduction in noise levels between a noise source and a receptor include the presence/absence of intervening structures (e.g. buildings, sound walls, topographic features), elevation differences between a noise source and receptor, vegetation, weather (e.g., wind, humidity, temperature), and ground type (e.g., dirt, grass fields, concrete).

In addition to the actual instantaneous measurement of sound levels, the duration of sound is important since sounds that occur over a long period of time can be an annoyance and can cause direct physical damage or environmental stress. One of the most frequently used noise metrics that considers both duration and sound power level is the equivalent noise level (Leq). The Leq is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, an averaged noise level). Typically, Leq is summed over a one-hour period.

The time period in which noise occurs is also important since noise that occurs at night tends to be more disturbing than noise that occurs during the day. Community noise is usually measured using Day-Night Average Level (Ldn), which is the 24-hour average noise level with a 10-dBA penalty for noise occurring during nighttime (10 p.m. to 7 a.m.) hours, or Community Noise Equivalent Level (CNEL), which is the 24-hour average noise level with a 5 dBA penalty for noise occurring from 7 p.m. to 10 p.m. and a 10 dBA penalty for noise occurring from 10 p.m. to 7 a.m. Noise levels described by Ldn and CNEL usually do not differ by more than 1 dBA.

4.9.1 PROJECT SETTING

The majority of Key Site 18 (KS18), including the OASIS property, is currently undeveloped open space. The exceptions to this are the County Flood Control Basin and Southpoint Estates recreational amenities in the northwestern corner of KS18 and single-family development in the northeast corner near Foxenwood Lane. As a result, noise generated onsite is limited to vehicles/equipment associated annual mowing of the grassland area and intermittent County Flood Control District and Laguna County Sanitation District maintenance activities in and along Orcutt Creek. The closest noise sensitive receptors are residents of the residential homesite in the northeast corner of the KS18 and of Southpoint Estates to the north, residents to the west along Gray Street, and residents to the south along Clark Avenue. The primary source of noise affecting KS18 is vehicle traffic on Highway 135. Noise is generated to a lesser extent by vehicle traffic along Clark Avenue and Foxenwood Lane and from the Santa Maria Municipal Airport, which is located approximately 2.33 miles northwest of the site. KS18 is located outside of the 60 dBA CNEL noise contour for the airport and there are only occasional aircraft overflights over the project site.

The applicant submitted two noise assessments prepared by David Lord of 45dB Acoustics Consulting, (*Sound Level Assessment for Proposed OASIS Meeting Center, Old Town Orcutt, CA, July, 2016* and a *Supplemental Analysis, March 2017*). These documents address the project setting, the proposed project, the regulatory setting, evaluation of the existing noise environment, assessment of potential short-term (construction-related) noise impacts, assessment of future potential noise impacts (operational impacts), and information on fundamentals of noise. The assessment also addresses related vibration effects.

CNEL day-night averaged/weighted noise levels were used to assess existing and potential future noise levels. Therefore intermittent noise levels would be both higher and lower than the averaged CNEL values listed. Measurement of existing average noise levels onsite were below 60 CNEL across the site, ranging from 47-49 CNEL just south of Orcutt Creek to 56-58 CNEL just north of Clark Avenue.

The sound level monitoring location is west of the proposed building. This location was selected by Mr. Lord to measure the existing noise sources impacting the vicinity of the project site and to provide a baseline for potential noise impacts from construction, development and operation of the proposed project. Recorded sound level data consist of average Leq 1 hour sound levels, dBA. Results of the measurement are shown in Figure 4.9-1. Existing hourly LEQ values were calculated from this measured data.

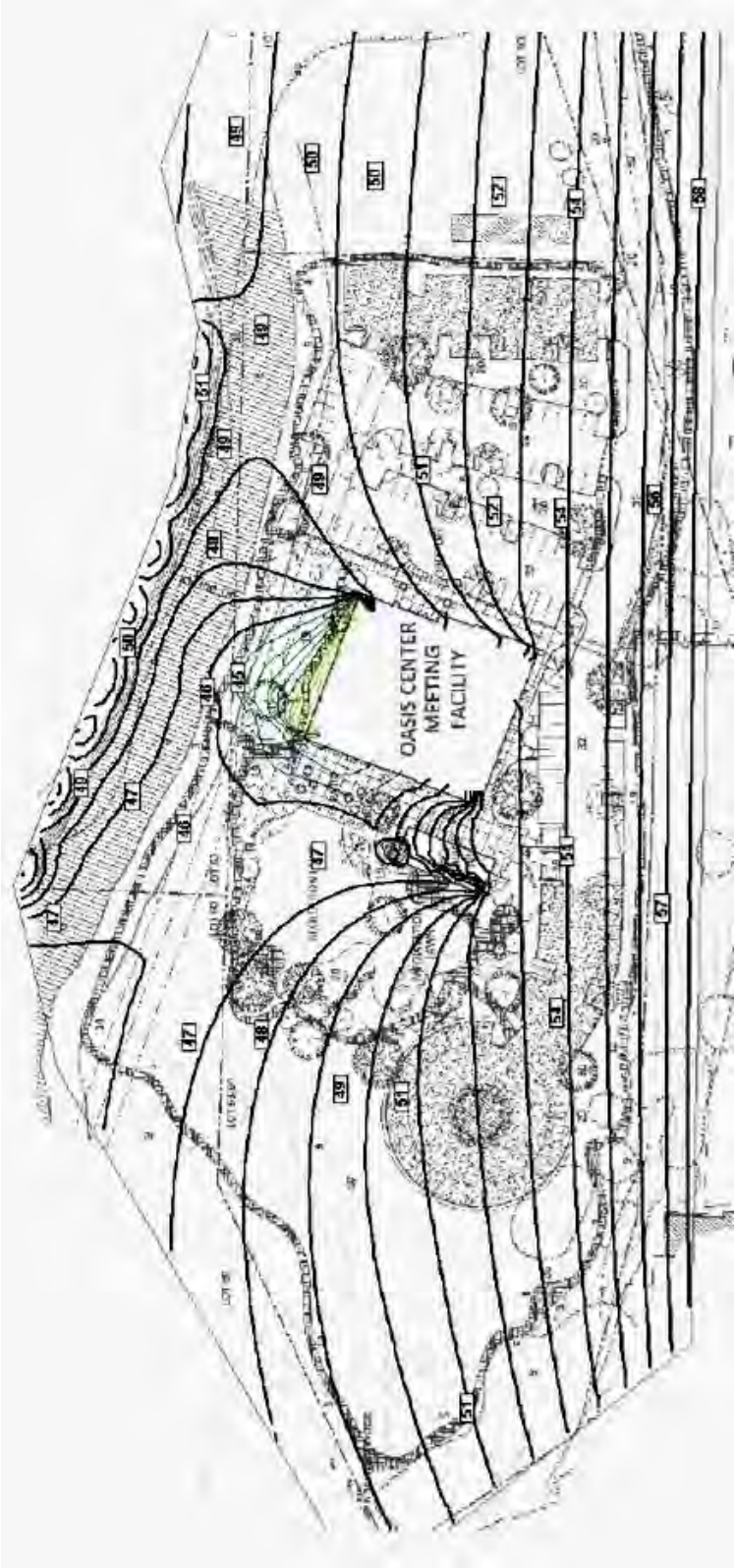


Figure 4.9-1 - Sound Contours with Traffic Noise (45dB.com 2016 report)

4.9.2 REGULATORY SETTING

Federal Regulation

The adverse impact of noise was officially recognized by the federal government in the Noise Control Act of 1972, which serves three purposes:

- Promulgating noise emission standards for interstate commerce.
- Assisting state and local abatement efforts.
- Promoting noise education and research.

The Department of Transportation (DOT) assumed a significant role in noise control. The Federal Aviation Administration (FAA) regulates noise of aircraft and airports. Surface transportation system noise is regulated by the Federal Transit Administration (FTA). Freeways that are part of the interstate highway system are regulated by the Federal Highway Administration (FHWA).

STATE

California Department of Health Services Office of Noise Control (ONC): The ONC has developed regulatory tools to control and abate noise, for use by local agencies.

California Administrative Code, Title 24, Chapter 1, Article 4 of the (California Noise Insulation Standards): Noise insulation is required for development involving many noise sensitive land uses to reduce indoor noise levels to no more than 45 dBA CNEL.

California Administrative Code, Title 21, Chapter 6, Article 1: This section requires all habitable rooms to have an interior 45 dBA CNEL or less due to aircraft noise.

Government Code Section 65302: The legislative body of each city and county in California is required to adopt a noise element as part of its comprehensive general plan. In addition, the local noise element must recognize the land use compatibility guidelines published by the State Department of Health Services. The guidelines rank noise land use compatibility in terms of normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable.

LOCAL

Santa Barbara County Comprehensive Plan Noise Element (1979). The County Noise Element policies establish both interior and exterior noise limits for noise compatibility. For noise sensitive land uses, the noise level standard for outdoor activity areas is 65 dBA CNEL. A maximum noise exposure for indoor areas is not to exceed 45 dBA CNEL.

Santa Barbara County Code: The County Code includes restrictions on work with tools, appliances or equipment between the hours of 10:00PM to 7:00 AM that produce noise levels that would "*disturb the sleep or repose of occupants of the neighboring property... which is clearly discernible at a distance of one hundred feet from the property line of the property upon which it is broadcast or which is at any level of sound in excess of sixty decibels at the edge of the property line of the property upon which the sound is broadcast*…".

County of Santa Barbara Environmental Thresholds and Guidelines Manual (March, 2018):

In addition to identification of thresholds of significance for determining noise impacts, the Thresholds Manual requires construction within 1,600 feet of sensitive receptors to be limited to weekdays between the hours of 8:00 A.M. and 5:00 P.M, to mitigate construction noise impacts.

County of Santa Barbara, Orcutt Community Plan: Community-specific restrictions for construction noise are identified in DevStd NSE-O-2.1 which limits standard construction working hours to 7:00 AM to 4:00 PM, Monday through Friday, with flexibility to allow extended hours during on a case-by case basis.

4.9.3 ORCUTT COMMUNITY PLAN (OCP) ENVIRONMENTAL REVIEW

OCP EIR Volume I identifies general noise impacts associated with buildout under the OCP. The Mini-EIR for KS18 in OCP Volume II identifies noise impacts from development of KS18 under OCP buildout assumptions. (OCP buildout assumed residential use in the northeast corner near Foxenwood Lane, commercial development along Clark Avenue and open space and park uses on and around the OASIS property portion of KS18).

The KS18 Mini-EIR identifies the following with regard to noise levels and impacts:

- The primary source of noise affecting KS18 is Highway 135.
- The OCP Noise Levels Map identifies the OASIS project site area outside the 60 dB noise level contour.
- OCP EIR, Volume I: General Impact NSE-3 (Construction Related Noise) is applicable to KS18 development. Potentially significant short-term noise impacts would result from exposure of noise sensitive receptors (residents within 1,600 feet) to significant noise during site preparation activities.
- OCP EIR, Volume II KS18 Mini-EIR: Site Specific Impact KS18-NSE-1 (Long-Term Exposure of Sensitive Receptors to Noise) is associated with development of residential units on APN 105-020-22 in the northeast corner of KS18, next to Highway 135 vehicle noise. This impact would not affect the OASIS development area.

OCP Mitigation Measures NSE-5 (limitations on construction activities) and Mitigation KS18-NSE-1 **(**design to reduce noise levels) were determined to reduce noise impacts to less than significant levels. These measures were incorporated into the OCP, including as Policy NSE-O-1 (*design to reduce noise level*), Policy NSE-O-2 (minimize construction noise) along with associated implementing development standards.

4.9.4 IMPACT ANALYSIS

METHODOLOGY AND SIGNIFICANCE THRESHOLDS.

The analysis of noise impacts considers the effects of both temporary construction-related noise and long-term noise associated with operation of the proposed project.

THRESHOLDS

Pursuant to Appendix G of the CEQA Guidelines, potentially significant impacts would occur if the project would result in any of the following conditions:

- *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;*
- *Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels;*
- *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project;*
- *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;*
- *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels; and/or*
- *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels.*

The County's Thresholds Manual also identifies the following thresholds of significance for assisting in the determination of significant noise impacts. The threshold discussion notes that the noise thresholds are intended to be used with flexibility, as each project must be viewed in its specific circumstances.

a. *A proposed development that would generate noise levels in excess of 65 dB(A) CNEL and could affect sensitive receptors would generally be presumed to have a significant impact.*

b. *Outdoor living areas of noise sensitive uses that are subject to noise levels in excess of 65 dB(A) CNEL would generally be presumed to be significantly impacted by ambient noise. A significant impact would also generally occur where interior noise levels cannot be reduced to 45 dB(A) CNEL or less.*

c. *A project will generally have a significant effect on the environment if it will increase substantially the ambient noise levels for noise-sensitive receptors adjoining areas. Per item a., this may generally be presumed when ambient noise levels affecting sensitive receptors are increased to 65 dB(A) CNEL or more. However, a significant effect may also occur when ambient noise levels affecting sensitive receptors increase substantially but remain less than 65 dB(A) CNEL, as determined on a case-by-case level.*

d. *Noise from grading and construction activity proposed within 1,600 feet of sensitive receptors, including schools, residential development, commercial lodging facilities, hospitals or care facilities, would generally result in a potentially significant impact. According to EPA guidelines (see Figure 2) average construction noise is 95 dB(A) at a 50' distance from the source. A 6 dB drop occurs with a doubling of the distance from the source. Therefore, locations within 1,600 feet of the construction site would be affected by noise levels over 65 dB(A). To mitigate this impact, construction within 1,600 feet of sensitive receptors shall be limited to weekdays between the hours of 8 AM to 5 PM only. Noise attenuation barriers and muffling of grading equipment may also be required. Construction equipment generating noise levels above 95 dB(A) may require additional mitigation.*

The County's Thresholds Manual also includes a "Quality of Life" threshold. This threshold notes that Quality of life issues are often primary concerns to the community affected by a project, including concern with nuisance noise that may result from a project. This can be noise levels that do not exceed thresholds but are nonetheless considered nuisance noise by residents in the surrounding community. The following discussion is included to describe the basis of the Quality of Life threshold:

- *The County interprets the CEQA mandate for maintaining a high quality environment strictly, and considers the maintenance of a high quality human environment an important responsibility. The State CEQA Guidelines clearly support the use of local standards in determining what constitutes a significant effect on the environment. Therefore, on a case by case basis, the elements comprising "quality of life" shall be considered. Where a substantial physical impact to the quality of the human environment is demonstrated, the project's effect on "quality of life" shall be considered significant.*

PROJECT IMPACTS

The project's physical impacts on the environment would result from the proposed construction and long-term use of the OASIS property. Also refer to discussion in section 6.1 (*Growth Inducing Effects*) regarding increased development potential related to the General Plan Amendments, Lot Line Adjustment, and Government Code consistency requests.

Impact N-1 Project grading and construction would temporarily expose sensitive receptors (residential neighbors) to potentially significant short-term noise impacts. (Class II)

County noise threshold "d" generally assumes that sensitive receptors located within 1,600 feet of grading and construction activities would be exposed to noise levels that equal or exceed 65 dBA, which would be considered a potentially significant impact. The closest noise sensitive receptors that would be affected by project grading and development activity noise in are located: south of Clark Avenue (approximately 250 feet from construction activities), to the north at Southpoint Estates (approximately 300 feet) and to the west along Gray Street (approximately 300 feet). Residents in these areas would experience potentially significant, short-term increases in noise during project earthwork and construction activities associated with the proposed OASIS buildings, access road, parking areas, utility extensions, drainage improvements, and trail construction.

Impact N-2: OASIS property visitors and employees would not be exposed to ambient noise levels, which exceed 45 dBA CNEL for indoor areas or 65 dBA CNEL for outdoor areas (Class III)

As identified in the 45dB.com Noise Assessment for the OASIS project (2016, 2017), the average noise level over a 24-hour period, with a penalty applied to night-time noise levels, would range from approximately 45-55 dBA CNEL in the vicinity of the proposed main building and, therefore, would not exceed 65 dBA CNEL for outdoor areas of the proposed OASIS facility. In addition, average noise levels are not expected to exceed 45dBA (assuming standard construction) within the proposed buildings. Therefore, impacts to OASIS visitors from exposure to 24-hour averaged noise levels onsite would be less than significant.

Impact N-3: Sensitive receptors (surrounding residential neighbors) would be exposed to a potentially significant increase/change in noise levels during the life of the OASIS project, compared to existing noise generated from the undeveloped open space. This includes exposure to a considerable increase in periodic peak noise levels compared to the existing setting without the project (Class II).

Noise affects both physiological and psychological well-being. In addition to causing hearing loss, noise interferes with activities such as communication, sleep, and thought. Noise can be a source of great annoyance for many persons and may be a contributing factor in stress-related health disorders. (County Noise Element, page 5)

CEQA Appendix G and County noise threshold "c" identify the potential for significant noise impacts in situations where a project would result in 1) a substantial increase in ambient noise levels, even if noise levels would be below the typical indoor 45dB(A) and outdoor 65dB(A) thresholds, or 2) if a project would result in temporary or periodic increases in ambient noise levels in the project vicinity that would be above existing noise levels without the project. In addition, the

particular details of individual noise circumstances (noise source, time of day, location, duration, etc.) may affect whether a sound is merely noticeable or whether receptors consider the sound to be a substantial nuisance.

The project site is an undeveloped open space, which has been restricted to open space and non-commercial recreational uses since 1981, with approval of the final map for the Southpoint Estates Residential subdivision. The 1997 approval of the Orcutt Community Plan (OCP) continued the restriction on development of the site and also identified the property as a future park site[1]. The primary existing noise source onsite is vehicle noise from Highway 135, Clark Avenue, and Foxenwood Lane. Existing noise sources that are generated from the OASIS property itself (undeveloped open space) that would be audible at surrounding residences, include annual mowing of the grassland area for vegetation management and maintenance work along Orcutt Creek by County Flood Control and by Laguna County Sanitation District (the sewer line runs along the Orcutt Creek corridor). Each of these activities is infrequent, perhaps once a year. There are otherwise no known noise sources generated on the OASIS property that would be audible to surrounding noise sensitive receptors (residents).

The proposed project consists of a senior center and meeting facility with a variety of programs and activities, including health screenings, exercise and craft classes, hot lunches, senior services and other educational and recreational activities for all ages. The proposed indoor and outdoor facilities would also be available for events and rental activities. The project includes a proposed any given time maximum attendance of 200 people onsite, whether for regular OASIS programs/activities or for non-OASIS activities, including but not limited to facility rentals. Residential neighbors, who are considered noise sensitive receptors, are located to the north, south and west of the OASIS site on Hartnell Road, Foxenwood Lane, Clark Avenue, Gray Street, Park Avenue, Pacific Avenue, and North Avenue. The closest residences are located approximately 250 to 500 feet from the project development and outdoor patio/lawn area. Noise exposure at individual residences would be dependent on a variety of factors, including but not limited to, weather, the property elevation, height and orientation of windows and patio/balcony doors, the type/height/location of fences and walls, as well as the source and level of noise generated on the OASIS project site (e.g., non-amplified spoken voice vs. a party band). Therefore, the project would generate varying levels of noise, some of which would be audible from surrounding residences. The project would generate noise from regular OASIS operations, such as vehicles arriving and leaving the center, from maintenance activities, indoor and outdoor OASIS classes, gatherings and barbeques, use of the internal trails, from activities associated with proposed rental activities and special events (e.g., weddings, celebrations of life, art shows, etc.). Some of these activities would involve music (recorded, live, acoustic and amplified). Amplification for OASIS activities, including for the spoken voice (e.g., instructor for outdoor exercise classes, DJ for a party, speaker at a celebration of life) and for instrumental or recorded music, would be permitted indoors and outdoors. All amplification for non-OASIS activities would be restricted to use indoors.

The project sound measurements in the OASIS Noise Assessment (45 dB.com Acoustics Consulting, 2016) conclude that the project (including with an amplified event) would result in 24-hour averaged noise levels at the OASIS property lines of less than 60 dBA CNEL. The results of 24-hour weighted CNEL noise measurements are valuable when evaluating whether visitors/employees/residents on a project site would be exposed to average daily noise levels in excess of 45 dBA CNEL indoors and 65 dBA CNEL outdoors. However, noise measurements

[1] Normal hours of operation for Santa Barbara County neighborhood parks are dawn to dusk (C. Garciacelay, County Parks).

based on averaging noise over a 24-hour period address a different noise impact (Impact N-2, County noise thresholds "b" described earlier in this section) than the noise concerns raised in comments from project neighbors (County noise threshold "c").

Public comments received from residential neighbors to the north and west (in response to the superseded Draft Mitigated Negative Declaration (MND) and the EIR Notice of Preparation (NOP), address the potential for nuisance noise. Comments include concern with an overall increase in noise levels from general facility operations, OASIS activities, voices, vehicles entering and leaving the site, deliveries, etc. However, the majority of noise concerns identified in public comments are associated with the potential for nuisance noise from periodic and peak noise levels from use of the site for large gatherings, loud activities involving music, activities involving amplification (spoken voice or music), and activities that would take place in the evenings or on weekends, when residents are most likely to be home and accustomed to noise levels associated with the adjacent undeveloped open space.

Noise levels which are averaged (e.g., 24-hour CNEL averaged noise levels, Leq 1-hour averaged noise levels), do not specifically identify periodic or peak noise levels. Examples of nuisance noise/peak noise levels that are not represented by averaged noise measurements include, but are not limited to:

- Amplified spoken voice for a DJ at an event;
- Amplified spoken voice for an instructor teaching an outdoor class (with or without music);
- Amplified live music or recorded music playing in the outdoor area, on a weekday or weekend;
- Amplified music or recorded music playing in one of the buildings (noise levels would vary if windows/doors are open or closed);
- Acoustic music involving loud instruments (e.g., horns, bagpipes, percussion) playing indoors or outdoors;
- Outdoor meetings, meals, celebrations with up to 200 people;
- Delivery truck back-up beeping;

In addition, the following factors contribute to whether/the extent to which noise would be merely noticeable (background) versus annoying (nuisance noise) as perceived by surrounding sensitive receptors:

- The day of the week (weekday versus weekend or holidays);
- The specific hours of the noise exposure (e.g., early morning, mid- day, evening);
- The duration of the noise (e.g., 15 minutes versus 4 hours, etc.);
- Specific sound (e.g., harp music versus bagpipes, 30 people clapping versus an announcer on loudspeaker)

The OASIS project description includes the following criteria to limit noise levels:

1. No programs or activities would exceed noise levels of 60 dBA at the OASIS property line.

2. Amplification (e.g., for spoken voice, music) would be permitted for both indoor and outdoor OASIS activities.

3. Amplified music and amplification/sound equipment (including for the spoken voice) for non-OASIS activities would be restricted to use inside the building.

The 45dB.com Noise Assessment (Appendix D-9) concludes that general facility operations would not result in changes in ambient noise levels at surrounding residential properties (47 to 58 CNEL). This conclusion accounts for vehicles driving in and out of the site, operation of mechanical equipment, and assumes no use of amplification onsite. Noise levels were also evaluated for unmitigated amplified sound from an 88 dBA speaker located at the northwest corner of the proposed facility. The sound contours show noise levels of 61 dBA CNEL at the OASIS northern property line, which could be reduced to 54 dBA CNEL with incorporation of a backdrop wall. These measurements are averaged based on a weighted, 24-hour period. Therefore, these projected noise levels do not address the level of noise during the specific time period that the 88 dBA speaker would be in use.

The 45dB.com Supplemental Analysis evaluates an additional scenario of 1-hour averaged noise levels for an 80.5 dBA amplified music performance. The supplemental analysis concludes that noise from this modelled performance would be inaudible or barely perceptible at any residence south of Clark Avenue. However, the tall, steep slope near the OASIS' southern property line provides better attenuation of noise for the residences to the south than does the more distant, mildly sloping hillside to the north of OASIS, approaching the residences at Southpoint Estates. Therefore, noise levels at Southpoint Estates, which are not identified in the Supplemental Analysis figure, may be higher than noise levels at residences south of Clark Avenue during an amplified music performance.

In addition, many musical instruments and combinations of instruments (e.g., in rock, jazz, or mariachi bands) normally exceed the assumed 80.5 dBA noise level in the 1-hour averaged noise projections individually, even without amplification, as indicated below[2].

Table 4.9-2 Acoustic Instrument Sound Levels

INSTRUMENT	SOUND LEVEL RANGE	PEAK SOUND LEVEL
Trumpet	88-108 dBA	113 dB (peak)
Percussion	68-94 dBA	125 dB peak
Bagpipes:	108-111 dBA	122 dB peak

In addition to the above acoustic (no amplification) instrument noise levels, standard amplification for a party band typically exceeds this noise level, with amplified rock music ranging from 102-108 dBA and peak noise levels that can exceed 140 dB.

Further, given the variety of noise levels associated with different musical instruments, combinations of instruments, and musical styles, actual noise levels could vary considerably. As a result, an assumption of 80.5 dBA for an event involving amplification onsite would not be considered a reasonable worst case assumption in evaluating potential noise impacts under CEQA, unless specific restrictions are placed on music and amplification onsite.

[2] Noise levels for instruments from http://www.daviddarling.info/encyclopedia_of_music/D/decibel.html and https://www.kinnairdbagpipes.com/index.php/blog/posts/what_is_the_best_hearing_protection_while_playing_bagpipes

As noted, noise measurements that weight average noise levels throughout a 24-hour day/night period are helpful in many situations, such as determining average noise levels for apartments located adjacent to a freeway. However, averaging noise levels over a period of time that includes both periods of nuisance noise and quiet times does not address the noticeable increases in intermittent or peak noise levels. For example, the change in background noise levels on a weekend afternoon or weekday evening will be noticed during the specific time period that a noise generating activity is occurring. Without noise event specific measurements, it is reasonable to assume that intermittent noise levels would be substantially greater than existing noise levels and greater than the limited scenarios evaluated in the noise assessments.

Noise levels from outdoor events, from activities involving large numbers of attendees, and from activities involving amplified music or voice can be considered nuisance noise and generate neighborhood compatibility complaints from nearby residents who are accustomed to existing ambient noise levels. The proposed OASIS operations have the potential to expose nearby residents to substantial, intermittent increases in noise levels compared to the existing setting. This is considered a potentially significant impact, which can be reduced to less than significant levels through implementation of mitigation.

CUMULATIVE IMPACTS

Increased noise levels resulting from the project are considered potentially significant, but mitigable to less than significant levels with implementation of identified mitigation below. In addition, the project's contribution to increased noise levels in the surrounding neighborhood from development associated with the cumulative projects listed in Section 3.0 of this EIR or with OCP buildout would not be considered cumulatively considerable. Therefore, the project's contribution to cumulative noise impacts is considered adverse, but less than significant.

Approval of the General Plan Amendment components, Recorded Map Modifications and Government Code 65402 Consistency requests may encourage similar requests for the other Southpoint Estates (KS18) open space parcels, as well as for other designated open space parcels in the Orcutt area or elsewhere in the County. Approval of such requests would increase the development potential of additional open space areas, which were set aside as part of past land use decisions for the purpose of preserving resources and offsetting various environmental impacts of development projects. The amount and types of increased development that could result from similar requests throughout the County's unincorporated area are not specifically known. However, conversion of such open space areas to development and other uses would generally expose sensitive noise receptors to potentially excessive noise levels either due to proximity of new development to excessive noise levels or because the specific development would generate noise that would expose onsite and/or offsite noise sensitive receptors to significant noise levels. Noise impacts from increased conversion of open space to development would be dependent on project details including the location and types of development as well as whether the surrounding properties include noise sensitive receptors/land use uses. (Also see Section 6.1, *Growth Inducing Effects*).

4.9.5 MITIGATION.

The following mitigation measures are required to reduce potentially significant short-term noise impacts to less than significant levels.

NS-1 **Noise-02 Construction Hours**. The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. **PLAN REQUIREMENTS:** The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. **TIMING**: Signs shall be posted at least one week prior to commencement of construction and maintained throughout construction. **MONITORING**: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

NS-2 **Noise-04 Equipment Shielding-Construction**. Stationary construction equipment that generates noise which exceeds 65 dBA at the closest residential property line shall be shielded with appropriate acoustic shielding to P&D's satisfaction. **PLAN REQUIREMENTS**: The Owner/Applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans. **TIMING**: Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities. **MONITORING:** The Owner/Applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance.

NS-3 **Special Noise Limiters:** Noise limiters shall be used for activities involving indoor and outdoor amplification (recorded music, instruments, voice) and for all outdoor music (acoustic or amplified). The noise limiters shall restrict the sound level of amplified music or voice to the 80.5 dBA level identified in the 45 dB.com Supplemental Noise Assessment. If amplification will be used indoors, the noise limiter may measure noise levels on the exterior of the building, at the location where noise levels would be highest. In order to accommodate this sound level, the applicant may incorporate measures to reduce noise levels (e.g., 8-foot partition walls, noise insulated party tent, etc**.).** This requirement shall apply to all OASIS and non-OASIS activities, events, and programs onsite. For non-amplified music which exceeds this noise level, the music shall be performed indoors unless measures can be implemented that effectively limit the sound level of the music to no more than 80.5 dBA.. **PLAN REQUIREMENTS AND TIMING**: The requirements of this condition shall be included on the plans prior to zoning clearance. Noise limiters shall be operational consistent with this condition prior to commencing any activities involving amplification and before commencing activities involving outdoor music. Sign-off by OASIS staff or other personnel with appropriate expertise to setup the noise limiter shall confirm that noise limiters are installed, programmed and functioning to ensure compliance with this condition before use of associated instruments, microphones, etc. and OASIS shall maintain a record of such sign-offs including date and time of sign-off. In addition, this condition language shall be included in all rental agreements for use of any OASIS facilities, including indoor and outdoor areas. In response to comments received from neighbors regarding onsite noise, the applicant shall provide a hand-out with the language of this condition and P&D contact information. If noise limiters are not set properly and noise levels exceed 80.5 dBA, the noise generating activity shall cease. Noncompliance with this measure shall result in increased restrictions on amplification and non-amplified music involving loud instruments (e.g., horns, bagpipes, drums, etc.), by limiting these activities to indoor areas away from doors and windows. **MONITORING:** P&D shall confirm condition language on plans, condition language in a sample rental agreement, and in hand-out for interested members of the public with noise concerns prior to zoning clearance.

NS-4 **Special Amplification**: Use of amplification shall be limited. **PLAN REQUIREMENTS AND TIMING**: Amplification (e.g., voice, music, bullhorns, etc.) and loud acoustic music (e.g., bagpipes, horns, drums, etc.) shall be limited as follows:

a. Maximum of three hours per day.
b. Sunday through Thursday, limited to the hours of 10:00 AM to 7:00 PM.
c. Friday and Saturday, limited to the hours of 10:00 AM to 9:00 PM.

These limits shall be included on all rental agreements, but shall apply to all amplification and loud acoustic music (OASIS and Non-OASIS). **MONITORING**: P&D shall confirm condition language on plans, condition language in a sample rental agreement, and in hand-out for interested members of the public with noise concerns prior to zoning clearance.

NS-5 Acoustical Leaks: The following measures are required to maximize noise attenuation in the proposed main building from common acoustic leaks, such as electrical outlets, pipes, vents, ducts, flues and other breaks in the integrity of the wall, ceiling or roof insulation shall be insulated, sealed and caulked with putty pads and a resilient, non-hardening caulking material, as appropriate. All such openings and joints shall be airtight to maintain sound isolation.

- **Windows:** Windows on the north side of the buildings shall be of double glazed construction and installed in accordance with the recommendations of the manufacturer. The windows shall be fully gasketed, with an STC rating of 30 or better, as determined in testing by an accredited acoustical laboratory.

- **Doors:** Doors shall be solid core with sound dampening and fully gasketed, sealed jambs and grouted frames, with an overall STC rating of 30 or better, as determined in testing by an accredited acoustical laboratory. Doors meeting "Double Door Construction" criteria, the addition of a laminated glazed second door at least 3 inches from the primary door, shall be considered to meet the STC 30 rating.

PLAN REQUIREMENTS AND TIMING. All construction techniques shall be incorporated and detailed on building plans. Plans shall note all noise-resistant construction measures. An acoustical engineer shall confirm compliance with these requirements and/or shall demonstrate the achievement of equivalent noise reduction construction methods. **MONITORING:** Building & Safety shall ensure that all noise control measures have been included according to the approved plans.

NS-6 Special Windows/Doors Closed: Windows and doors shall remain closed, as indicated below, to minimize nuisance noise to residential neighbors. **PLAN REQUIREMENTS AND TIMING**: The north and west facing windows and doors shall remain closed (except for entering and exiting the buildings) when the indoor areas of the facility are rented and when indoor OASIS activities involve music or amplification (voice or instruments). This requirement shall be included on all rental agreements and shall be posted at all times to facilitate neighborhood compatibility. **MONITORING:** P&D shall review example rental agreement language and signs for posting in buildings prior to zoning clearance and shall respond to complaints as necessary.

NS-7 Noise Contact: OASIS shall identify a contact person to promptly respond to noise complaints, hours of operation and attendee numbers. **PLAN REQUIREMENTS AND TIMING**: OASIS shall designate a contact person to facilitate resolution of potential complaints involving noise levels, number of attendees (larger attendance increases noise levels) and hours of use (if activities extend past dusk outdoors and past 9:00 PM indoors). The contact information shall be listed in a prominent location on the OASIS website. The OASIS noise contact shall be available during rental activities to promptly address neighbor complaints and to ensure activities are consistent with identified noise mitigation, including use of noise limiters, door/window closures, hours of operation, etc. **MONITORING:** P&D shall confirm a contact to address noise issues is included on the OASIS website and in a hand-out prior to zoning clearance. The hand-out shall be made available upon request to interested members of the public with noise concerns.

NS-8 **Special Deliveries**: To reduce noise from vehicle back-up beeping before 8:00 AM and after 7:00 PM (e.g., trucks delivering supplies, food for hot lunches, rental supplies pick-up/drop-offs, etc.), vehicles shall avoid backing into loading areas to the maximum extent feasible during these times. **PLAN REQUIREMENTS AND TIMING**: This requirement shall be included in rental agreements and OASIS shall communicate this requirement to their clients and vendors. **MONITORING**: P&D shall confirm this inclusion in sample rental agreement and in hand-out for interested members of the public with noise concerns prior to zoning clearance.

IMPACTS AFTER MITIGATION

Impact N-1 Project grading and construction would temporarily expose sensitive receptors (residential neighbors) to potentially significant short-term noise impacts. (Class II)

Impact N-1 would be reduced to an adverse but less than significant level by implementation of Mitigation Measures NS-1 and NS-2.

Impact N-2: OASIS property visitors and employees would not be exposed to ambient noise levels, which exceed 45 dBA CNEL for indoor areas or 65 dBA CNEL for outdoor areas (Class III)

No mitigation is required. Ambient noise exposure would be below indoor and outdoor thresholds.

Impact N-3: Sensitive receptors (surrounding residential neighbors) would be exposed to a potentially significant increase/change in noise levels during the life of the OASIS project, compared to existing noise generated from the undeveloped open space. This includes exposure to a considerable increase in periodic peak noise levels compared to the existing setting without the project (Class II).

Impact N-3 would be reduced to an adverse, but less than significant level by implementation of Mitigation Measures NS-3 through NS-8 (Class II).

Cumulative Noise: The project's contribution to increased noise levels in the surrounding neighborhood from development associated with the cumulative projects listed in Section 3 of this EIR or with OCP buildout would not be considered cumulatively considerable or significant.

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4.10 PUBLIC SERVICES AND FACILITIES

4.10.1 SETTING

4.10.1.1 SEWER SETTING

Orcutt Community Plan (OCP) Key Site 18 (KS18) is located within the Laguna County Sanitation District (LCSD) and sewer service for the proposed OASIS facility would be provided by the LCSD. The LCSD sewer infrastructure consists of a wastewater reclamation facility, a network of trunk sewers and collection pipes, and a system of recycled water distribution pipelines to convey water to user sites as its means of discharge. The wastewater reclamation plant is located at the end of Dutard Road west of Black Road. The district serves approximately 11,700 connections and currently collects, treats and disposes of 1.7 million gallons of wastewater per day (mgd). Wastewater is generated primarily from domestic sources with minor contributions from commercial establishments. The district maintains one pump station and 125 miles of collection system. The plant is rated for 3.7 mgd. Effluent is treated to disinfected tertiary levels and includes screening, primary clarification, biofiltration, secondary clarification, membrane filtration (including reverse osmosis for a portion of the flow) and ultraviolet irradiation. Reverse osmosis concentrate is disposed into a class 1 non-hazardous injection well. Recycled water is irrigated on district land and off-site locations. http://www.countyofsb.org/pwd/laguna.sbc.

A LCSD trunk sewer line follows Orcutt Creek within KS18. The OASIS project wastewater lines would be connected to the LCSD sewer line north of the proposed structures and south of Orcutt Creek. The LCSD has indicated that there is sufficient capacity to transport and treat wastewater associated with the proposed project requests (M. Wilder, LCDS).

LCSD currently collects, treats, and disposes of approximately 1.7 million gallons per day (MGD) of wastewater. The District's treatment plant has a permitted/rated design capacity of 3.7 MGD, currently at 46% capacity with an available capacity of 2.0 MGD. This plant is regulated by the Central Coast Regional Water Quality Control Board in San Luis Obispo under Waste Discharge Requirements and Master Reclamation Permit Order Nos. Master Reclamation Permit Order R3-011-0217. All of the water that is collected and treated at the facility is treated to disinfected tertiary levels and recycled through irrigation and agricultural uses on District land and various off-site locations.

4.10.1.2 SOLID WASTE SETTING

The Santa Barbara County Public Works Department, Resource Recovery and Waste Management Division is responsible for the management of solid waste in the County. The Division's program for the management of solid waste includes the collection, recycling, and disposal of solid waste, as well as the abatement of illegal dumping of waste.

Solid waste collection service in Orcutt is provided by Health Sanitation Service (HSS), a private refuse collection, recycling and disposal company. Solid waste is currently transported to the City of Santa Maria Landfill, a Class III landfill, located in the northeastern corner of the Santa Maria city limits, adjacent to the Santa Maria River. This 290-acre landfill is the second largest in the County (Santa Barbara County, 1995) and is nearing capacity. When the Santa Maria Landfill stops receiving household waste, solid waste from the Orcutt area will be sent to the approved Santa Maria Integrated Waste Management Facility south of Orcutt on the east side of Highway 101. (See Figure 4.10-1, *Area Landfills*).

Figure 4.10-1 Area Landfills



Source: Santa Maria Integrated Waste Management Facility (SMIWMF) EIR, Section II Project Description

4.10.2 REGULATORY SETTING

4.10.2.1 SEWER REGULATIONS

Federal

Clean Water Act (CWA): The Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act or CWA) requires that discharges do not substantially degrade the physical, chemical or biological integrity of the Nation's waters. Specifically, Section 402 established the National Pollutant Discharge Elimination System (NPDES) Regulations for wastewater and other pollutant discharges. The CWA addresses water pollution and the restoration and maintenance of water quality and is administered by the Environmental Protection Agency in coordination with state governments. Its implementing regulations are codified in the Code of Federal Regulations, Title 40. Section 303(d) of the Clean Water Act requires states to identify and prepare a list of waterbodies that do not meet water quality standards and to establish Total Maximum Daily Loads (TMDLs) for the listed water bodies. The CWA also prohibits certain discharges of storm water containing pollutants except in compliance with a National Pollutant Discharge Elimination System (NPDES) permit. The NPDES stormwater program regulates stormwater discharges.

CWA 1987 Amendment: Congress amended the CWA to require the implementation of a two-phased program to address storm water discharges. Phase I established by the U.S. Environmental Protection Agency (EPA) in November 1990, requires NPDES permits for storm water discharges from municipal separate storm sewer systems (MS4s) serving populations of 100,000 or greater, construction sites disturbing greater than 5 acres of land, and ten categories of industrial activities. The EPA recognized that smaller construction projects (disturbing less than 5 acres) and small municipal separate storm sewers (MS4s[1]) were also contributing substantially to pollutant discharges nationwide. Therefore, in order to further improve storm water quality, the EPA promulgated the NPDES Phase II program (*Federal Register* Vol. 64, No. 235, December 8, 1999). The Phase II regulations require NPDES permits for storm water discharges from regulated small MS4s and for construction sites disturbing more than 1 acre of land.

CWA Section 303(d): This section requires States to identify waters not attaining applicable water quality standards and requires states to establish for these waters the total maximum daily load for certain pollutants, at a level necessary to implement the applicable water quality standards. Compliance with this requirement is met by States periodically assessing the conditions of the rivers, lakes and bays and identifying them as "impaired" if they do not meet water quality standards.

State

Porter-Cologne Water Quality Control Act: The Porter-Cologne Act established the State Water Resources Control Board (SWRCB), along with nine regional boards tasked with implementing the Porter Cologne Act. This Act establishes waste discharge standards pursuant to the Federal NPDES program for California. The state has authority to issue NPDES permits and to implement other aspects of the CWA including section 303(d) described above with regard to impaired water bodies.

[1] Those generally serving less than 100,000 people and located in an urbanized area, as defined by the Bureau of the Census.

SWRCB, Regional Water Quality Control Board (RWQCB): The Orcutt area is located within the Central Coast RWQCB (Region 3). The SWRCB and RWQCBs work under the California Environmental Protection Agency addressing water quality control and related permitting. The RWQCB Region 3 office in San Luis Obispo regulates a variety of programs that address water quality, including Waste Discharge Requirement (WDR) Permits for municipal sewage treatment facilities, including discharges from Laguna County Sanitation District.

Local

Santa Barbara County General Plan: The Conservation Element and Orcutt Community Plan include policies to ensure adequate quality and quantity of groundwater for present and future County residents. The Orcutt Community Plan also includes policies and development standards that address adequate sewage treatment capacity and reduction in total dissolved solids in Orcutt wastewater.

Santa Barbara County Public Works, Water Resources Division, Project Clean Water (PCW): In addition to Planning & Development, Development Review and Building & Safety Divisions' review of grading permits, PCW addresses pollution prevention, construction site runoff control, and post-construction storm water management in new development.

4.10.2.2 SOLID WASTE REGULATIONS

State

California Integrated Waste Management Act of 1989 (Assembly Bill [AB] 939): This act required all cities and counties to develop a Source Reduction and Recycling Element (SRRE) for diverting 50% of their solid waste from landfills by the year 2000. As of 2006, Santa Barbara County achieved a 69% solid waste diversion rate through recycling and reduction programs and policies (CalRecycle, 2014) and the County has continued to expand programs and locations for solid waste reduction.

Department of Resources Recycling and Recovery (CalRecycle): CalRecycle was established in 2010 in an effort to streamline state recycling and waste diversion efforts. These responsibilities were formerly administered by the California Integrated Waste Management Board. CalRecycle is now comprised of the Waste Management Division and the Recycling Division, which manage programs created through the Integrated Waste Management Act (AB 939).

AB 341 (2011): AB 341 set a 75 percent recycling goal for California by Year 2020 and includes mandated increased recycling services for public agencies and multifamily housing.

Local

Santa Barbara County Source Reduction and Recycling Element, 1992 (SRRE): This element was adopted consistent with the 1989 California Integrated Solid Waste Management Act. The goal of the SRRE is to reduce the amount of solid waste entering landfills by implementing, in order of priority, source reduction, recycling and composting, and environmental transformation (incineration, pyrolysis, or biological conversion), with the final option being land disposal of waste.

Santa Barbara County Comprehensive Plan: The Comprehensive Plan includes several policies and programs that promote landfill diversion, including recycling or reuse of construction waste, and the provision of adequate areas for recycling bins and recycling collection activities in new development.

4.10.3 PREVIOUS ENVIRONMENTAL REVIEW

4.10.3.1 OCP EIR SEWER

The OCP EIR determined that full buildout under the OCP could generate wastewater flows in excess of the Laguna County Sanitation District's (LCSD's) treatment plant capacity (*Impact WW-4*). The Board's final action on the OCP reduced buildout square footage and the number of residential units to a level where flows could be accommodated by the existing plant, subject to the potential need to expand the plant based on Site 22 development. The OCP EIR also identified significant impacts from decreased groundwater quality as a result of wastewater return flows with high dissolved solids concentrations (*Impact WAT-5*). The impact to groundwater quality could potentially be mitigated to less than significant at some time in the future when agreements are reached to use only low-TDS water to serve development. However, until implementation of such agreements, cumulative impacts (from buildout) to groundwater quality from wastewater disposal were determined to be significant and unavoidable (Class I). The EIR identified seven measures that would partially mitigate the cumulative Class I impact associated with OCP buildout, all of which were incorporated into the OCP. The OCP EIR Volume II Mini-EIR for KS18 also identified significant unavoidable impacts from KS18 buildout under the OCP, as long-term demand for additional wastewater treatment exceeded the LCSD plant's capacity (Class I).

Since OCP adoption, LCSD addressed the above issues with a 2003 plant upgrade, which included incorporation of reverse osmosis and brine disposal. In addition, LCSD has developed a master plan that addresses a future capacity expansion to accommodate full buildout of the OCP.

4.10.3.2 OCP EIR SOLID WASTE

The OCP EIR determined that the OCP would result in significant solid waste impacts from 10-year buildout (*Impact SW-1*), full buildout (*Impact SW-2*) and from increased need for a new landfill due to reducing the life of the Santa Maria Landfill (*Impact SW-3*). The OCP EIR recommended Mitigation Measures SW-1, SW-2, SW-4, SW-5 and SW-6, which would reduce solid waste stream by as much as 50%, prolonging the life expectancy of the landfill. However, the OCP EIR concluded that remaining solid waste would continue to exceed the County's landfill capacity, and that impacts would be significant and unavoidable (Class I). The Mini-EIR for KS18 determined that development of KS18 under the OCP would contribute to each of these impacts and would result in a project specific impact by generating 199 tons/yr of solid waste (*Impact KS18-SW-1*). It was determined that project-specific impacts from solid waste generation could be reduced to less than significant levels (Class II project specific) with implementation of mitigation adopted as development standards in the OCP, which are capable of reducing solid waste generation by up to 50%.

- **Policy RR-O-1**: Resource conservation and recovery shall be implemented in Orcutt to divert the waste stream from area landfills to the maximum extent feasible.
- **Action RR-O-1.1**: The County, in conjunction with the local waste hauler, shall continue to encourage a residential, commercial, and industrial recycling program throughout the

Orcutt Planning Area, including yard waste collection, composting and conservation programs.

- **Action RR-O-1.2**: The County should develop an education program in Orcutt to provide information on conservation, recycling and composting techniques and an awards campaign to recognize significant local reduction achievements.
- **DevStd RR-O-1.3**: All multi-family residential areas and commercial/industrial projects shall establish a recyclable material pickup area (i.e., recycling bins, loading dock) where collection of currently accepted recyclable materials could be accommodated.
- **DevStd RR-O-1.4**: Developers shall provide recycling bins at all construction sites, where collection of currently accepted recyclable construction materials could be accommodated.
- **Action RR-O-1.5**: The County shall encourage developers to use recycled building materials such as composites, metals, and plastics, to the greatest extent feasible.
- **Action RR-O-1.6**: The County shall explore potential recycling drop-off sites that will not impact residential areas.
- **Action RR-O-1.7**: To the greatest degree feasible, in new development of 20 units or greater, the developer shall work with the local recycling service to ensure that curbside recycling pick-up service is provided.
- **Policy RR-O-2**: The County shall strive to ensure that adequate solid waste services are available to accommodate expected growth in Orcutt.

4.10.4 IMPACT ANALYSIS

The project's physical impacts on the environment would result from the proposed construction and long-term use of the OASIS property. Also refer to discussion in section 6.1 (Growth Inducing Effects) regarding increased development potential related to the General Plan Amendments, Lot Line Adjustment, and Government Code consistency requests.

4.10.4.1 WASTEWATER IMPACTS

WW-1: The project would not result in significant impacts related to wastewater disposal and treatment services (Class III).

Wastewater services would be provided by LCSD, which has sufficient capacity to serve the project (M. Wilder, LCSD). The County's Thresholds Manual does not include thresholds for wastewater impacts. However, currently LCSD is not exceeding 75% of the plant's design capacity and additional wastewater from the OASIS project would not substantively increase the treatment volumes. In addition, LCSD has developed a master plan that addresses a future capacity expansion to accommodate full buildout of the OCP. The existing trunk sewer line, which runs along Orcutt Creek and near the northern property line of the OASIS property, would be used to convey wastewater generated by the project (no crossing of the creek necessary). The project's connection to this existing trunk line would not extend sewer trunk lines to other properties and the project would not cause the need for new or altered sewer system facilities. The site is already in the LCSD service territory, and the District has adequate capacity to serve the project. As part of the standard development regulatory process, the applicant would need to provide a *final* "can and will" serve letter from LCSD prior to recordation of the Recorded Map Modification documents~~zoning clearance~~. Therefore, the project would result in adverse, but less than significant impacts related to access to sewer facilities or wastewater treatment. (Class III)

4.10.4.2 SOLID WASTE IMPACTS

SW-1: The project would result in an adverse, but less than significant project specific and cumulative increase in demand for solid waste disposal services. (Class III)

Solid waste generation for the proposed project was estimated using solid waste generation rates in the County of Santa Barbara Environmental Thresholds and Guidelines Manual (Thresholds Manual). The County has thresholds for a project's solid waste generation in both the construction and operational phases. Any commercial, industrial or residential construction project that is projected to create more than 350 tons of construction and demolition debris is considered to have a significant impact on public services. Commercial projects of 28,000 sf are estimated to exceed reach this threshold. The OASIS project involves 15,333 square feet (and no demolition). Therefore, the project would not exceed the construction phase threshold. The solid waste threshold for the operational phase is projects that would generate more than 196 tons per year of solid waste. The 196 tons per year threshold is based on 5% of the expected annual percentage increase in the total average solid waste generation for Santa Barbara County from 1990 to 2005. Projects that result in a potentially significant impact on solid waste generation would also be considered cumulatively significant, as the project-specific threshold of significance is based on a cumulative growth scenario. However, as landfill space is already limited, any increase in solid waste of 1% or more of the estimated increase accounted for in the Source Reduction and Recycling Element (SRRE) would be considered an adverse contribution to regional cumulative solid waste impacts. One percent of the SRRE projected increase in solid waste equates to 40 tons per year. Projects or developments that generate less than 40 tons per year of solid waste would not be considered to have an adverse effect due to the small amount of waste generated by these projects and the existing waste reduction provisions in the SRRE.

The 196 tons/year operational threshold assumes up to 50% of this solid waste generation could be reduced through implementation of source reduction, recycling and composting measures[2]. Based on rates identified in the County's Environmental Thresholds and Guidelines Manual (Thresholds Manual), the project is estimated to generate approximately 191.66 tons of construction waste and between 8 and 15 tons/yr of solid waste, depending on effectiveness of waste reduction efforts. The calculations below are based on the categories in the Thresholds Manual that are the closest fit to the project.

Commercial Project

Construction – (Commercial Project)
25 lb/square foot * 15,333 square feet = 191 tons

Long-Term/Operational Phase – (Educational Institution)
15,333 sq. ft. x 0.0010 (Thresholds Manual) =15.33 tons/year

Because the construction period and operational phase solid waste generation estimates for the project would not exceed the County's thresholds, impacts related to solid waste generation would be less than significant. Because landfill space is already extremely limited, projects which generate 40 tons per year of solid waste (in operational impacts) would be considered an adverse contribution (Class III) to regional cumulative solid waste impacts. To reduce adverse cumulative impacts,

[2] As noted in the County Environmental Thresholds and Guidelines Manual (October 2008), AB 939 requires each municipality in the state to divert at least 50% of its solid waste from landfill disposal. Through recycling and reduction programs and policies, Santa Barbara County has achieved a 69% solid waste diversion rate as of 2006 (CalRecycle, 2014), and this is considered a more reliable estimate of waste diversion for the project.

mitigation is recommended for projects which generate between 40 and 196 tons of solid waste per year. Projects which generate less than 40 tons per year of solid waste would not be considered to have an adverse cumulative effect. Because the OASIS project is expected to generate less than 40 tons per year of solid waste, no mitigation is required. Therefore, the project would result in less than significant project-specific or cumulative solid waste impacts (Class III)

CUMULATIVE IMPACTS

The project's contributions to cumulative increases in wastewater requiring treatment and solid waste requiring landfill disposal would not be considerable and would not result in significant cumulative impacts based on the following:

Wastewater: The LCSD has confirmed there is sufficient capacity to treat the project's wastewater. Project fees will address the project's fair share contribution toward plant upgrades necessary to meet anticipated demand anticipated under OCP buildout.

Solid Waste: The estimated increase in solid waste generation for both the construction period and the operational phase would be less than the project specific and cumulative solid waste thresholds. The Santa Maria Landfill is nearing capacity and Orcutt area waste will then be disposed of at the Integrated Waste Management Facility southeast of Orcutt.

Approval of the General Plan Amendment components, Recorded Map Modifications and Government Code 65402 Consistency requests may encourage similar requests for the other Southpoint Estates (KS18) open space parcels, as well as for other designated open space parcels in the Orcutt area or elsewhere in the County. Approval of such requests would increase the development potential of additional open space areas, which were set aside as part of past land use decisions for the purpose of preserving resources and offsetting various environmental impacts of development projects.

The amount and types of increased development that could result from similar requests throughout the County's unincorporated area are not specifically known. However, conversion of such open space areas to development and other uses would be expected to increase demand for public services, including sewer, solid waste disposal and school services (less than significant school impacts are discussed in Section 5.0, *Impacts Not Significant*). Impacts would be dependent on project details including location (e.g., rural versus urban), type, size, and estimated population increase. (Also see Section 6.1, *Growth Inducing Effects*).

4.10.5 MITIGATION

No mitigation is required to reduce wastewater and solid waste impacts to less than significant levels. With regard to sewer services, the property is within the LCSD boundaries, is located in proximity to an existing sewer main, and there is adequate existing capacity at the sewer treatment plant to accommodate and treat the project's estimated in wastewater effluent. A final can and will serve letter will be required from Laguna County Sanitation District before recordation of the Recorded Map Modification documents ~~zoning clearance~~ per standard County regulatory process to ensure that adequate sewer service would be available prior to modifying the Southpoint Estates subdivision to allow development on one of the open space lots (TM 13,345 open space lot 89) ~~initiating actual project development~~.

Although not required to reduce solid waste disposal impacts to less than significant levels, the following mitigation measure is recommended to minimize adverse, but less than significant impacts from generation of solid waste.

SW-1: SolidW-01 Solid Waste-SRSWMP. The Owner/Applicant/Permittee shall] develop and implement a Source Reduction and Solid Waste Management Plan (SRSWMP) describing proposals to reduce the amount of waste generated during construction and throughout the life of the project. **PLAN REQUIREMENTS:** The plan shall include but not limited to:

a. Construction Source Reduction:
    i. A description of how fill will be used on the construction site, instead of landfilling,
    ii. A program to purchase materials that have recycled content for project construction.
b. Construction Solid Waste Reduction:
    i. Recycling and composting programs including separating excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). Provide separate onsite bins as needed for recycling.
c. Operation Source Reduction:
    i. Examples of office procedures such as purchase of office supplies with recycled content.
    ii. A program to purchase materials that have recycled content for operation (e.g., office supplies, etc.).
d. Operation Solid Waste Reduction Examples:
    i. Establish a recyclable material pickup area.
    ii. A green waste source reduction program, including the creation of composting area(s), and the use of mulching mowers, if practical.

TIMING: The Owner/Applicant shall (1) submit a SRSWMP to P&D permit processing staff for review and approval prior to zoning clearance, (2) include the program measures on building plans. Program components shall be maintained throughout the life of the project. **MONITORING**: During operation, the Owner/Applicant/Permittee shall demonstrate to P&D compliance staff as required that solid waste management components are established and implemented.

IMPACTS AFTER MITIGATION

Impact WW-1: The project would not result in significant impacts related to wastewater disposal and treatment services (Class III).

Impact WW-1 would be less than significant, subject to the standard regulatory process, which requires submittal of a final "can and will" serve letter from Laguna County Sanitation District.

Impact SW-1: The project would result in an adverse, but less than significant project specific and cumulative increase in demand for solid waste disposal services. (Class III)

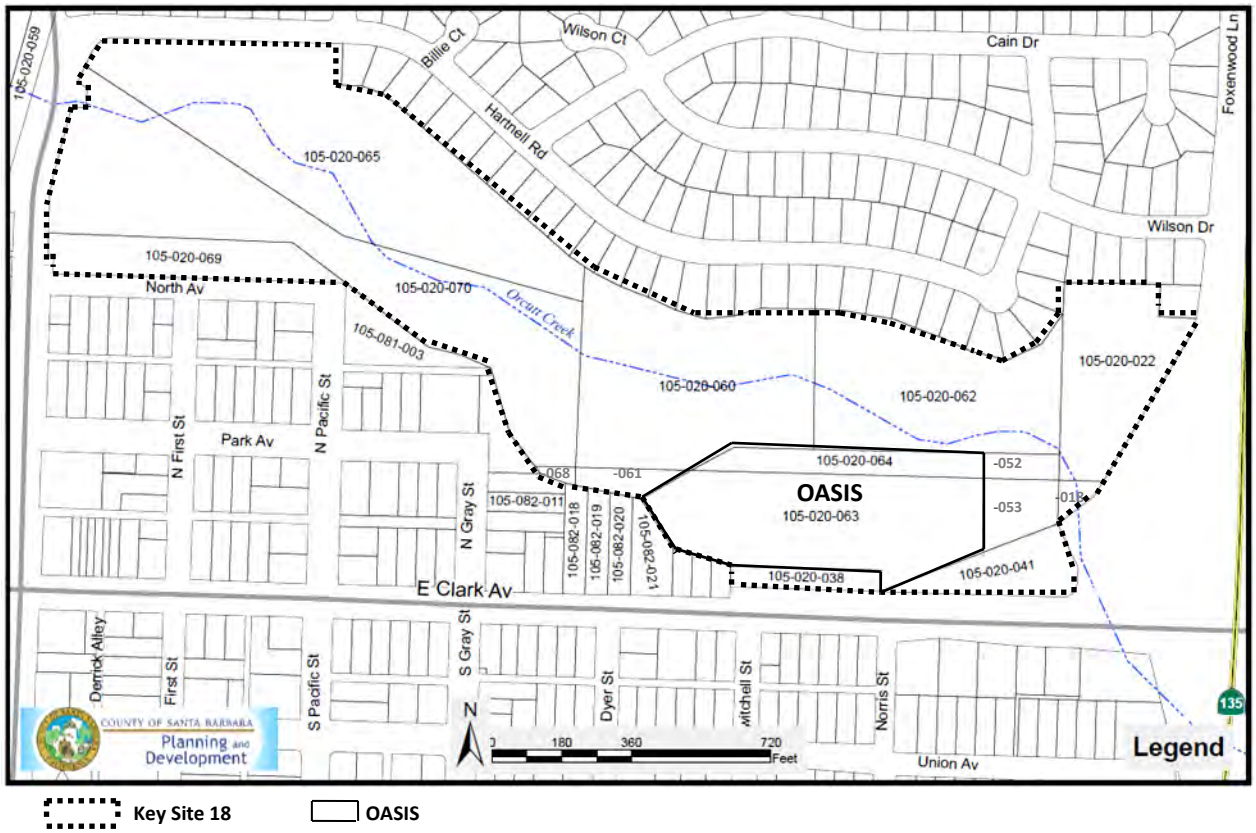
Impact SW-1 would be adverse, but less than significant (without mitigation).

4.11 RECREATION

4.11.1 BACKGROUND/SETTING

The project requests involve Orcutt Community Plan (OCP) Key Site 18(KS18)/Southpoint. KS18 includes 15 parcels and is approximately 39.73 acres in size. The OASIS portion of KS18 (APNs 105-020-063 and -064, together one legal lot) is 5.28 acres. Access to the OASIS property is proposed from Foxenwood Lane, via an access easement/improved road across the adjacent property to the southeast, APN 105-020-041. OASIS would share the Foxenwood Lane driveway on APN 105-020-041 with the approved, but not constructed, LeBard Commercial Project, Case Nos. 05DVP-00000-00003, 06LUP-00000-00982, 06LUP-00001-00982, 16LUP-00000-00141, 18TEX-00000-00007, and 19LUP-00000-00099). The LeBard project access and structural development are located in the southeast area of this corner parcel as identified on Figure 4.1-2c (LeBard Commercial Project Layout).

Figure 4.11-1 Key Site 18 with Assessor's Parcel Numbers



Existing development within KS18 is limited to a single family residence in the northeast corner near Foxenwood Lane (APN 105-020-022), and a Flood Control District retention basin and Southpoint Estates common recreational area near the northwest corner of KS18, south of Hartnell Road (see Figure 2-3 *Aerial of KS 18*).

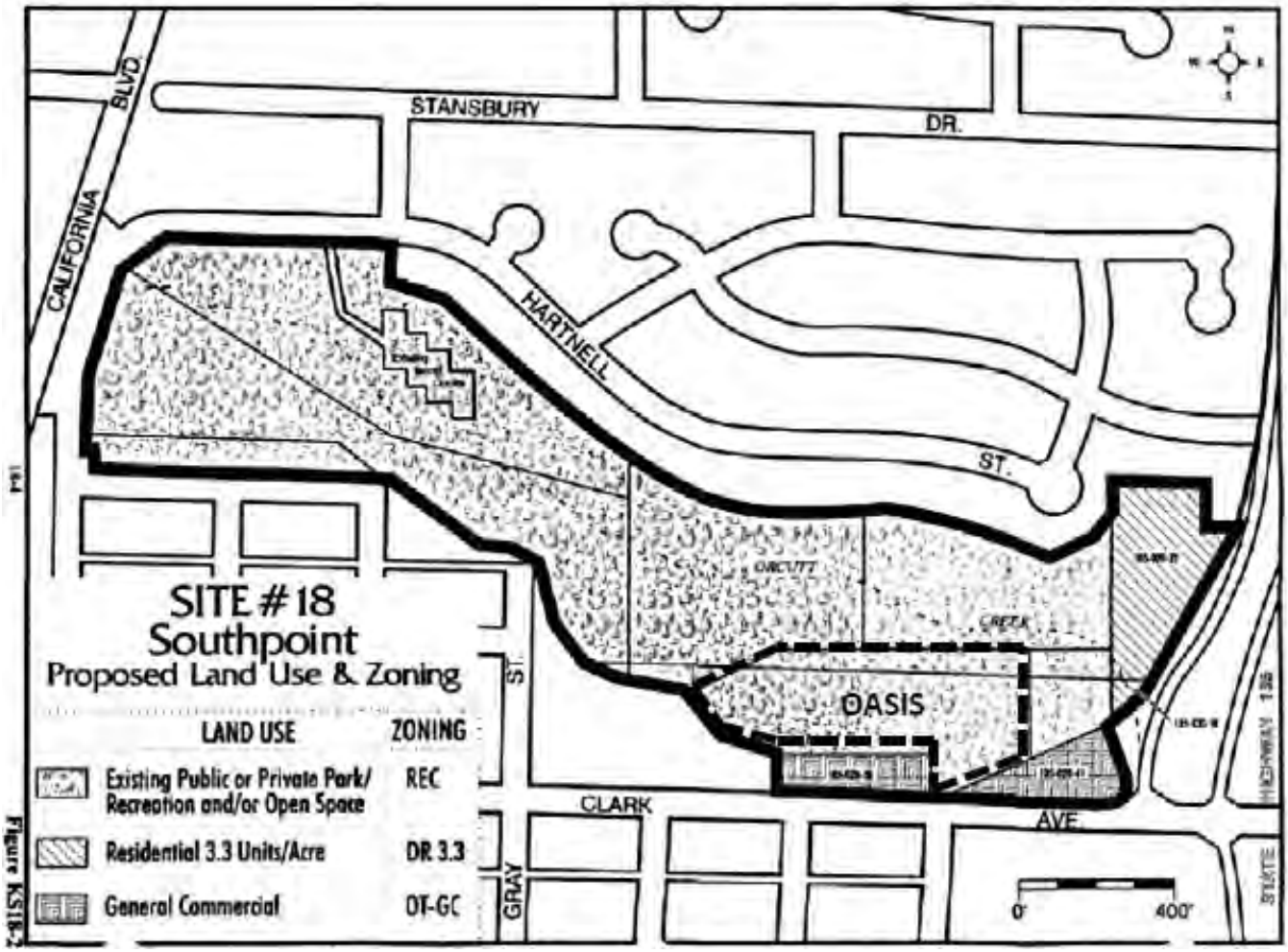
Approximately 35 acres of KS18 have been restricted to open space and non-commercial recreational uses since 1979, as part of the Southpoint Estates subdivision and rezone project, TM 12,679 and 78-RZ-19/Rezone Ordinance 3106 (79-EIR-1) and TM 13,345 (82-EIR-18). (See

Appendix B for more information on the Southpoint Estates project). The Southpoint Estates conditions of approval required approximately ~~35.11~~ 33 acres of the project area to be restricted to open space and non-commercial recreational uses, with development rights dedicated to the County. Restricting this area to open space area was required to address visual and land use impacts resulting from conversion/loss of open space. Approximately one acre (TM 12,679 Lot 201, current APNs 105-020-053, -053) was designated and restricted to use as an oil drilling lot, although no oil or gas activities have occurred on the parcel.

In 1997, the Board of Supervisors approved the OCP. In response to an identified shortage of parks, recreational programs, open space, and trails in Orcutt, the OCP identifies construction of additional recreational facilities, dedication of multi-use trails (including Class I paved bike paths), and preservation of open spaces. The OCP restricts development on approximately 88% of KS18, the same area as the Southpoint Estates open space parcels (current APNs 105-020-060, -061, -062, -063, -064, -065, -068, -069, and -070). Specifically, the OCP limits the land use of these parcels to open space, with allowance for a future park (Orcutt Creek Park) south of Orcutt Creek. The OCP identifies the following land uses for the KS18:

General Commercial	~1.85 acres along Clark Avenue
Residential	~2.77 acres near Foxenwood Lane - development north of creek
Open Space/Recreation	~35.11 acres designated for open space, of which 8.5-acres also designated for a future public park

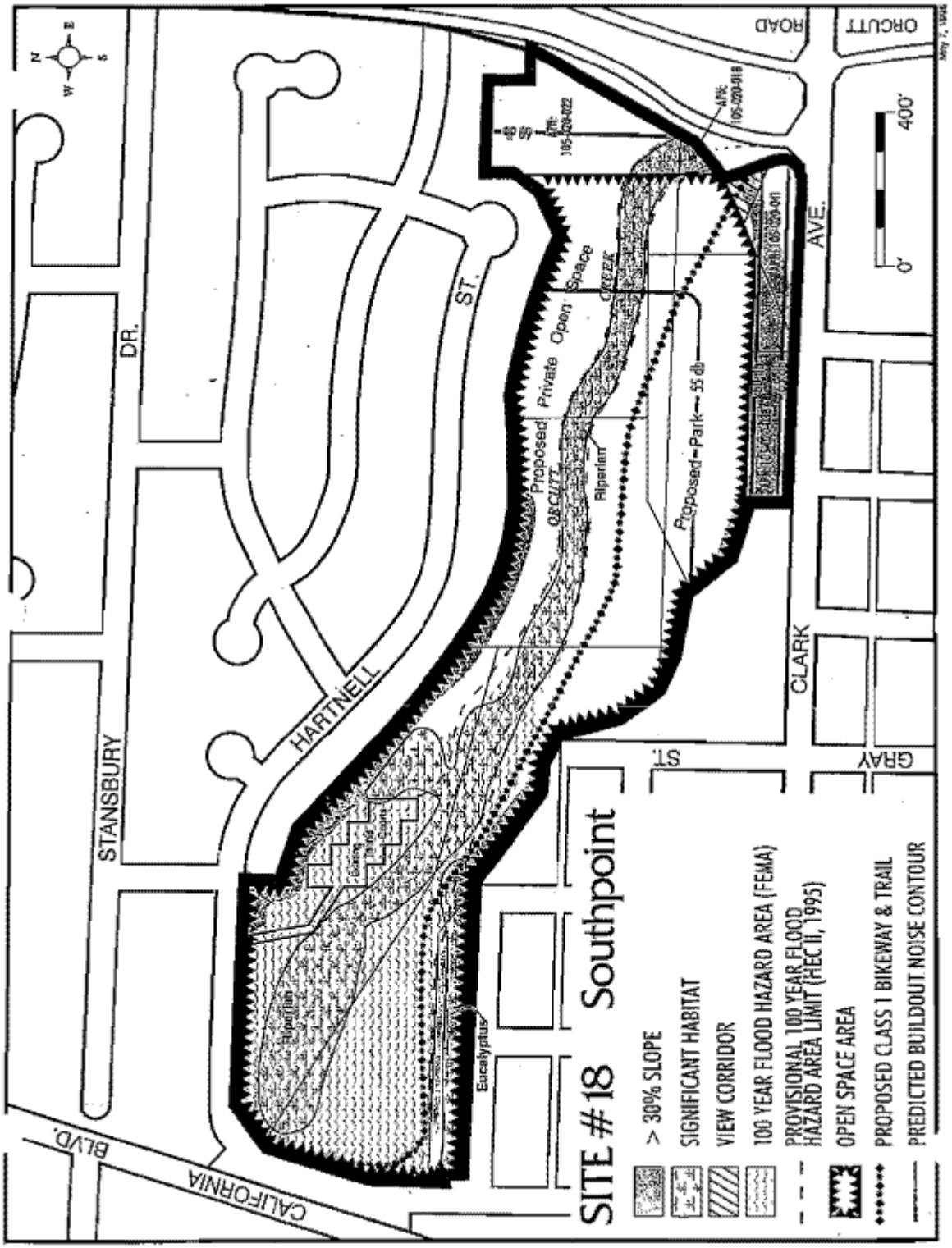
Figure 4.11-2 Orcutt Community Plan Key Site 18 ("Land Use & Zoning" Figure)



Source: OCP Fig KS18-2, with OASIS property identified

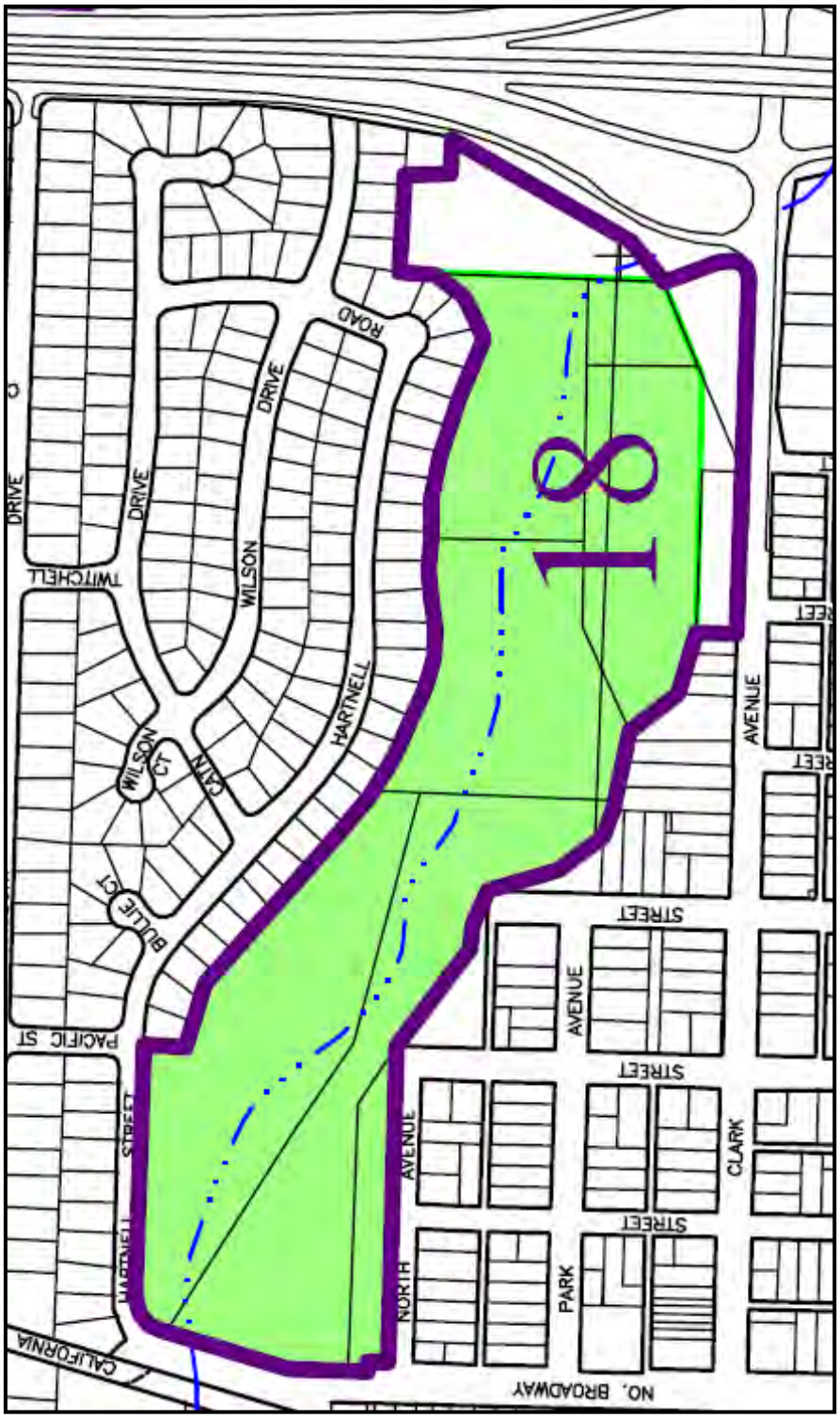
Figure 4.11-3 identifies the proposed park and the Orcutt Creek Trail/Class I Bikeway across KS18, an off-road connection between Foxenwood Lane and California Boulevard.

Figure 4.11-3 Orcutt Community Plan Key Site 18 ("Southpoint" Figure) Showing Open Space, Trail/Bikeway, and Park Areas



Source: OCP Fig KS18-1

Figure 4.11-3a OCP Open Space Plan Area Map Excerpt



The OCP Parks, Recreation and Trails Map (excerpt included as Figure 4.11-4) identifies a proposed public park within the eastern portion of KS18. The OCP identifies this park as "Orcutt Creek Park" and describes the park as follows:

> "*11 acres along the south side of Orcutt Creek in the floodplain between State Route 135 and California Blvd., this park would include restoration of Orcutt Creek, the Orcutt Creek Class I bikeway/walking path, picnic areas, and potential turf and hard court areas*."

The 11 acres referenced includes approximately 8.5 acres of park area and approximately 2-2.5 acres of riparian corridor restoration area south of the creek. (The OCP also identifies this acreage as approximately 10.5 acres). ~~The 5.28-acre~~ Approximately 5.16 of the 5.28-acre OASIS property is located ~~wholly~~ within the 8.5-acre proposed "park" area south of Orcutt Creek. The Orcutt Creek Trail with a parallel Class I Bikeway, which traverse KS18, are identified below on the following figures: OCP Parks, Recreation and Trails Map Excerpt (Figure 4.11-4), OCP Bikeway Map Excerpt (Figure 4.11-5), and OCP Schematic for the Orcutt Creek Trail Open Space Corridor (Figure 4.11-6).

Figure 4.11-4 OCP Parks, Recreation and Trails Map Excerpt

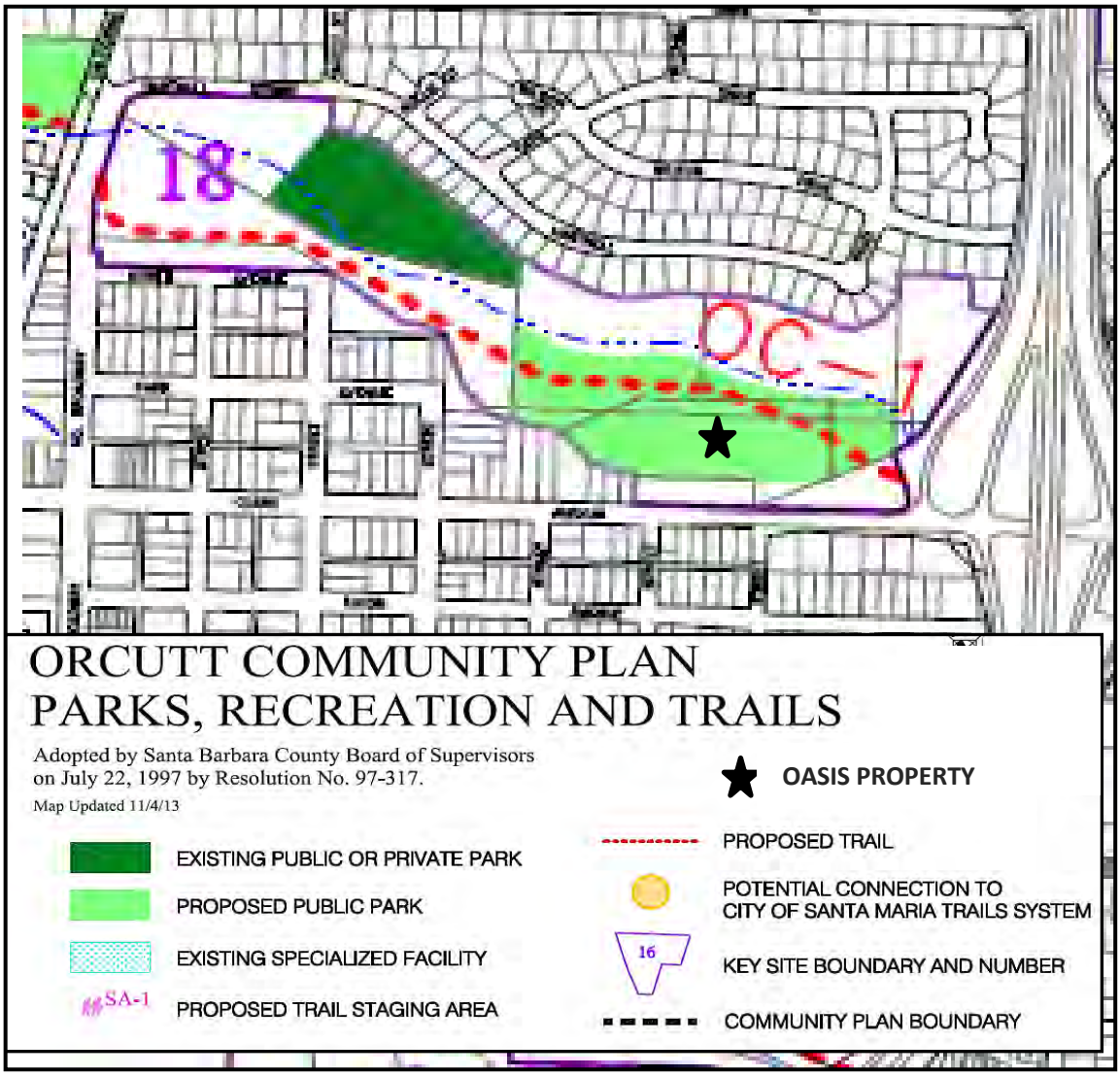
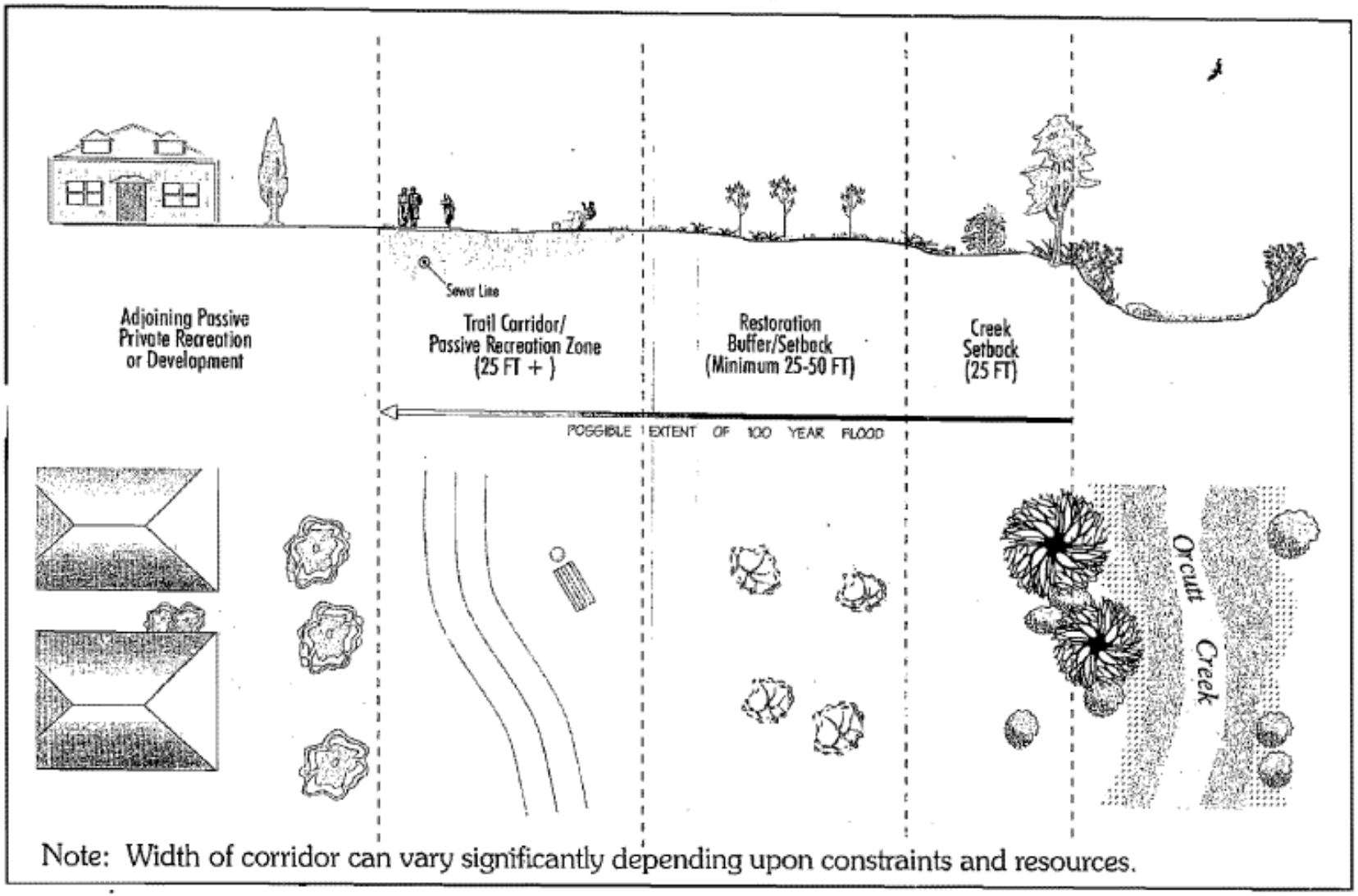


Figure 4.11-5 OCP Bikeways Map Excerpt



Figure 4.11-6 Schematic Orcutt Creek Trail Open Space Corridor



Source: Orcutt Community Plan Figure 17, p.98 – Figure applies specifically to the multi-use Orcutt Creek Trail

In addition to specific OCP policies, development standards and actions, the following OCP Open Space Plan excerpts identify the intent and direction of the OCP with regard to provision of parks, recreation and open spaces in the Orcutt planning area and on KS18, including the OASIS project site.

OCP p. 88*: Public parks, recreational facilities, open spaces, trails and attractively maintained roadways significantly enhance a community's appeal and quality of life. A well-developed public park and open space system provides amenities for enjoyment by all residents. Parks, natural open space and trails are 3 of the 5 top amenities sought by new home buyers (National Associations of Builders/Realtors). In a 1992 survey of Orcutt residents, 25% considered their community to be "semi-rural," and survey respondents indicated that loss of open space is the number one issue facing the community, with the need for more parks rated fourth and the loss of scenic views ranked fifth.*

Orcutt's current deficiency in parks, recreational programs, open space, roadway landscaping and trails will be exacerbated by the additional demands created by future development. Additional community and neighborhood parks are needed throughout the community to provide soccer and ball fields, tennis and basketball courts, large picnic areas, and expansive open areas for unstructured play and enjoyment.

…Dedicated and maintained trails are needed to provide hikers, bicyclists and equestrians with safe and legal pathways. Public and private open spaces need to be identified and preserved to maintain the community's semi-rural character, provide protection from natural hazards and protect valuable resources. And finally, medians and street landscaping are needed to enhance the natural and aesthetic beauty of Orcutt.

OCP page 89: *Approximately 100 acres of active recreation areas are proposed in 7 community parks (Table 17), providing residents with convenient access to recreational facilities such as softball, soccer and play fields, basketball/tennis courts, picnic areas, and children's play areas... Table 17 lists the proposed parks in order of priority to meet the needs of Orcutt residents.*

OCP p. 90: *Orcutt Creek Park: Proposed for approximately 11 acres along the south side of Orcutt Creek in the floodplain between State Route 135 and California Blvd., this park would include restoration of Orcutt Creek, the Orcutt Creek Class I bikeway/walking path, picnic areas, and potential turf and hard court areas.*

***T*able 4-11.1 Orcutt Community Plan Community & Neighborhood Park Priority Excerpt**

Park	***Size***	***Use***	***Description***	***Method of Acquisition***
*Orcutt Creek Park**	*10.42** acres*	*Active*	*Play fields, restrooms, picnic areas, basketball and tennis courts, etc.*	*Dedication/Purchase*

Source: OCP Table 17

** Orcutt Creek Park is listed as the #2 park priority in Table 17.*

***Approximately 2 acres for creek restoration area and approximately 8.5 acres for the park.*

OCP p. 93: Where appropriate, the trails crossing Key Sites will be constructed by the site developer…

The OCP Multi-Use Trail Plan and Trail Siting Guidelines (OCP Appendix C, OASIS EIR Appendix D-11) guides proposed trail development and addresses potential public/private conflicts and trail liability issues.

Table 4.11-2 Orcutt Community Plan Recreational Trails Table Excerpt*

Trail	***Type/Length***	***Description***
Orcutt Creek Trail (OC-1)	*Urban/7.4 miles*	*Traverses OPA along Orcutt Creek*

Source: OCP Table 18
*Trails listed in order of priority, with the OC-1 Trail listed as the #1 trail priority in this table.

OCP p. 95: *Orcutt Creek trails: A 7.4-mile interlinked trail is proposed to extend along Orcutt Creek east from U.S. 101 to State Route 1 on the west. … This paved multi-use trail will accommodate recreational bicyclists and commuters, hikers and equestrians*. …

OCP p. 96: *Proposed Open Space areas on Key Sites are depicted on the Key Site maps, with boundaries determined after extensive review of resources and constraints. Minor alterations are permitted only when necessary to improve project design and only when adjustments do not create adverse impacts to resources and/or recreational opportunities.*

Orcutt Creek corridor: The significant open space corridor along Orcutt Creek traverses the entire community... A natural hazard, the creek is prone to flooding during heavy rains, with a floodplain of up to 1,000 feet wide. Portions of this corridor are used for recreation with informal trails on a number of Key Sites (3, 5, 8, 13, 18). This corridor also contains a variety of habitats (e.g., oak, riparian and eucalyptus woodlands) and is a major wildlife corridor.

OCP p. 101: *Key Sites with high priority open space areas are shown in Table 21*…

Table 4.11-3 Orcutt Community Plan Key Site Open Space (OCP Table 21) Excerpt

High Priority Sites for Public Open Space			
Key Site	***Open Space Acreage***	***Open Space Uses/Resources***	***Projected Acquisition Method***
18	*35 acres*	*Public park, trail, passive open space/oaks, riparian vegetation*	*Dedication/Purchase*

Orcutt Multiple Use Trail Plan, p. 3: *As part of the Orcutt Community Plan Update, several public trail corridors are proposed for addition to the PRT map for the Orcutt area. These corridors overlap some areas proposed for inclusion within the Open Space Overlay. Figure 1[1] shows the proposed trail corridors. These trail additions would serve to expand the existing inadequate trail system into a comprehensive network, facilitating access for pedestrian, equestrian, and bicycle trail users between jobs, shopping, schools, park facilities, SMPA*, and the local foothills.*
(*SMPA is Santa Maria Public Airport*)

[1] Figure 1 is the OCP Parks, Recreation and Trails Map

Primary trail users are recreational walkers, people on horses, and mountain bicyclists. Population growth, both under the OCP ten-year and full buildout growth scenarios, can be expected to result in more trail users. Therefore, the current need for additional trails to serve the Orcutt area as well as an increased demand for trailhead parking can be expected to grow as a result of population growth.

Orcutt Multiple Use Trail Plan, p. 4*: …policies and programs identified within the Orcutt Community Plan, reflect the need to provide a long-term trail network which facilitates increased public access to the Orcutt Foothills, while also expanding the urban trail network emphasizing linkage between residential and commercial areas.*

Orcutt Multiple Use Trail Plan, p. 10*: Orcutt Creek Trail: This trail traverses the OPA from east to west extending approximately 7.4 miles between US 10 1 and Black Road. The trail parallels the proposed Orcutt Creek Class I bikeway providing access throughout the community for hikers, walkers, bicyclists, and equestrians, and several connections to neighboring trails: which continue into the foothills.*

4.11.2 REGULATORY SETTING

The California Department of Parks and Recreation and the County Parks Department are the two agencies responsible for the management and maintenance of parks and trails within their respective jurisdictions. The County Parks Department also has the responsibility of establishing new parks, trails, and other recreational amenities, consistent with the Parks, Recreation, and Trails (PRT) Maps for various areas of the County, including Orcutt. The PRT maps are part of the Comprehensive Plan and are adopted by the County Board of Supervisors.

STATE

Quimby Act: Local governments in California provide a critical role in the effort to set aside parkland and open space for recreational purposes. Cities and counties have been authorized since the passage of the 1975 Quimby Act (California Government Code §66477) to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements… The goal of the Quimby Act was to require developers to help mitigate the impacts of property improvements. (*Quimby Act 101*, *An Abbreviated Overview*, L. Westrup, Planning Division California Department of Parks and Recreation, May 2002). The Quimby Act references a ratio of 3-5 acres of park area to 1,000 residents.

LOCAL

Park Land to Resident Ratio: Santa Barbara County has an adopted standard of 4.7 acres of park land per 1,000 residents. (Land Use Element and OCP p. 88).

Orcutt Community Plan (OCP): The OCP provides direction and standards for provision of open space and recreational amenities in the Orcutt planning area, including the following policies, actions and development standards that are applicable to the proposed project:

Parks

Policy PRT-O-1*: Diverse passive and active recreational activities shall be developed in Orcutt.*

DevStd PRT-O-1.1*: To the maximum extent feasible and consistent with applicable law, development on sites with identified proposed public parks shall dedicate and, where appropriate, construct such facilities.*

Action PRT-O-1.7*: The County should adopt and implement the Bikeways Plan as a means of offsetting the increased demand for commuting and recreational opportunities associated with buildout of the Orcutt Community Plan.*

DevStd PRT-O-2.1*: Except for active recreation areas and other essential lawn space, park landscaping should consist of drought tolerant species. Appropriate native plants shall be utilized along park boundaries adjacent to passive undeveloped open space areas.*

Policy PRT-O-4*: implementation of the trail system shall use the Orcutt Multiple Use Trails Plan and its Trail Siting and Design Guidelines to guide future trail development and implementation.*

Prog PRT-O-4.1: P&D *and the County Park Department shall implement the Orcutt Multiple Use Trails Plan, including the Trail Siting Guidelines, by requiring, to the maximum extent feasible, development projects to dedicate, and where appropriate, construct designated trails…*

DevStd PRT-O-4.2: *Development shall comply with the Trail Siting Guidelines as set forth in the Orcutt Multiple Use Trails Plan.*

DevStd PRT-O-4.3: *Development on sites with identified trail corridors (PRT-6 map) shall include, where appropriate, the construction and assurance of the fitness of designated trails for two years, at which time the County Park Department - would assume maintenance responsibility. Where immediate construction is not required, a construction bond shall be required*.

Policy OS-O-3: *Private open space within designated open space corridors shall be sited, designed, and managed to protect the natural resources and/or recreation potential of these corridors, consistent with the Open Space, Park, Recreation & Trails, and Biological Resource policies of this Plan.*

DevStd OS-O-3.1: *Where lands within open space corridors remain in private open space, at the time of discretionary development approval, the County should consider acquiring open space easements or using other mechanisms to ensure management of the natural resources in these corridors consistent with the goals of the Open Space Plan.*

Policy OS-O-4: *Development adjacent to, or within designated open space areas, shall be sited and designed to protect and enhance the natural resources of these areas, and accommodate appropriate recreation opportunities as identified in the Parks, Recreation & Trails section of this Plan.*

DevStd OS-O-4.1: *Prior to project approval for any development within or adjacent to an open space area, a determination must be made that the proposed development is consistent with all applicable open space policies of the Orcutt Community Plan, the OCP Open Space Map, as well as the regulations of the base zone district.*

DevStd OS-O-4.2: *Designated open space boundaries may be subject to minor adjustments inward or outward from the designated open space area on a case-by-case basis in order to allow for substantial improvements in project design, enhance fire safety buffers and fuel management zones, to protect visual qualities from and of adjacent open space areas, or to include biological, historic or archaeological sites*. *The Orcutt Community Plan, EIR, and other available data (e.g., maps, studies, site observations) shall be used in determining the location, width, .and extent of the open space boundary adjustment. Decision- makers shall make a determination that such minor boundary adjustments would be consistent with the overall goals of the Open Space Plan and Biological/History/Archaeology policies, and would avoid disruption of significant natural resource and recreation opportunities located within designated open space areas.*

DevStd OS-O-4.3: *No structures shall be located within a designated open space area with the exception of: related structures necessary for the provision of active and passive recreation opportunities that would not adversely affect open space areas…*

DevStd 0S-O-4.4: *Development adjacent to public trails, parks or other usable public open space areas shall include a combination of setbacks and landscaping within and/or outside of developable areas ...*

Policy OS-O-5: *The County shall encourage public use of trails and recreation facilities within designated open space areas consistent with protection of natural resources. Such public trails and recreation facilities shall be sited and designed to reduce conflicts with adjacent private property through use of unobtrusive fencing, landscape screening, appropriate setbacks, signage, etc.*

Action OS-O-6.1*: On sites … receiving substantial increases in density and/or developable area, the County should delay approval of the rezone to a higher density until the preferred public open space lands on these sites have either been dedicated to the County or secured by other mechanism (e.g., development agreement).*

Policy OS-O-9: *The County shall encourage restoration and enhancement of degraded habitats within natural undeveloped open space areas.*

4.11.3 PREVIOUS ENVIRONMENTAL REVIEW

The OCP EIR found that development allowed under the OCP would result in potentially significant impacts related to the overuse and increased overcrowding of existing recreation facilities including neighborhood parks, with additional revenues inadequate to support new park acquisition, facility improvement, and maintenance. Also, additional development allowed under the OCP would reduce the area's existing, informal open space and trail network. With regard to KS18, the OCP EIR included the following assumptions:

- Up to eight residential units in the northeast corner of KS18 near Foxenwood Lane, north of Orcutt Creek;
- Up to 30,945 square feet of general commercial space along Clark Avenue;
- Approximately 8.5 acres for a park (includes 5.16 acres of the 5.28-acre OASIS property[2]) and approximately 2 acres of creek restoration within the open space along Orcutt Creek north of the park;
- Approximately 2,560 feet of Class I Bikeway and parallel hiking/walking/equestrian trail south of Orcutt Creek, traversing KS18 between Foxenwood Lane and Broadway/California Boulevard;

The OCP EIR identifies the 13 mitigation measures below (REC-1a, -1b, -1c, and REC-2 to REC-11) to partially mitigate recreation, trail and open space impacts. A number of the recreation mitigation measures identified below (adopted into the OCP as policies, actions, development standards, guidelines, etc.) are also identified as mitigation to reduce OCP traffic impacts.

Mitigation REC-1a: Unified Open Space Overlay*. Concurrently with the adoption of the Orcutt Community Plan, the County shall adopt an Open Space Overlay (Figure 2-14[3]) for the community of Orcutt to provide for the protection of contiguous bands of open space within the northern Orcutt, Orcutt Creek, Solomon Hills and West Orcutt open space corridors. The purpose and intent of this overlay shall be to provide for long term protection of contiguous bands of public and private open space. This overlay system shall be designed to protect and augment both active and passive recreational opportunities throughout the community. (addresses Impacts Rec-1, 2, 3, & 4)*

Mitigation REC-1b: Unified Open Space Plan. *As part of adoption of the Open Space Overlay, the County shall adopt a unified open space plan for the general location and intensity of allowable uses within the open space overlay. The open space plan shall set standards for protection of existing significant trails, for provision of active and passive recreation and for the integration of expanded recreational opportunities into new and existing neighborhoods.*
(addresses Impacts REC-1, 2, 3, & 4)

[2] The OCP identifies 5.16 acres of the OASIS parcel for a future park. The SPE Tract conditions restrict all 5.28 acres of the OASIS parcel to open space and noncommercial recreation.
[3] This refers to *OCP* Figure 2-14

Mitigation REC-1c: Landscape-Open Space Maintenance District. *The County shall form a Landscape and Open Space District to provide long term management of public open space areas, protection of natural resources, installation and maintenance of both passive and active public recreation, maintenance of landscape planter strips and medians along major travel corridors, and landscape maintenance of regional retention basins. All new development shall provide a per-unit fee that will partially fund the Orcutt Community Landscape and Open Space District. Said fee shall be used for capital improvements to enhance, acquire, and preserve public landscape and open space areas. The amount of this one-time fee will be decided by the Board of Supervisors …. Examples of how funds can be used include, but are not limited to: purchase of property and conservation easements, installation of park benches, trail maps and signs, habitat restoration, fencing, fire protection, etc. Maintenance would be separately funded by a voter-approved special assessment.*

Mitigation REC-2: *The County shall pursue the acquisition of areas identified as public parks on the proposed PRT map. Specific parcels for each proposed public park site are listed in [OCP EIR] Tables 5.16-3 and 5.16-4. (addresses Impacts REC-1 & 4)*

Mitigation REC-3: *The County shall coordinate with the City of Santa Maria and Santa Maria Public Airport District on integrated planning for provision of a passive recreational open space area between Orcutt and the southern airport property and the northern areas of Site 22 and Site 23. … (addresses Impacts REC-2 & 4)*

Mitigation REC-4: *The County shall continue to coordinate with the school districts to include joint-use facilities adjacent to public schools. (addresses Impact REC-4)*

Mitigation REC-5: *The County shall increase the rate of Quimby fees to fully offset the cost of developing and maintaining parks and open space areas to meet demands associated with new development. (addresses Impact REC-5)*

Mitigation REC-6: *All new development adjacent to open space overlay areas and/or zoned PRD shall be required to dedicate appropriate areas in fee simple or as easements for public open space, and to dedicate trail easements for proposed trails (addresses Impact REC-3)*

Mitigation REC-7: *The County Parks Department shall continue to pursue grants available for the provision of park facilities. (addresses Impact REC-5)*

Mitigation REC-8: *The County shall adopt and implement the Bikeways Plan (Figure 5.9-5[4]) as a means of offsetting the increased demand for recreational opportunities associated with buildout of the OCP. (addresses Impacts REC-2 & 3)*

Mitigation REC-9: *The County shall adopt and implement the Multiple Use Trails Plan (Figure 2-8[5]), including the following trail siting guidelines*: …

(*The *Multi-Use Trails Plan & Trails Siting Guidelines* are included in OASIS EIR Appendix D-11).

[4] OCP EIR Figure 5.9-5

[5] OCP EIR Figure 2-8

Mitigation REC-10: *Where feasible and appropriate given existing constraints and neighborhood demands, regional retention basins should serve a dual flood control/recreational use. Recreational areas must have side slopes no steeper than 6:1 along access frontage side (one side only) and 5:1 on all others. Basins totaling 10-15 acres may be no more than 15' deep. Minimum slope of the recreation area is 0.5%. (addresses Impacts REC-2 & 4)*

Mitigation REC-11: *The County Parks Department shall be responsible for reviewing trail easement requirements, location, and design on a case-by-case basis and for obtaining appropriate permits and environmental review prior to trail construction. Trails shall be sited and designed to avoid significant environmental constraints and to minimize user conflicts and conflicts with surrounding land uses, to the maximum extent feasible. (addresses Impacts REC-2 & 3)*

These OCP EIR mitigation measures were incorporated into the OCP as policies, development standards and actions. The policies, development standards and actions that are applicable to the proposed project are included in Section 4.11.2 (Regulatory Setting) above. The Board of Supervisors found that the OCP EIR mitigation measures provided partial mitigation for significant and unavoidable impacts and each of the OCP EIR mitigation measures was incorporated into the OCP, as follows:

- Mitigation Measure (MM) REC-1a is addressed by Policies OS-O-1 & -2, Action OS-O-1.1;
- MM REC-1b by Policies OS-O-4, -6, & -7, Program OS-O-6.1, Actions BIO-O-6.1, OS-O-1.1 & OS-O -3.1, & VIS-O-1.1, and Development Standards OS-O-5.2 & OS-O-5.3;
- MM REC-1c by Actions OS-O-8.1 & OS-O-8.2 and FLD-O-4.1, and DevStd VIS-O-4.1l
- MM REC-2 by Actions PRT-O-1.3 & 1.6;
- MM REC-3 by Action PRT-O-1.4;
- MM REC-4 by Policy SCH-O-2 and Actions PRT-O-1.2 and SCH-O-2.1 & -2.2;
- MM REC-5 by Policy OS-O-8 and Action PRT-O-2.2;
- MM REC-6 by Policies LU-O-8 & OS-O-5, Program PRT-O-4.1, Actions BIO-O-6.1 & LUR-O-4.1, and Development Standards PRT-O-1.1, PRT-O-4.2 & PRT-O-4.3, BIO-O-1.1 & BIO-O-1.7, OS-O-5.1, & VIS-O-1.1;
- MM REC-7 by Action PRT-O-1.3;
- MM REC-8 by Policy CIRC-O-7 & Actions PRT-O-1.7 and CIRC-O-5.1 & -6.4;
- MMs REC-9 & REC-11 by Policy PRT-O-4, Program PRT-O-4.1, and Development Standard PRT-O-4.2; and,
- MM REC-10 by Policies PRT-O-3 & FLD-O-4 and Development Standards PRT-O-3.1 and FLD-O-4.2 & FLD-O-4.3.

Subsequent to adoption of the OCP, Community Facilities District No. 2002-1 (CFD) was established by the County under the Mello-Roos Community Facilities Act. This CFD was established to address ongoing maintenance and operation of specific public services and facilities associated with new development, including financing the maintenance of parks, parkways, open space, trails, and detention basins, as well as financing additional demands on fire and police protection services resulting from OCP buildout. Financing is provided by a fees paid by new developments within the CFD, which are subject to annual cost adjustments. The project will be conditioned to annex to the area community facilities district, which is Community Service Area #5.

4.11.4 IMPACTS

METHODOLOGY

The County does not have specific thresholds regarding impacts involving recreational facilities. However, the Board of Supervisors has established a minimum standard ratio of 4.7 acres of parks per 1,000 people to meet the needs of a community (Santa Barbara County Comprehensive Plan 1992). Trails identified on the County's Parks, Recreation and Trails (PRT) Maps are required to be multi-use, designed to accommodate pedestrians and bicycles, and, if applicable, equestrians. In addition, Land Use Element, Parks/Recreation Policy 4 states "opportunities for hiking and equestrian trails should be preserved, improved and expanded wherever compatible with surrounding land uses. The development of private trails should be planned such that they do not preclude planned public trails in the same area."

SIGNIFICANCE CRITERIA

CEQA APPENDIX G

The Initial Study Checklist in Appendix G of the CEQA Guidelines states that a project would have a significant impact on recreation if it would:

- ~~*Result in populations that require a demand that would exceed existing recreational capacity, would create recreational safety concerns, or would degrade the environmental habitat within or nearby the geographic area of the project site.*~~

- Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

COUNTY

The following County guidance assists in determining whether a project would normally have a significant impact on recreation:

Parks, Recreation, and Trails section of the OCP EIR (Section 5.16):

- *Although the County Thresholds and Guidelines Manual contains no threshold for park and recreation impacts, the Board of Supervisors has established a minimum standard ratio of 4.7 acres of recreation/open space per 1,000 people to meet the needs of a community….*

Parks/Recreation Policy 4 of the Comprehensive Plan Land Use Element:

- *Opportunities for hiking and equestrian trails should be preserved, improved, and expanded wherever compatible with surrounding land uses."*

County Initial Study Checklist

The County's Initial Study Checklist identifies criteria for evaluating whether a project would have a significant effect on the environment. According to the checklist, a proposed project may have a significant effect on recreation if it will:

a. *Conflict with established recreational uses of the area?*
b. *Conflict with biking, equestrian and hiking trails?*
c. *Substantial impact on the quality or quantity of existing recreational opportunities (e.g., overuse of an area with constraints on numbers of people, vehicles, animals, etc. which might safely use the area)?*

IMPACTS

The project's physical impacts on the environment would result from the proposed construction and long-term use of the OASIS property. Also refer to discussion in section 6.1 (Growth Inducing Effects) regarding increased development potential related to the General Plan Amendment, Recorded Map Modification, and Government Code consistency for acquisition of County held development rights requests.

The OCP identifies existing and proposed parks, trails and open spaces to provide the community with adequate recreational opportunities, to ensure contiguous areas of open space are retained under OCP buildout to protect scenic views, the semi-rural character of the area, and biological resources, and to avoid hazards and physical constraints.

- *The Open Space Plan is the primary tool for achieving the basic planning goals of avoidance of hazards and physical constraints, and the avoidance or mitigation of adverse environmental impacts. This Plan component is designed to avoid hazards such as floodways and floodplains, steep slopes, high fire danger, and airport approach zones, to provide both active and passive recreation opportunities, to help retain the community's semi-rural character, and preserve the community's most significant natural resources and scenic values. The Open Space Plan also applies to designated sites within significant viewsheds, important vegetated areas, biologically valuable areas, and areas with a known history of community use and enjoyment* (Board of Supervisors' July 1997 OCP Findings).

The project would allow for development within a portion of the OCP KS18/Southpoint Estates open space that is currently restricted to open space and non-commercial recreational uses by the Southpoint Estates subdivision (TM 12,679/TM 13,345) conditions of approval and by OCP land use designations, policies, and development standards. The Southpoint Estates conditions further require the development rights, except for open space and non-commercial[6] recreational uses, to be deeded to the County.

[6] Non-commercial uses cannot involve fees, such as for rental, use, or admission.

Impact REC-1: The project would amend the OCP to allow the OASIS development/use on property that is otherwise restricted to open space and potential public park uses. The land use restrictions were adopted as partial mitigation for significant unavoidable impacts to recreation, loss of open space/open space views. The proposed conversion of open space/parkland to development would increase the previously identified significant unavoidable loss of open space, scenic open space views, and recreation impacts identified in the OCP EIR and Southpoint Estates' Orcutt 13 EIR, 79-EIR-1. (Class I)

Approval of the General Plan Amendment, Recorded Map Modification and OASIS acquisition of development rights requests would result in removing the existing open space/non-commercial recreation land use restrictions for the OASIS property and allowing development onsite. No offsetting open space or parkland is proposed to compensate for this net loss of open space/ park land in the Orcutt planning area, an area that the OCP identifies as not meeting the County standard of 4.7 acres/1,000 residents. Therefore, it is assumed that the above requests would increase long-term demand for other off-site parks/recreation opportunities and open space in the Orcutt planning area.

Short-term construction and long-term use of the proposed OASIS facility would locate development, associated activities, noise, and night-lighting within the portion of KS18 that is set aside for open space and non-commercial recreational uses, including approximately 60% of the acreage identified for a future public park on KS18. The proposed park for KS18 "Orcutt Creek Park" is identified as the second highest priority park in the OCP, with proposed trails, picnic areas, tot lot(s) and possible sport courts and small restroom building. The proposed project development and parking areas would also fragment the existing unobstructed scenic, natural open space views, across the existing KS18 open space, that are identified in the OCP EIR.

The KS18 open space area (approximately 35 acres) was first restricted to open space and noncommercial recreation as part of the Southpoint Estates subdivision and rezone project (TM 12,679 and 78-RZ-19/Ordinance 3106). The Southpoint Estates subdivision includes the residences that abut the northern perimeter of KS18. The land use restriction was required as mitigation for significant impacts identified in 79-EIR-1 (incorporated herein by reference, see Appendix B for EIR excerpt). 79-EIR-1 evaluated 13 Orcutt area development proposals, including the original Southpoint Estates subdivision/rezone project. 79-EIR-1 identifies Class I and Class II impacts from conversion of open space to urbanization, including land use/recreation impacts. In the ensuing 40 years, since approval of the Southpoint Estates project, the Orcutt area has continued to see open space converted to development as the community continues to grow.

The approved TM 12,679 subdivision expired before all of the subdivision phases (units) recorded. Therefore, the developer processed a subsequent request, TM 13,345, for the remaining phases of the subdivision and a second EIR was prepared (Southpoint Estates, 82-EIR-13).

The Southpoint Estates conditions of approval (included below) require the development rights to the 35-acre open space to be dedicated to the County and require each of the open space parcels be labeled at recordation as "*Open Space Not A Building Site*." The approximately 35-acre open space area has remained the same, but has variously been identified as:

- Lot 165 of Tentative Tract Map 12,679, as shown on Figure 2-10;
- Lots 87, 88, 89, 92, and 93 of TM 13,345, as shown on Figure 4.11-7;
- The OCP Key Site 18/Southpoint open space parcels, as shown on Figure 4.11-3; and
- Current APNs 105-020-052, -053, -060 to 065, -068, -069 -070 as shown on Figure 4.11-1.

The OCP includes the above described acreage in the OCP Open Space Plan, with an open space land use designation, and recreation zoning. A segment of the Orcutt Creek Trail/Class I Bikeway is identified traversing the KS18 open space on the south side of Orcutt Creek and approximately 8.5 acres, including the OASIS property, are identified for a proposed public park (consistent with noncommercial recreation). The trail/bikeway and park are identified on the OCP Parks, Recreation and Trails Map. The project would remove the open space/noncommercial recreation land use restrictions for the OASIS property and allow this 5.28-acre portion of the KS18 open space to be converted to the proposed OASIS project development and use. The OCP identifies approximately 0.12 acres of the OASIS property with commercial zoning. However, the entire OASIS property (5.28 acres) is part of the Southpoint Estates (SPE) subdivision open space[7] and the SPE conditions of approval and deed of development rights to the County precede the OCP. The SPE conditions and County held development rights restrict use the entire 5.28 acres to open space and non-commercial recreation.

The two Southpoint Estates conditions which restrict use of this designated open space, including the OASIS property, to open space and noncommercial recreation uses, are included below.

TM 12,679 CONDITION #18/TM 13,345 CONDITION #21 (SAME CONDITION)

> *Title to the common Open Space[8] shall be held by a non-profit association of property owners or by any other individual or entity of such reasonable terms and conditions as the Board of Supervisors may prescribe, subject to conveying to the County of Santa Barbara the rights to develop such property with anything except Open Space or non-commercial recreation*.

The language of TM 12,679 Condition No. 18 / TM 13,345 Condition No. 21 is proposed to be revised to take into account the following:

- The Southpoint Estates developer did not deed title to all of the approved Southpoint Estates project (TM 12,679 and TM 13,345) open space to the Southpoint Estates Homeowners Association[9];
- The developer provided deeds for development rights to the County for TM 12,679 Unit I Lot 197 and Unit II Lot 202 (see Figure 4.11-7) at the time the County approved the final maps for Units I and II;
- OASIS is the current owner of the portion of the Southpoint Estates open space now identified as APNs 105-020-063 and 105-020-064[10];
- OASIS may acquire the County's development rights to APNs 105-020-063 and -064, subject to Board of Supervisors action(s) to effectuate this acquisition, and

[7] OASIS is SPE TM 12,679 Unit 1 Lot 197/Unit 2 Lot 202 and SPE TM 13,345 Lot 89.

[8] See Figures 2-10 and 4.11-7, the TM 12,679 and TM 13,345 Tentative Tract Maps for the areas identified as Southpoint Estates open space lots.

[9] The developer deeded title to only a part of the designated open space acreage to the Southpoint Estates Homeowner's Association (HOA) pursuant to this condition. APNs 105-020-065, 105-020-068, and 105-020-070 located in the western ~ half of Key Site 18 is owned by the HOA. The OASIS property was not deeded to the HOA.

[10] APNs 105-020-063 and 105-020-064 comprise the southern ~halves of TM 12,679 Unit I Lot 197 and Unit II Lot 202 shown on Figure 4.11-7 Southpoint Estates Open Space Lots/Dedicated Development Rights.

- OASIS may develop and use APNs 105-020-063 and 105-020-064 consistent with the development and uses identified in permits 16DVP-00000-00002 and 16CUP-00000-00006, regardless of whether these uses are limited to open space and non-commercial recreation uses, subject to the Board of Supervisors conditioned approval of the OASIS permits.

Generally, the eastern half of the KS18 open space is the open space acreage identified on the first two final maps (TM 12,679 Units I and II) for dedication of development rights to the County. This includes Unit I, Lot 197 and Unit II, Lot 202 (current APNs 105-020-052, -053, and 060 to -064). These lots are shown within a dashed perimeter line on Figure 4.11-7 (Southpoint Estates Open Space Lots/Development Rights) and extend from the current OASIS property on the south to the Southpoint Estates residential lots north of Orcutt Creek.

Most of the western half of the open space was deeded by the Southpoint Estates developer to the Southpoint Estates Homeowners Association (APNs 105-020-065, -068, and -070). The exception to this is a parcel on the north side of North Avenue (APN 105-020-69)[11]. No dedication of development rights was offered to the County for the western half of the KS18/Southpoint open space.

TM 13,345, CONDITION #8

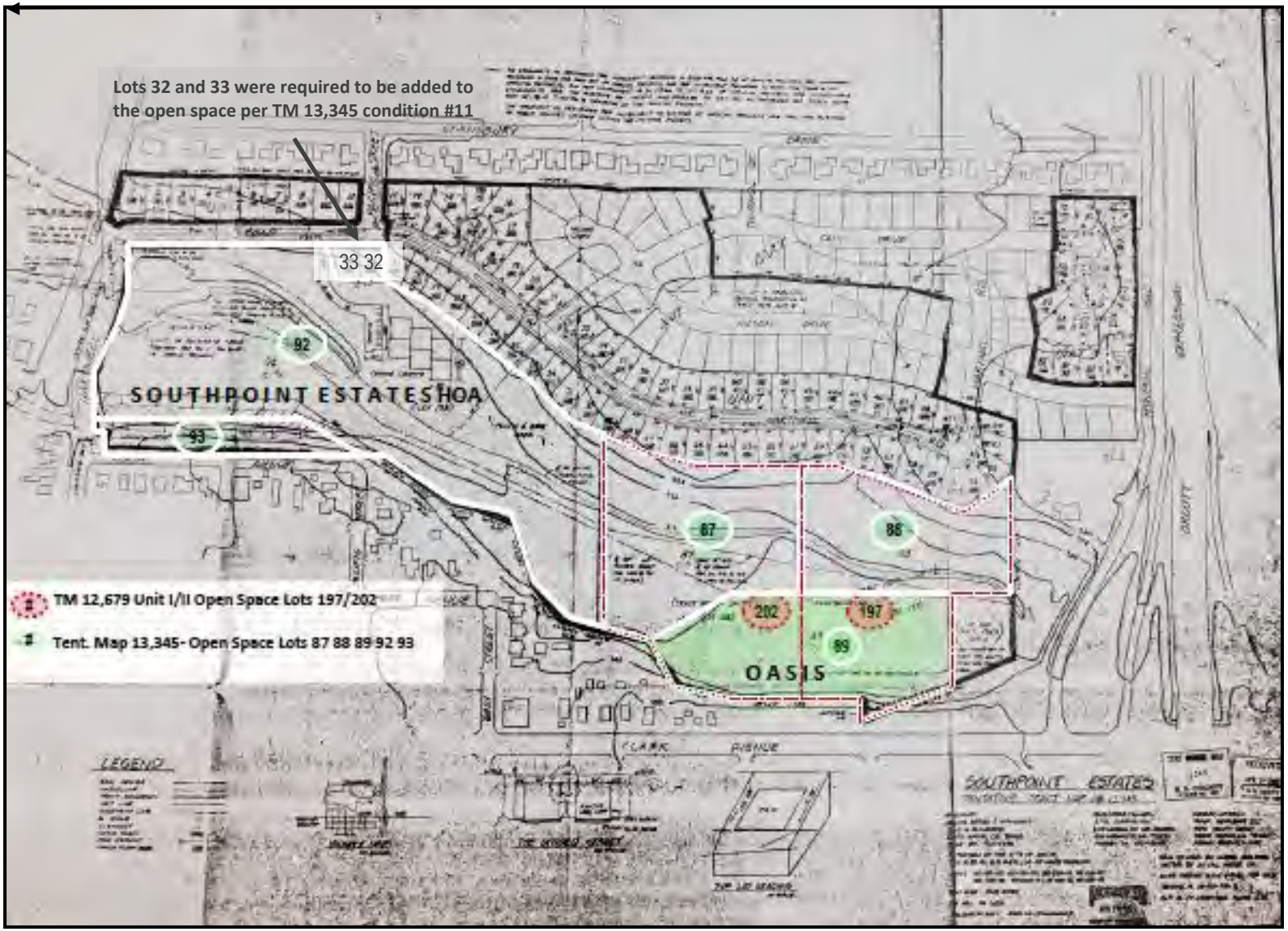
> *Lots 87, 88, 89, 92 and 93 shall be labeled "Open Space Not a Building Site" on the Final Map.*

Lot 89 in this condition and as shown on Figure 4.7-11 (*Southpoint Estates Open Space Lots/Dedicated Development Rights*) is the OASIS property. The project includes removing "89" from this condition and removing the "*NOT A BUILDING SITE OPEN SPACE*" label from the OASIS property on two of the recorded subdivision maps (See labels to be removed on Figures 2-12A and 2-12B, excerpts of the two recorded maps to be modified). The recorded maps for each of the five Southpoint Estates units are included in Appendix B.

Figure 4.11-7 is the Southpoint Estates TM 13,345 Tentative Tract Map. The open space area identified as Lot 165 in Figure 2-10 is the same area identified as Lots 87, 88, 89, 92, and 93 on Figure 4.11-7. The open space lot numbers identified on the recorded maps for TM 12,679 Unit I (Lot 197) and Unit II (Lot 202) were added to Figure 4.11-7, as these are the lots with development rights identified to be dedicated to the County as part of approval of the final maps for the first two units of the subdivision. Lot numbers 197 and 202 are also referenced in the development rights documents in Appendix B.

[11] Subject of Southridge project (87-PDP-25/87-RZ-13/TM13,992), summary denial in 1992.

Figure 4.11-7 Southpoint Estates Open Space Lots/ Development Rights



Current ownership of the KS18/Southpoint Estates open space parcels (using the Tentative Tract Map 13,345 lot numbers identified in Figure 4.11-7 above) is identified below:

- Lot 87: Knight (APNs 105-020-060, -061; purchased from Steve LeBard, April 2018);
- Lot 88: Knight (APNs 105-020-062; purchased from Steve LeBard, April 2018);
- Lot 89: OASIS (APNs 105-020-063, -064; acquired from Steve LeBard, December 2014)
- Lot 92: Southpoint Estates HOA (APNs 105-020-065, -070; acquired from SPE Corp April 1986 and August 1987)
- Lot 93: (APN 105-020-069, acquired in November 1994, owner Pues J Carl Profit Sharing Plan; proposed Southridge Project (87-DP-25/87-RZ-13/TM 13,992), denial by Board of Supervisors in 1992; and
- TM 12,679 Lot 164: LeBard (APNs 105-020-052, -053; Southpoint Estates "oil drilling lot", no development if no oil well per Ordinance #3106; OCP open space/park land; transferred from SPE to Capistrano to Pues to LeBard 2005;)

The Board of Supervisors findings for adoption of the OCP (See Appendix C, Board Findings, Section 3.I,) specifically discuss the process by which open space areas were determined as well as guidance for consideration of future increases in development areas:

- *In determining the open space areas within Key Sites, the Board of Supervisors has considered the need to protect community character and Orcutt's most important habitats. The Board has also considered the willingness of property owners to offer open spaces, the need to provide for reasonable development of private property, the development constraints and environmental impacts identified in the EIR, and all of the written and oral testimony presented during the hearings. The Board has balanced these factors in determining the open space areas depicted in the Key Site land use maps. The Plan requires areas which are unsuited for urban development because of various hazards, constraints, and resource values to be retained in open space, and does so in a manner which provides for rational and orderly development of individual properties, considering both the existing and planned patterns of use on surrounding properties. The boundaries of these open space areas have been subject to extensive review at both Planning Commission and Board of Supervisors hearings. Because of this extensive review and the central role these open spaces play in protecting the community character and mitigating environmental impacts, the Board finds consistent with DevStd OS-O-5.2*[12] *that any increase in development areas must not substantially diminish open space or habitat value, and any adverse effects should be fully offset by approved mitigation (e.g.: provision of additional open space areas, habitat restoration,…*

As noted earlier, the OCP identifies most of KS18 (approximately 35.11 of 39.73 acres), including the OASIS property, as open space, along with allowance for a future public park and segment of the Orcutt Creek Trail/Class I Bikeway. The OCP identifies the future park and trail/bikeway onsite, in response to demand for these recreational opportunities, which were exacerbated by OCP buildout. The Southpoint Estates (TM 12,679 and TM 13,345) conditions of approval and OCP restrictions serve to reduce impacts from cumulative loss of open space as well as to protect visual and biological resources. (see Appendix B, Southpoint Estates background information and Appendix C, Board of Supervisors findings for OCP adoption).

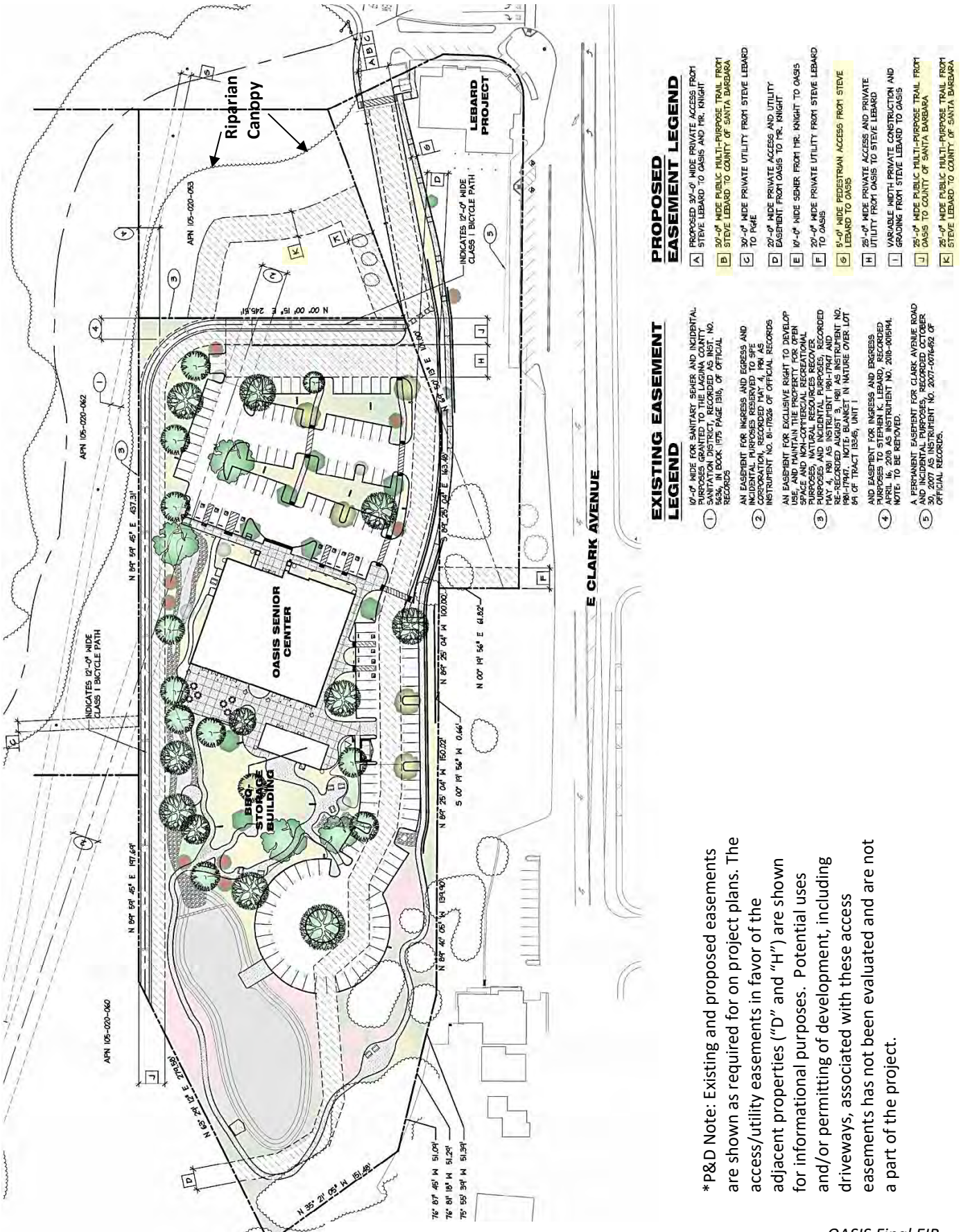
[12] OS-O-5.2 was incorporated into the final OCP as OS-O-**4**.2 (see text of DevStd OS-O-4.2 in Section 4.11.2, Regulatory Setting above). There is no DevStd OS-O-5.2 in the final OCP.

The OCP EIR found that the EIR mitigation measures, all of which were incorporated into the OCP including implementation of the Open Space Plan, would partially mitigate significant unavoidable impacts related to deficient recreational opportunities, trails, and open space, including overuse, and increased overcrowding of existing recreation facilities and reduction in the area's existing, informal open spaces and trail network from OCP development.

OASIS is requesting removal of the open space restrictions for their property, including acquiring the development rights to the property, which have been held by the County for almost 40 years. The OASIS property to be removed from these restrictions comprises approximately 1% of all land in OCP identified for future open space and parks, but approximately 15% of KS18 designated open space and 62% of KS18 designated parkland. OASIS is not proposing to set aside other land or to provide funds for the County or another entity (e.g., Land Trust) to purchase other land to offset the proposed reduction in open space. As the project would further reduce open space in Orcutt, the project would exacerbate the previously identified significant impacts from loss of open space resulting from development (OCP EIR Class I impact, 79-EIR-1 Class II impact with preservation of TM 12,679 Lot 165 open space, which includes the OASIS parcel). Mitigation which would offset this impact includes provision of, or development rights to, other equivalent land or funds for the County to purchase or acquire development rights for equivalent land. However, OASIS has indicated that provision of other land, funds for other land or development rights to other land would not be financially feasible. Therefore, lacking feasible mitigation, Impact REC-1 is considered significant and unavoidable (Class I).

Impact REC-2: Trail/Park Feasibility: The project plans revised August 2020 include a proposed ~~12~~ 25-foot easement for the OCP multi-use ~~a Class I Bikeway, which it is presumed would also accommodate the parallel pedestrian trail component of the~~ Orcutt Creek Trail, including Class I bike path. The proposed location along the OASIS property eastern and northern property lines would be potentially infeasible, as the proposed trail/bikeway easement is identified in a location which conflicts with recorded and proposed access easements. ~~within a recently recorded access easement to~~ adjacent. In addition, a second short, u-shaped 25-foot easement is proposed on the adjacent parcel to the east, which would reduce usability and flexibility of siting future park amenities envisioned in the OCP on this remaining park land ~~consistent with OCP Figure 17 (Figure 4.11-6, *Schematic Orcutt Creek Trail Open Space Corridor*), County Parks recommends the Orcutt Creek Trail/Class I Bikeway be included within a larger 25-foot (versus 12-foot) easement. Proposed site plan easement "H" could also conflict with the trail/bikeway depending on traffic.~~ (Class II)

The project plans have been revised to identify existing and proposed easements affecting the property. The revised plans (August 2020) include~~s~~ a proposed ~~12~~ 25-foot easement for the multi-use Orcutt Creek Trail (Figure 4.11-8a, Easement "J") including a Class I Bikeway, ~~which is presumed to include the~~ parallel pedestrian trail, separation between the bike path and trail, and buffer area to accommodate plantings. This width was recommended by County Parks and is consistent with parameters identified ~~required~~ in the OCP~~, which together comprise~~ for the Orcutt Creek Trail/OCP Class I Bikeway ("trail/bikeway") for KS18. The revised trail/bikeway easement generally follows OASIS' east and northern property lines and would be accessed from Foxenwood Lane via approximately 300 feet of striped bike lanes within the paved width of the OASIS driveway (Class II bike lanes). The driveway bike lanes would connect to the Class I bike path segment, adjacent to the driveway at OASIS' southeast corner. A separated, pedestrian path from Foxenwood Lane, paralleling the south side of driveway would also connect at OASIS southeast corner via stairs and crosswalk. The pedestrian path is identified as a private easement (Fig. 4.11-8a Easement "G").



* P&D Note: Existing and proposed easements are shown as required for on project plans. The access/utility easements in favor of the adjacent properties ("D" and "H") are shown for informational purposes. Potential uses and/or permitting of development, including driveways, associated with these access easements has not been evaluated and are not a part of the project.

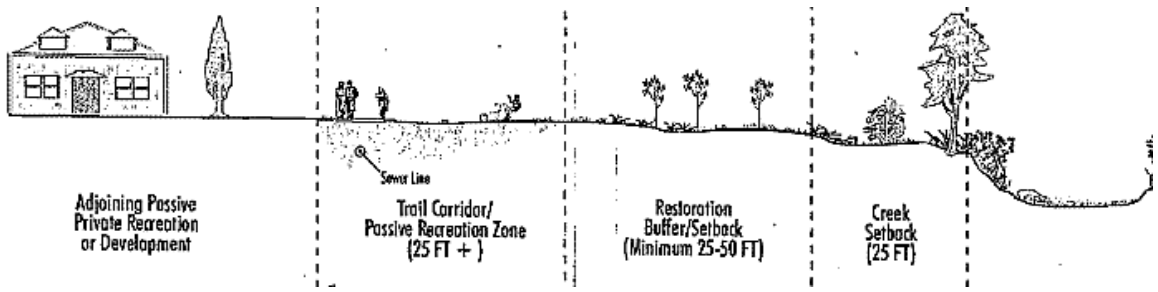
Figure 4.11-8a Revised Site Plan (Aug 2020)
Existing and Proposed Easements Added

The revised plans also include a new, short, u-shaped, 25-foot, multi-use, trail easement (Fig. 4.11-8a, Easement "K") that connects with the afore-mentioned multi-use trail easement (Fig. 4.11-8a, Easement "J") near OASIS' southeast and northeast property lines.

The OASIS property comprises 5.16 acres of the 8.5-acre future public park identified for KS18 on the OCP Parks Recreation and Trails Map (See Figure 4.11-4, PRT Map excerpt). If the OASIS project is developed, the remaining acreage designated on the PRT Map for a future park on the south side of Orcutt Creek would be approximately 3.34 acres. The OASIS property is located near the center of the area currently designated for a future park. As a result, the remaining park acreage would be split, with approximately one acre remaining to the east of the OASIS property on APNs 105-020-052, -053 (LeBard) and approximately 2.34 acres remaining to the north and west of OASIS on APNs 105-020-060, -061, -062 (Knight). Therefore, the easement "K" on Figure 4.11-8a, which was recently added on the LeBard property to the east, would bisect the remaining park land acreage east of the OASIS property. This would substantially reduce future park layout options, while offering little recreational benefit. The placement of future park amenities on the LeBard property is already constrained by Orcutt Creek and its 100-year flood zone and riparian canopy in the north and east portions of the property. The proposed additional trail/bikeway segment (Fig. 4.11-8a Easement "K") crosses the center of the LeBard lot and provides little recreational benefit given its length, shape, and proximity to the main Orcutt Creek Trail (easement "J"). Further, easement "K" reduces flexibility for locating park amenities in the future (e.g., picnic area, tot lot, basketball/volleyball court, lawn area, etc.). In addition, the EIR has not assessed impacts associated with site constraints in the eastern portion of the Lebard property, including biological resources, flooding, and geologic hazards associated with Orcutt Creek. Mitigation Measure Rec-1 has been modified to address the issues identified above for the proposed trail/bikeway easement on the LeBard property ("K").

The OCP identifies the Orcutt Creek Trail, including Class I bike path ~~trail/bikeway~~ on the south side of Orcutt Creek between Foxenwood Lane and Broadway/California Boulevard ~~in~~ on OCP Figure KS18-1, the OCP PRT Map, and the OCP Bikeway Map, excerpts of which are included in this section as Figures 4.11-3, 4.11-4 and 4.11-5. An example trail layout is included in the OCP *Schematic Orcutt Creek Trail Open Space Corridor*, included in this section as Figure 4.11-6. OCP direction regarding the parameters for trail design and location are included in Sections 4.11.1 (Background Setting), Section 4.11.2 (Regulatory Setting), and in Appendix D-11, which includes the Trails Siting Guidelines. As discussed in Section 4.11.3 (Previous Environmental Review), the OCP policies and development standards that require new trails and bikeways (including the Orcutt Creek Trail and parallel Class I Bikeway) are identified in the findings for approval of the OCP as partial mitigation for significant unavoidable impacts to recreation resulting from OCP buildout.

~~The~~Figure 4.11-6 (*Schematic for the Orcutt Creek Trail Open Space Corridor*) shows a 25-foot creek setback, a minimum 25-50 foot restoration buffer/setback, and 25-foot recreation zone, as shown in the schematic figure excerpt below:



This schematic figure also includes a note that the corridor "*width can vary significantly, depending on constraints and resources."* However, the OASIS property does not include steep slopes, native vegetation or other physical constraints in the area of the proposed bikeway/trail segment. Therefore, County Parks recommends a minimum 25-foot easement for the OASIS segment of the Orcutt Creek T~~t~~rail corridor, consistent with the intent of the OCP. This would not include restoration plantings to the extent envisioned in Figure 4.11-6, but a ~~A~~ 25-foot easement would ~~provide adequate width to~~ accommodate pedestrians (hikers, strollers, dog walkers, etc.), bicycles on a Class I bike path, as well as area needed to accommodate space between bicycles and pedestrians and buffer plantings required in the OCP, on both sides of the trail/bikeway, to provide a buffer between the trail/bikeway and development areas and between the trail/bikeway and Orcutt Creek riparian habitat/wildlife corridor. OCP DevStd DevStd BIO-O-5.3 also identifies a minimum 50-foot setback from Orcutt Creek riparian canopy**:**

> *Multi-use trail construction should avoid removal of riparian vegetation to the maximum extent feasible. The Orcutt Creek multi-use trail shall be set back a minimum of 50 feet from the outside edge of riparian vegetation or the top-of-bank (whichever is further), unless this would make the multi-use trail link infeasible. Trail construction shall include riparian restoration between the edge of existing native vegetation and the bicycle path. Trail lighting should be directed away from the creek*

In addition to the schematic, the OCP *Orcutt Multiple Use Trails Plan,* p. 10 (OCP Appendix C, OASIS EIR Appendix D-11) describes the Orcutt Creek Trail:

> *This trail traverses the OPA from east to west extending approximately 7.4 miles between US 101 and Black Road. The trail parallels the proposed Orcutt Creek Class I bikeway providing access throughout the community for hikers, walkers, bicyclists, and equestrians, and several connections to neighboring trails: which continue into the foothills.*

As described above, t~~T~~he revised project plans (August 2020) ~~project~~ ~~proposes~~ include a ~~12~~ 25-foot wide easement ("J") to accommodate the multi-use Orcutt Creek Trail, which includes a Class I Bikeway as shown on Figure 4.11-9. A Class I Bikeway is defined in the OCP (p. 162) as:

> *A completely separated facility for use by bicyclists consists of a paved two-way bike lane having a minimum width of 8 feet. An adjacent graded area no less than 2 feet wide is provided on both sides of the paved area to accommodate some pedestrian use. Pathways closer than 5 feet from the edge of a traveled way must include a physical barrier to prevent users from encroaching onto motor vehicle lanes*.

Because the OCP identifies the Orcutt Creek Trail running parallel to the Class I Bikeway, it is assumed that the applicant's proposed ~~12~~ 25-foot easement includes the following:

- 8 to 10-foot paved, off-road bikeway (minimum Class I bikeway width, allows 4' minimum width in each direction);
- ~~2-foot~~ dirt or decomposed granite shoulders (as determined by County Parks) on either side of the paved bikeway for hikers, walkers, and equestrians;
- No vehicular access as Class I bikeways must be separated from vehicular traffic

In April 2018, a 20-foot access easement was granted to two open space parcels that abut the OASIS property (current APNs 105-020-060, -061, and -062; Lots 87 and 88 of TM 13,345). This easement (Easement "4" on Figure 4.11-8a, Revised Site Plan with Existing and Proposed

Easements) is now proposed to be removed. OASIS granted the existing easement (4) to the prior owner, Steve LeBard, in April 2018, when Mr. LeBard concurrently sold these adjacent parcels (See Figures 4.11-8 and 4.11-9). The ~~applicant's~~ proposed ~~12~~ 25-foot ~~bikeway~~ Orcutt Creek Trail easement along OASIS' east and north property lines ~~is located within or~~ crosses the recorded 20-foot access easement (Figure 4.11-8a, easement "4") along OASIS' eastern property line and part of OASIS' northern property line. This easement ("4") is proposed to be removed and replaced with a new access and utility easement (Figure 4.11-8a, Easement "D") to the Knight property, located in the southern part of the OASIS property. Easement "D" would follow the proposed OASIS driveway and extend to the Knight property just south of the proposed retention basin. Proposed easement "D" is shown for informational purposes and has not been evaluated with regard to environmental effects, (e.g., impacts to native trees or the proposed retention basin) policy or zoning consistency as part of the OASIS project. However eliminating the easement along the north and east property lines removes the Draft EIR identified easement conflict, which impacted the feasibility of implementing the onsite segment of the Orcutt Creek Trail[13].

Another recorded access easement runs diagonally through the proposed eastern parking lot and across the Orcutt Creek Trail easement ("J") in two locations. The diagonal access easement was incorrectly identified as a "public utility" easement on the site plan used for the Draft EIR (see Figure 4.11-9). This diagonal easement is a 25-foot access easement that recorded in 1981 (Recorded Document #1981-17826, included in Appendix D-11). The diagonal easement (Figure 4.11-8a, Easement #2) provides access across the Southpoint Estates/KS18 open space from Broadway/California Boulevard to the LeBard property east of OASIS. (Southpoint Estates recorded map TM 12,679 Unit I, Lot 201 (APNs 105-020-052, -053).

The applicant has indicated that they are working with the recorded easement holders of the diagonal easement to remove or relocate this conflicting easement. To date the conflict with this recorded easement has not been resolved.

The revised site plan (August 2020) also includes a new 25-foot access/utility easement. This new easement (Figure 4.11-8a, Easement "H") abuts and parallels the west side of the proposed trail/bikeway easement along OASIS eastern property line (Figure 4.11-8a, Easement "J") and connects LeBard APN 105-020-041 with APNs 105-020-052, -053. This easement creates additional conflicts with the proposed multi-use Orcutt Creek Trail.

The pedestrian component of the Orcutt Creek Trail between Foxenwood Lane and OASIS eastern property line would be accommodated over the separated pedestrian path paralleling the south side of the OASIS driveway. This path is identified on Figure 4.11-8a as Easement "G", but is only identified as a private easement from LeBard to OASIS.

Due to potential conflicts with following easements described above and shown on Figure 4.11-8a,

[13] Existing and proposed easements on the revised OASIS plans are required to be shown for informational purposes. The access/utility easements in favor of the adjacent properties ("D" and "H") are shown for informational purposes. No uses and/or permitting of development, including driveways, associated with the new access/utility easements are included as part of the OASIS project and have not been evaluated for environmental impacts or consistency with County regulations. In addition, the presence of these easements on the project plans does not confer County support or permits related to future use or development associated with these easements.

~~it~~ It cannot be assured that provision of the ~~proposed~~ Orcutt Creek Trail/Class I Bikeway segment can be effectuated for safe and assured long-term public access: ~~based on the following~~:

- Easement "2" – Diagonal easement potential conflicts with parking lot and trail/bikeway (Easement "J") along OASIS eastern property line;
- Easement "G" – No public easement for pedestrian path;
- Easement "H" – Easement abutting trail/bikeway easement ("J") conflicts depending on future use of easement by vehicular traffic crossing trail/bikeway (Easement "J").
- Easement "K" – Short, U-shaped trail/bikeway easement provides little recreational benefit, while reducing flexibility for future park layout/recreational opportunities;

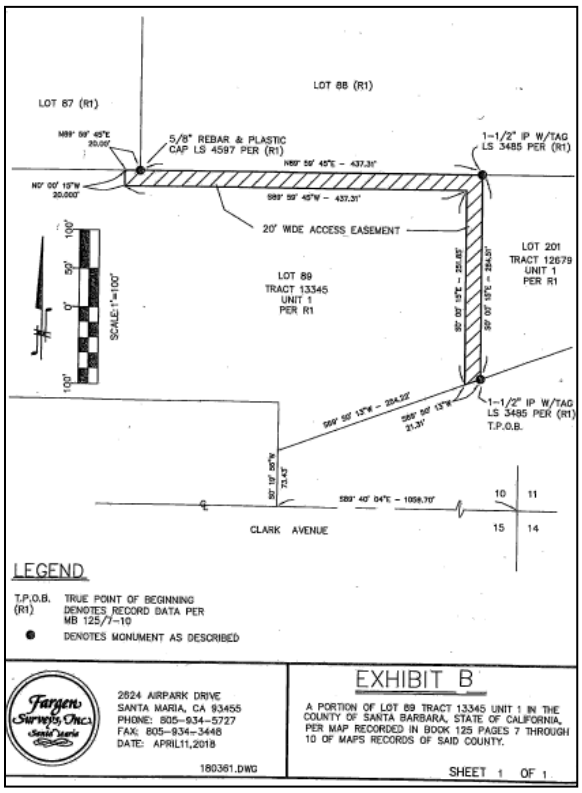
Figure 4.11-8a (Excerpt)



1. ~~Portions of the proposed 12-foot bikeway easement are already encumbered by a recorded access easement t);for ingress and egress in favor of the adjacent parcels (APNs 05-020-060, -061, and 062; Southpoint Estates TM 13,345 open space lots 87 and 88) as shown on Figure 4.11-8.~~
2. ~~A Class I Bikeway must be separated from vehicular traffic.~~
3. ~~The minimum width for a residential or commercial access driveway serving two parcels is 20 feet (G. Fidler County Fire), the entire width of the 2018 recorded access easement to the adjacent parcels;~~

~~Therefore, there is not sufficient width to accommodate a potential driveway serving vehicular traffic on the adjacent parcels, as well as the proposed trail/bikeway, consistent with either the OCP or the project plans.~~ The trails and bikeways identified on the OCP PRT and Bikeways Maps are required as part of new development to partially mitigate significant unavoidable impacts from buildout. Because provision of these recreational amenities consistent with the requirements of the OCP cannot be assured, this is considered a potentially significant impact. (Class II)

Figure 4.11-8b 2018 Recorded Access Easement



Recorded 20-foot Easement

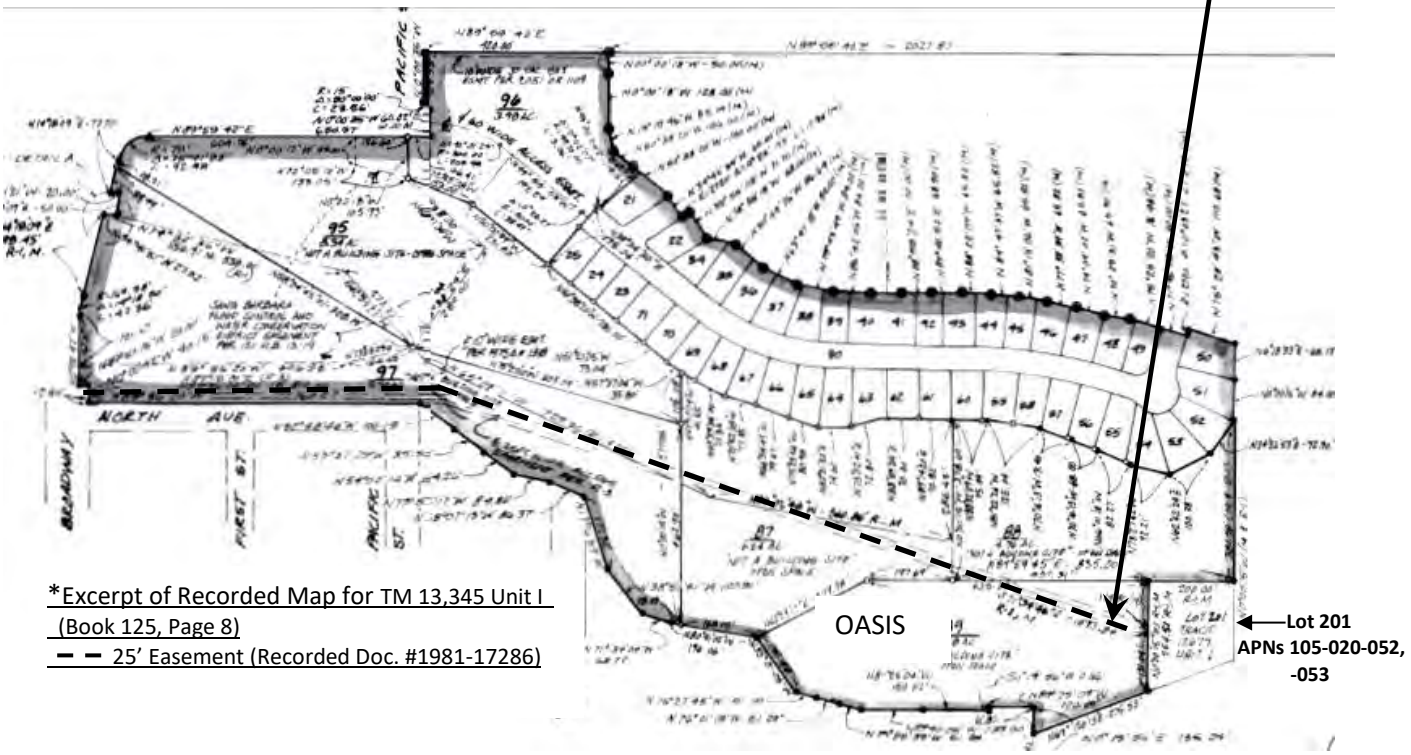
Ingress/egress easement granted in perpetuity along OASIS' eastern property line and part of northern property line to Lots 87 and 88 of the Southpoint Estates subdivision, TM 13,345, APNs 105-020-060, -061, -062, Knight). See Appendix D-11 for recorded easement and related recorded document for sale of Lots 87 and 88 in 2018 (Recorded Document #s 2018-0015194, 2018-0015513).

THESE FIGURES ARE FROM THE DRAFT EIR. BOTH EASEMENTS ARE INCLUDED ON THE REVISED SITE PLAN, FIGURE 4.11-8A.

Recorded 25-foot Easement (Figure 4.11-8a)

Access easement granted in perpetuity from Broadway to Lot 201 of Tract 12,679 (current APNs 105-020-052 and -053). See Appendix D-11 for Recorded Document #1981-17286.

Figure 4.11-8c 1981 Southpoint Estates Recorded Tract Map 13,345 for Unit 1*
Showing Recorded Access Easement from Broadway to TM 13,345 Lot 201

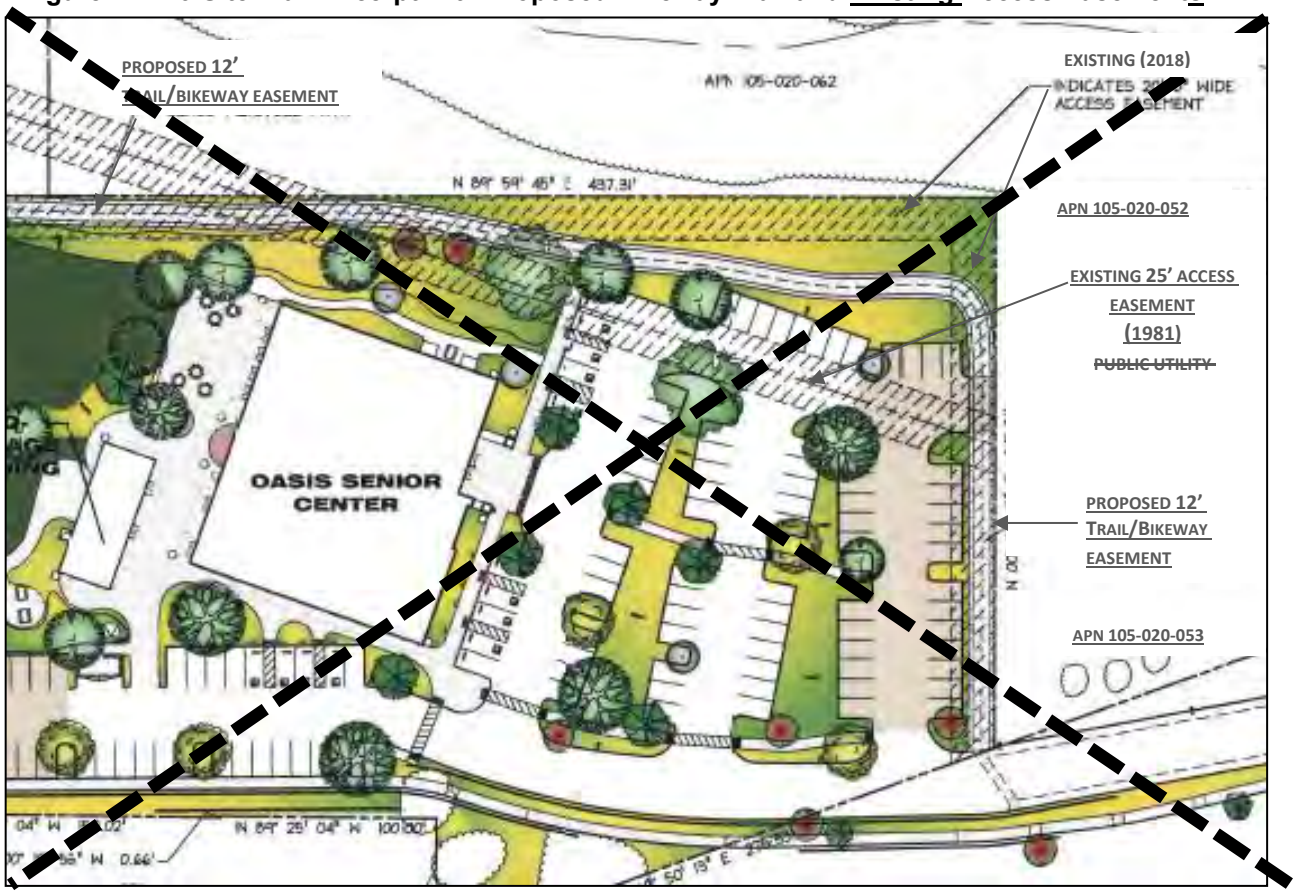


*Excerpt of Recorded Map for TM 13,345 Unit I (Book 125, Page 8)
25' Easement (Recorded Doc. #1981-17286)

~~OASIS~~ **~~Proposed 12-foot wide Class I Bike Path~~**

~~Proposed Class I bike path is located within the existing 20-foot wide ingress/egress easement. Class I bike paths are completely separated facilities for use by bikes. The minimum width is 4 feet in each direction. The OCP also requires the Orcutt Creek Trail pedestrian component parallel to the Class I bike path. A physical barrier to separate bikes from motor vehicles is required where bike paths are within 5 feet of motor vehicles.~~

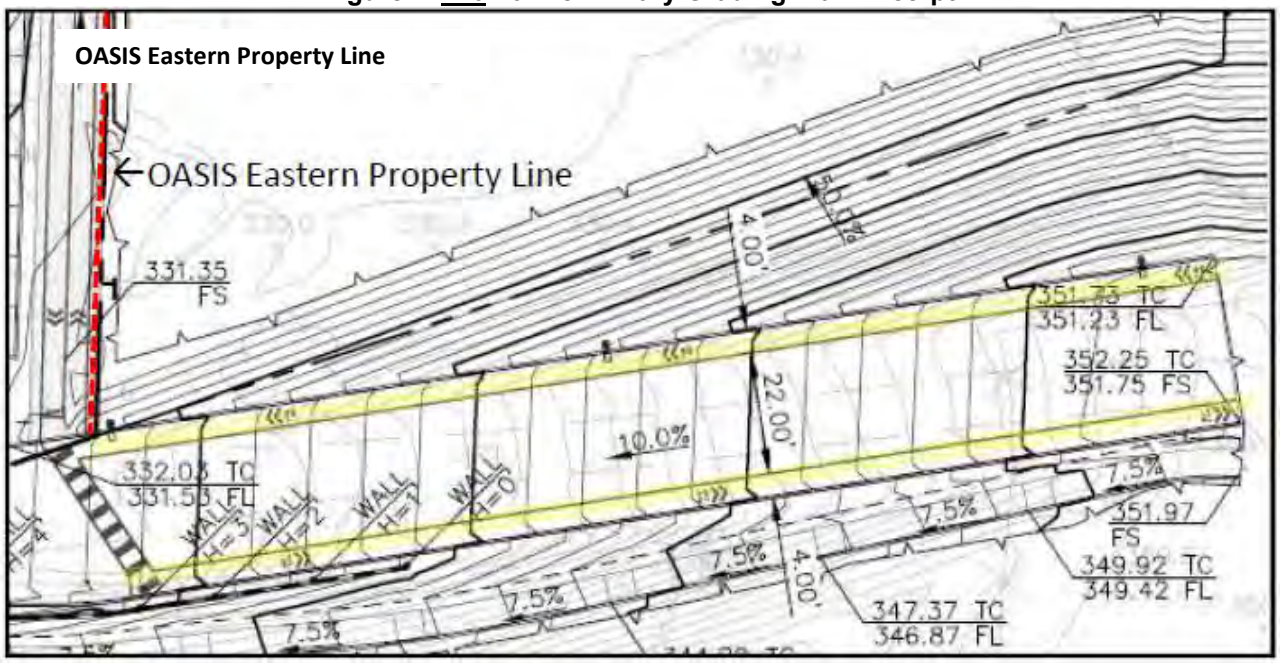
~~Figure 4.11-9 Site Plan Excerpt with Proposed Bikeway/Trail and Existing Access Easements~~



Impact REC-3: The project proposes to amend the OCP to allow a section of the OCP Class I Bikeway across KS18 to instead be designated as a Class II bikeway. The Class II bikeway section would be located within the proposed OASIS driveway between Foxenwood Lane and the eastern property line of the OASIS property (Class III).

The applicant proposes an amendment to the OCP to allow a section of the OCP Class I bikeway west of Foxenwood Lane to be constructed as Class II bikeway. Amending the OCP to allow a Class II bikeway in this location is proposed as there is insufficient width available in the area of the proposed access road to accommodate the minimum requirements of a separated Class I bikeway, paved vehicular access (minimum ~~20~~ 24-foot paved width per County Fire access requirements), and pedestrian access, given the steep slopes on either side of the proposed driveway (30%+ slopes to the south and 50%+ slopes to the north of the access road). Construction of a separated Class I bikeway on the slope north of the access road (as shown in the OCP, see Figures 4.11-3 and 4.11-5) would require grading cuts and construction of retaining walls in an area of 50%+ slopes, as well as substantially greater cost to construct the bikeway. Therefore, as shown in Figure 4.11-10 (*Preliminary Grading Plan Excerpt*) below, the proposed access road design includes a Class II bikeway section (four-foot striped bike lane in each direction) with a separated pedestrian path south of the driveway. The Class II section would extend from Foxenwood Lane to the eastern property line of the OASIS property.

Figure 4.~~11~~10-10 Preliminary Grading Plan Excerpt



- - - - *OASIS property eastern property line* ▬ *Striped 4-foot bike lanes*

The proposed OCP amendment, to OCP Bikeways Map to allow the above section of bikeway to be a Class II instead of Class I bikeway, would be considered an adverse but less than significant impact. While not providing a bikeway that is physically separated from vehicle traffic, the proposed bikeway section would accommodate bikes. In addition, the section of bikeway proposed to be classified as Class II, a striped bike lane within a paved road with vehicular traffic, would be short, within a driveway versus a public road, with no through traffic, and nominal vehicle speeds. As such,

recreational use of this segment for cycling would remain and be of similar recreational value to what was envisioned in the OCP. Therefore, the OCP amendment to allow a section of the Class I Bikeway to be a Class II Bikeway, located within the proposed driveway, would be considered an adverse but less than significant impact (Class III)

Impact REC-4: The project would provide ~~an indoor facility and outdoor~~ senior accessible areas with recreational opportunities, a beneficial recreation impact (~~Class IV~~)

OASIS' primary focus would continue to be senior services, including OASIS's most highly attended current activity, weekday hot lunches. Other existing senior services will also continue, including health screenings (e.g., blood pressure, etc.), computer classes, and a variety of social activities. The project would also provide recreational opportunities~~, in the new indoor facilities~~ ~~and~~ in the accessible outdoor areas (see project plans in Section 2.0, Project Description) for senior exercise classes, and the facility would serve as a venue available to be rented by community members or groups, including for outdoor recreational activities ~~in the evenings and~~ on weekends (e.g., evening dance, yoga, martial arts classes, etc., that are not restricted to seniors). Public comments note that provision of indoor recreation is not consistent with the purpose and intent of designating the KS18/Southpoint Estates open space for public park and open space uses. OASIS indoor and outdoor facilities would be managed by the Oasis and open access to the general public would be dependent upon when the facilities are in use by OASIS programs, rental uses, etc. The OCP Open Space Plan addresses the need for increased outdoor recreational opportunities in Orcutt and specifically identifies locations for parks and trails, which would be open to the general public for recreation. Indoor recreational opportunities, including exercise classes, can be held in a variety of indoor spaces. The Orcutt Open Space Plan identifies lands to address demand for outdoor recreational opportunities. Although the project would provide accessible areas for area seniors, permanently removing the OASIS property as designated open space and park land at KS18 would not be considered a net recreational benefit. ~~The above described recreational opportunities are considered a beneficial recreation impacts (Class IV)~~

The above activities would provide different types of recreational opportunities, which are not dependent on an open space property setting and would not address the project's impacts associated with loss of undeveloped open space and park land. (See Impact REC-1 and REC-2 above).

CUMULATIVE IMPACTS

Reasonably foreseeable development listed in Table 3-1 includes approved and pending development in the Orcutt area. In addition, the project involves amendments to the OCP component of the County's General Plan, including allowance for development on property currently designated for open space and a public park. Therefore, the project is considered in the context of how the project requests would change the assumptions for full buildout allowed under the OCP. The OCP includes an Open Space Plan. The Board found that "*without an adequate Open Space Plan, the projected growth in Orcutt could lead to development closing in and eliminating open space resources."* The Open Space Plan provides guidance for provision of parks, trails, bikepaths, and protection of specific open spaces in the community to provide for a mix of active and passive recreational opportunities for the residents of Orcutt. However, even with the Open Space Plan, the Board determined that open space, park and recreation impacts from buildout would be only partially mitigated by the programs, policies, actions and development standards in the OCP. In adopting the OCP, the Board of Supervisors determined that cumulative

impacts from new OCP development would result in significant unavoidable impacts related to loss of open space and increased demand on already limited recreational facilities.

The OASIS project would provide a segment of the OCP designated Orcutt Creek Trail/Class I Bikeway that would ultimately connect Foxenwood Lane and California Boulevard. However, a bike path/trail across KS18 is not dependent on the OASIS project[14] and the proposed trail/bikeway segment would not provide a complete connection for pedestrians or cyclists between Foxenwood Lane and California Boulevard.

The project would permanently convert open space and public park land to the proposed OASIS facilities. This would result in the loss of ~~5.28~~ 5.16[15] acres out of the 8.5 acres designated in the OCP for the second highest priority future park for the Orcutt planning area (a 62% reduction in land area for a park and loss of 15% of the total open space within KS18). This would exacerbate the previously identified significant loss of remaining open space from OCP buildout and remove over 60% of the acreage identified for the second highest priority park in the Planning Area from 8.5 to 3.22 acres.

Although the project would provide forms of recreational opportunities onsite, including indoor facilities and accessible outdoor areas that would provide recreational opportunities for area seniors (e.g., indoor exercise classes, walking paths within the developed area, a lawn area for outdoor exercise classes), use of land designated for a public park is not critical to accommodating these types of uses.

The proposed General Plan Amendment components would amend the OCP to remove the land use restrictions for the OASIS property, which currently limit uses onsite to open space and a potential public park. The proposed Recorded Map Modification request would similarly modify conditions of approval and recorded final maps for the Southpoint Estates project to remove the "*Not A Building Site Open Space"* labels for the OASIS property and to remove existing restrictions that limit use of the property to open space and noncommercial recreational uses. To accommodate the project development, the applicant is also proposing to acquire the property's development rights, which are currently held by the County, pursuant to conditions of approval for the Southpoint Estates residential subdivision and rezone project. The approximately 35 acres of open space land set aside as part of the Southpoint Estates project was restricted to open space and non-commercial uses to partially offset cumulative loss of open space from development of 13 Orcutt area developments analyzed in the Orcutt 13 EIR (79-EIR-1). New development in Orcutt constructed since approval of the Southpoint Estates project in 1979 has resulted in continued loss of open space. As noted in Impact REC-5, the project would provide some recreational opportunities at the new OASIS facility, with onsite exercise classes and with construction of a segment of the Orcutt Creek Trail/Class I Bikeway. However, the project would result in a net loss of open space and a reduction in land available for a public park onsite. Therefore, the project would exacerbate previously identified cumulatively significant open space and recreation impacts resulting from OCP buildout, as identified in the Board's findings for OCP adoption. (Class I)

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[14] The trail and bikeway are identified in the OCP separate from the OASIS project. While a segment of the trail and bikeway would be constructed sooner if the OASIS project is approved/constructed, other funding sources, including grants and use of development fees could also be used (and may still be needed) to construct the entire Foxenwood Lane to Broadway/California Boulevard segment of the Class I Bikeway and Orcutt Creek Trail through Key Site 18.

[15] The OCP identifies 5.16 acres of the OASIS parcel for a future park. The SPE Tract conditions restrict all 5.28 acres of the OASIS parcel to open space and noncommercial recreation.

Approval of the proposed General Plan Amendment components, Recorded Map Modifications and Government Code 65402 Consistency requests may encourage similar requests for the other Southpoint Estates (KS18) open space parcels, as well as for other designated open space parcels in the Orcutt area or elsewhere in the County. Approval of such requests would potentially encourage conversion of additional designated open space areas to development, on lands that were set aside as part of past land use decisions for the purpose of preserving resources and offsetting various environmental impacts of development projects. The amount and type of increased development that could result from similar requests throughout the County's unincorporated area are not specifically known. However, increased conversion of designated open space lands to development would be expected to result in potentially significant impacts related to increased demand for recreational opportunities and a loss of open space, including open space that would be available for future parks and trails. Impacts would be dependent upon a variety of factors including, but not limited to, property location, acreage, onsite resources, surrounding uses, project design, size of development, and existing uses of the land to be converted. (Also see Section 6.1, Growth Inducing Effects).

4.11.5 MITIGATION MEASURES

The following measures would address significant impacts associated with the loss of recreational opportunities within the Orcutt community.

Rec-1 **Trail/Bikeway Location:** A minimum 25-foot easement for the Orcutt Creek Trail (~~per~~ consistent with the OCP Parks Recreation and Trails Map, Open Space Plan criteria, and the Multi-use Trails Plan & Trails Siting Guidelines) and parallel Class I Bikeway (per OCP Bikeway Map) shall be sited south of Orcutt Creek in a location that assures the public's ability to access and use the trail over the long-term and does not negatively affect siting of future park amenities on adjacent open space parcels. In addition, the proposed trail/bikeway identified as Easement "K" on the OASIS site plan on APNs 105-020-052. -053 shall be removed or combined with the proposed Orcutt Creek Trail easement proposed along OASIS eastern property line to preserve flexibility for locating future park amenities on what remains of designated park land on KS18. The following options are identified to ensure the intent of dedicating the public bikeway/trail ~~easement [for the public's use] in perpetuity, including ensuring the proposed easement is not in conflict with the existing 20-foot access easement in favor of APNs 105-020-060, -061, and -062 (pursuant documents recorded April 2018: #2018-0015194 and #2018-00151) and existing 25-foot access easement in favor of APNs 105-020-052 and -053.~~

- **Option 1:** The above identified access easement across the OASIS property in favor of APNs ~~105-020-060, -061, -062 and~~ 105-020-052, -053 shall be relinquished/terminated and/or shall be relocated to another location that would not conflict with the location of the Orcutt Creek Trail/Class I Bikeway easement (e.g., trail/bikeway must be physically separated from vehicle traffic~~) and the proposed public trail/bikeway easement shall be increased to 25 feet~~. Proposed easement "H" to the LeBard open space parcel would result in potentially significant impacts if used for more than maintenance activities.

or

- **Option 2:** The project development, including buildings, parking lot, landscaping, etc. shall be shifted/reoriented within the OASIS property, as necessary, to accommodate the Class I Bikeway/Orcutt Creek Trail in a location acceptable to Public Works, Parks and P&D (e.g., shift development to the west and south to allow the trail/bikeway to be located outside of the recorded access easements and within the OASIS property).

Options 1 and 2: ~~Relocation of the~~ The proposed Class I Bikeway/Trail easement shall:

- Eliminate overlap between the proposed public bikeway/trail easement and the above-described existing access easements to the adjacent parcels or any other conflicting easements ;
- Take into consideration OCP guidance on bikeway and trail design (see applicable OCP references in first paragraph above); and
- Take into consideration OCP guidance for location of development (e.g., avoid development on steep slopes).
- Provide public access easement over pedestrian path from Foxenwood lane to the stairs at the base of the driveway where pedestrians would connect with the main Orcutt Creek Trail segment at OASIS' southeast property line.

Plan Requirements: Prior to ~~Planning Commission,~~ recordation of the documents effectuating the recorded map modifications to the Southpoint Estates (SPE) conditions of approval/recorded maps and prior to relinquishment of the County held development rights to the OASIS property, the applicant shall identify how a minimum 25-foot trail/bikeway easement will be accommodated based on the above requirements. Prior to recordation of documents for the recorded map modification[16] ~~or zoning clearance whichever is first~~, the applicant shall submit documentation that there ~~is~~ are no longer conflicting access easements in the location of the ~~proposed a~~ minimum 25-foot Orcutt Creek Trail/Class I Bikeway easement location and the easement document for the Orcutt Creek Multi-Use Trail shall be submitted for review and approval by County Parks, P&D, Public Works and County Counsel. In addition, no zoning clearance for grading, development or other improvements that would conflict with the existing SPE land use restrictions or deed of development rights shall be permitted prior to recordation of the Orcutt Creek Multi-use Trail easement. Prior discussion with the above department representatives regarding the easement location is recommended before completing final bikeway/trail plans for formal submittal/review. ~~The easement for the trail/bikeway shall be recorded with the recorded map modification documents~~. The public trail/bikeway improvements must be completed by the applicant/property owner and signed off as complete by Parks, P&D and Public Works, prior to issuance of occupancy clearance on the first structure.

MONITORING: The easement document shall be approved by P&D, County Counsel, County Surveyor, Parks and Public Works. P&D and County Surveyor shall ensure the easement is included as an exhibit to be recorded prior to zoning clearance for any grading or development associated with the project and prior to initiation of other project

[16] Zoning Clearance cannot occur until after the recordation of the recorded map modifications as the property is otherwise "NOT A BUILDING SITE OPEN SPACE" and restricted to open space and noncommercial recreation uses until the Southpoint Estates conditions that restrict development are effectuated.

related improvements that would conflict with the existing Southpoint Estates land use restrictions and deeded development rights held by the County ~~with the recorded map modification documents~~. P&D and Public Works shall site inspect in the field to ensure bikeway is in compliance with approved easement, grading and building plans. P&D and Parks shall site inspect in the field to ensure trail is in compliance with grading and building plans.

Rec-2 **Plans for Bikeway/Trail**: The Owner/Applicant shall submit plans for review and approval of the Orcutt Creek Trail/Class I Bikeway segment, including planted buffers on both sides of the trail and shall install the bikeway/trail and plantings. All trail improvements shall conform to OCP specifications, including OCP Appendix C, the Multi-use Trails Plan & Trails Siting Guidelines), with additional County Parks Department specifications, as applicable, for the trail and Public Works specifications, as applicable, for the bikeway. The plans shall include specific alignment (subject to prior site visit with P&D, County Parks and a qualified biologist), landscaping/restoration plantings, fencing, signage, and maintenance funding/responsibility. **Plan Requirements**: The applicant shall submit the plans for review and shall receive approval of the plans by County Parks, P&D and Public Works prior to recordation of documents for the recorded map modification. The bikeway/trail improvements must be completed by the applicant/property owner and signed off as complete by Parks, P&D and Public Works, prior to issuance of occupancy clearance on the first structure.

MONITORING: P&D and Public Works shall site inspect in the field to ensure bikeway is in compliance with grading and building plans. P&D and Parks shall site inspect in the field to ensure trail is in compliance with grading and building plans

Rec-3 **Financial Surety for Public Bikeway/Trail Improvements**: The applicant/property owner shall post a financial surety (e.g. bond) acceptable to P&D, Parks and Public Works for completion of the Class I Bikeway/Orcutt Creek Trail segment plans approved by P&D, Parks and Public Works. **Plan Requirements and Timing:** The applicant/property owner shall post the surety prior to the first zoning clearance for grading or development. The financial surety shall not be released until improvements have been completed. The final building and grading plan shall be reviewed and approved by P&D, County Parks and Public Works prior to approval of zoning clearance.

MONITORING: The County of Santa Barbara shall site inspect in the field to ensure compliance with grading and building plans prior to occupancy clearance.

IMPACTS AFTER MITIGATION

Impact REC-1: The project would amend the OCP to allow the OASIS development/use on property that is otherwise restricted to open space and potential public park uses. The land use restrictions were adopted as partial mitigation for significant unavoidable impacts to recreation, loss of open space/open space views. The proposed conversion of open space/parkland to development would increase the previously identified significant unavoidable loss of open space, scenic open space views, and recreation impacts identified in the OCP EIR and Southpoint Estates' Orcutt 13 EIR, 79-EIR-1. (Class I)

Impact REC-1 would be partially mitigated by Mitigation Measures Rec-1, Rec-2, and Rec-3, but residual impacts would remain significant and unavoidable.

Impact REC-2: Trail/Park Feasibility: The project plans revised August 2020 include a proposed ~~12~~ 25-foot easement for the OCP multi-use ~~a Class I Bikeway, which it is presumed would also accommodate the parallel pedestrian trail component of the~~ Orcutt Creek Trail, including Class I bike path. The proposed location along the OASIS property eastern and northern property lines would be potentially infeasible, as the proposed trail/bikeway easement is identified in a location which conflicts with recorded and proposed access easements. ~~within a recently recorded access easement to~~ adjacent. In addition, a second short, u-shaped 25-foot easement is proposed on the adjacent parcel to the east, which would reduce usability and flexibility of siting future park amenities envisioned in the OCP on this remaining park land ~~consistent with OCP Figure 17 (Figure 4.11-6, *Schematic Orcutt Creek Trail Open Space Corridor*), County Parks recommends the Orcutt Creek Trail/Class I Bikeway be included within a larger 25-foot (versus 12-foot) easement.~~ Proposed easement "H" on the site plan could also conflict with the trail/bikeway depending on future traffic use. (Class II)

Impact REC-2 Compliance with Mitigation Measures Rec-1, Rec-2, and Rec-3 would reduce this impact to a less than significant level.

Impact REC-3: The project proposes to amend the OCP to allow a section of the OCP Class I Bikeway across KS18 to instead be designated as a Class II bikeway. The Class II bikeway section would be located within the proposed OASIS driveway between Foxenwood Lane and the eastern property line of the OASIS property (Class III).

Impact REC-3 is less than significant without mitigation.

Impact REC-4: The project would provide an indoor facility and outdoor senior accessible areas with recreational opportunities, a beneficial recreation impact (Class IV)

Impact REC-4 is a beneficial impact and would not require mitigation.

Cumulative Recreation/Loss of Open Space: The project would exacerbate significant loss of open space and recreational opportunities identified in the OCP by removing high priority open space/parkland.
(Class I)

Cumulative recreation impacts would be partially mitigated by Mitigation Measures Rec-1, Rec-2, and Rec-3, but residual impacts would remain significant and unavoidable

4.12 TRANSPORTATION AND CIRCULATION

This section provides analyses of the potential traffic and circulation impacts associated with the OASIS Project in the Orcutt Community Plan (OCP) area in northern Santa Barbara County and ~~. This section~~ includes the results of the *Traffic and Circulation Study* prepared for the OASIS project by Associated Transportation Engineers (ATE) dated July 23, 2019. In addition to the analysis performed by ATE, as identified in the list of *References* in their study, ATE considered traffic counts and traffic data from other recent traffic studies and documents, including data from Stantec, the project traffic engineers, including, but not limited to, the October 31, 2017 Revised Traffic Study for the project. Santa Barbara County Public Works has made recent changes to the Clark Avenue/Foxenwood Lane intersection, which are discussed later in this section.

Santa Barbara County Public Works made recent changes to the Clark Avenue/Foxenwood Lane intersection (February 2020). These changes eliminate left-turn movements from southbound Foxenwood Lane onto eastbound Clark Avenue, and eliminate left-turn movements from eastbound Clark Avenue onto northbound Foxenwood Lane. Public Works proposes the new prohibition on left-turns from southbound Foxenwood Lane onto eastbound Clark Avenue to be a permanent change to the intersection. However, the proposed improvement for lane modifications and a new left-turn pocket on eastbound Clark Avenue to facilitate left-turns onto northbound Foxenwood Lane remains part of Public Works' identified improvements to the Foxenwood Lane/Clark Avenue intersection, consistent with the OASIS project plans. Therefore, left turns from Clark Avenue to Foxenwood Lane would resume after this improvements is constructed and left turns from Foxenwood Lane onto eastbound Clark Avenue would not resume.

The County's traffic experts in Public Works have reviewed the Draft EIR traffic analysis in the context of the recent roadway changes and proposed improvements to Clark Avenue, including the Clark Avenue/Foxenwood Lane intersection. Public Works has determined that that existing Draft EIR analysis remains adequate and appropriate for evaluating the OASIS project's traffic impacts. The recent intersection improvements and Public Works implementation of medians in Clark Avenue, as identified in the Orcutt Community Plan:

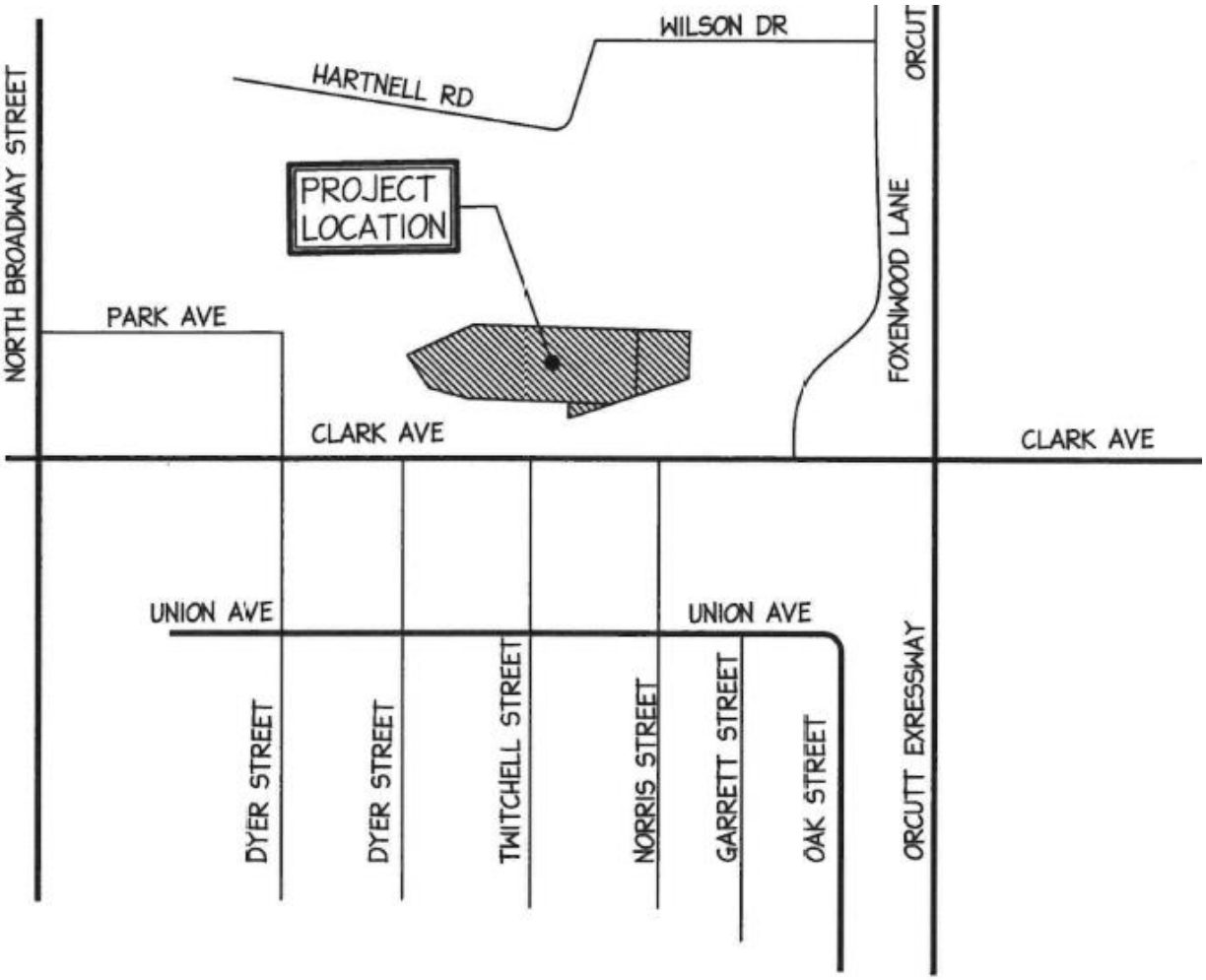
- Would not result in new significant adverse transportation/circulation impacts;
- Would not increase the severity of any identified significant transportation/circulation impacts in the EIR; and
- Would not require new mitigation to address impacts related to the new roadway improvements.

This conclusion is based on Public Works review of project traffic data included in the OASIS EIR and EIR appendices, including but not limited to, the ATE July 2019 traffic analysis prepared for the EIR, previous traffic studies prepared for the OASIS project by Stantec, traffic related comments received on the Draft EIR, and responses to these comments in the Final EIR. (P&D staff personal communication with Public Works).

4.12.1 SETTING

The Project site is located on the north side of Clark Avenue west of Foxenwood Lane on vacant land designated as Open Space within Orcutt Community Plan (OCP) Key Site 18 (KS18) in Santa Barbara County. Figure 4.12-1 (*Project Location*) presents the location of the project site within the Orcutt area.

Figure 4.12-1 Project Location



ORCUTT AREA SENIORS IN SERVICE (OASIS)

OASIS is non-profit organization that has been serving area seniors for over 40 years. The existing OASIS facility is located in a modular building on Orcutt Union School District (OUSD) property on Soares Avenue in Old Town.

OASIS proposes to construct and relocate to a new facility on KS18. The new facility would be a larger and improved facility, which would include indoor and outdoor spaces to accommodate existing and expanded OASIS activities and for use as a rental venue by the community. For reference, the existing OASIS facility building layout is included in Section 7.0 as Figure 5-5a (Existing OASIS Facility Floor Plan) and the proposed site plan and floor plans are included in Section 2.0, beginning with Figure 2-17.

Figure 4.12-2a Existing and Proposed OASIS Locations

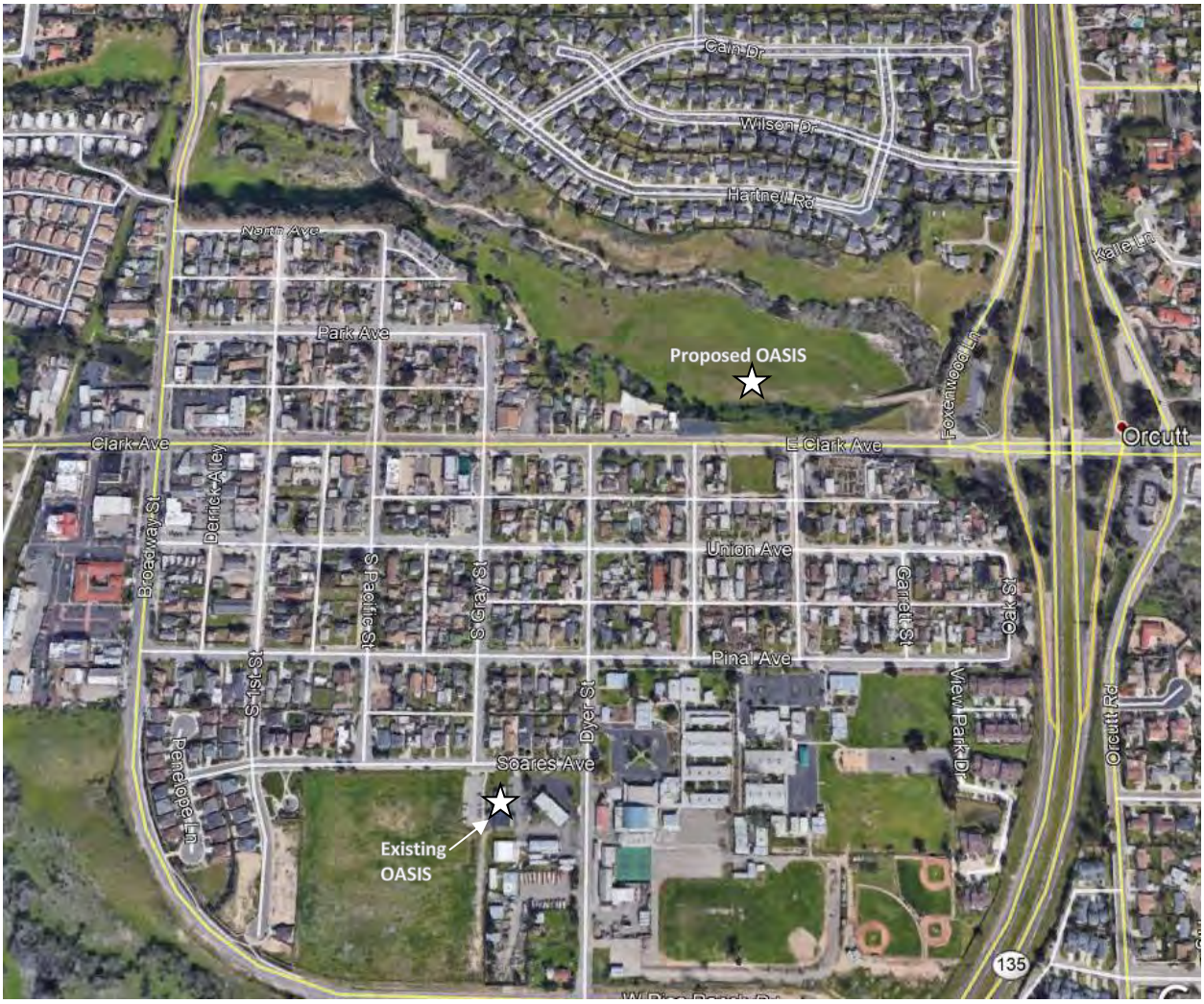
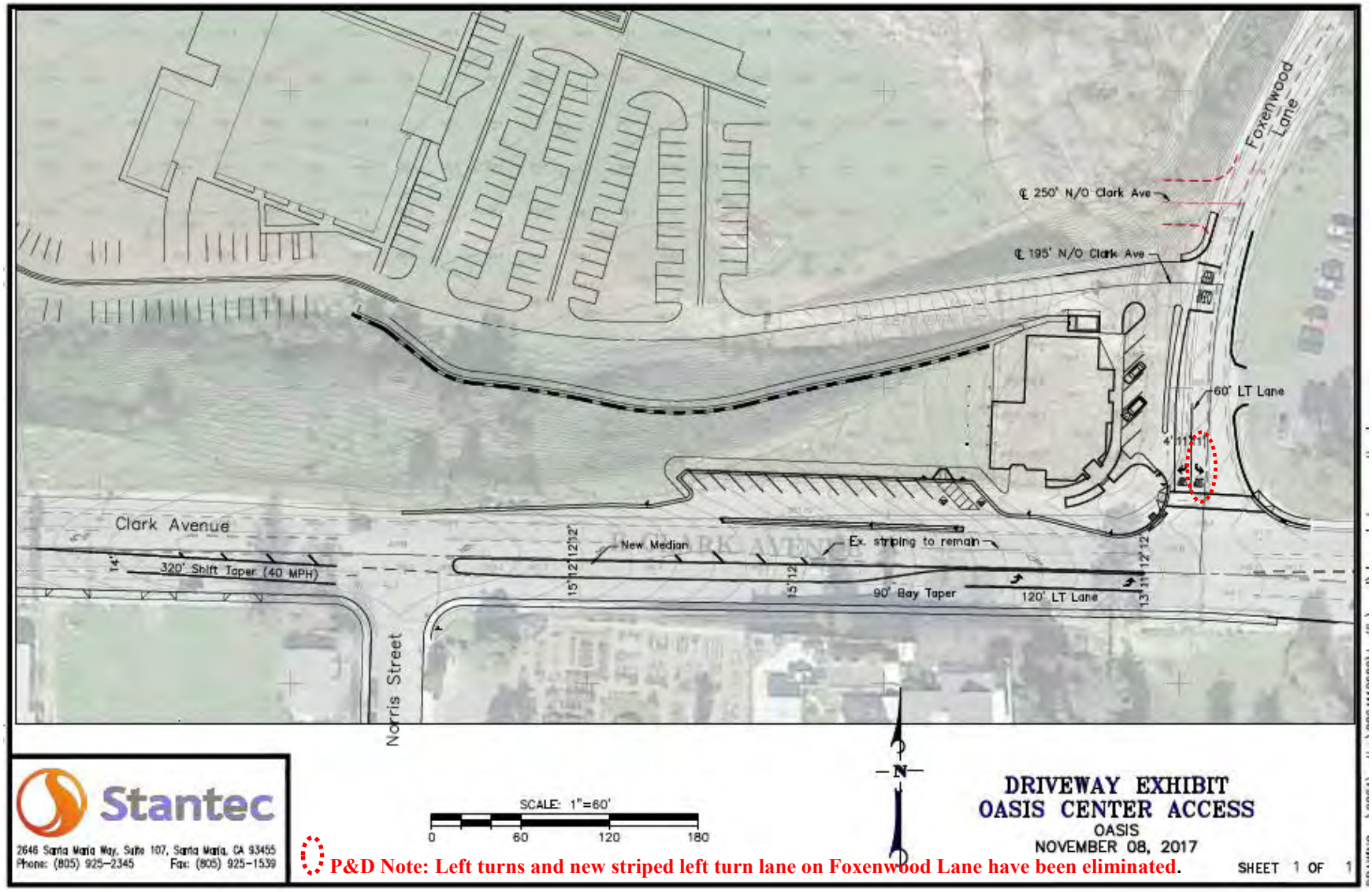


Figure 4.12-2b Proposed Road Improvements



For revised retaining wall on south side of access drive, see Figure2-32 (Preliminary Grading Plan)

,

PROPOSED PROJECT

The Project includes construction of a new 15,333 (net) square-foot meeting center with all project parking accommodated on the OASIS property, with a total of ~~155~~ 143 parking spaces as shown on Figure 2-17 (*Overall Site Plan*). Access to the site is proposed via a private driveway from Foxenwood Lane via an access easement across the adjacent corner commercial parcel. The driveway on Foxenwood Lane would be un-signalized and would be located approximately ~~120-~~ 195 feet north of the Clark Avenue/Foxenwood Lane intersection. The Project would ~~widen and restripe Foxenwood Lane to provide an 11-foot wide left-turn lane~~ identify a "Keep Clear" zone at the Project driveway. ~~The Project would provide separate southbound left and right-turn lanes at the Clark Avenue/Foxenwood Lane intersection~~. A median on Clark Avenue is proposed from Norris Street to Foxenwood Lane with an eastbound left-turn lane at Clark Avenue. (See Figure 4.12-2, *Proposed Road Improvements).* A detailed project description is included in Section 2.0 (*Project Description*). The overall project description was considered in evaluating project traffic. However, the operational information below is particularly relevant to evaluating project traffic:

- There are currently approximately 1,500 OASIS members and five employees;
- Programs and services offered at the existing OASIS facility on Soares Avenue would continue at the proposed project site;
- OASIS anticipates a 30 percent increase in attendance at activities/programs at the proposed project site;
- Regular OASIS hours of operation are 7:30 A.M. to 4:00 P.M;
- Weekday evening programs would be from 6:30 P.M. to 9:30 P.M.;
- Additional use of the new OASIS Meeting Center for non-OASIS programs/uses is proposed to continue:
    - Outside of regular OASIS weekday program hours; and
    - Outside of the evening peak commute period (4:00-6:00 P.M.)
- Weekend programs would be allowed from 9:00 A.M. to 9:30 P.M.;
- Weekday hot lunches (11:00 A.M. to 2:00 P.M.) is the most highly attended program with up to 100 attendees;
- Any-Given-Time maximum people onsite (at any time) would be 200 people applicable to members, non-members, regular activities/programs, special events, rentals, etc. and would include approximately 15 people working onsite (e.g., caterers, employees, volunteers, etc.);
- 12 Special Events (Members/Non-Members) could occur 12 times/year, subject to the same any-given-time maximum of 200 people onsite, (which includes up to 15 employees or catering staff);

EXISTING CIRCULATION SYSTEM

Street Network

Figure 4.12-1 identifies the local network of highways, arterial roadways, and collector streets, which would serve the project. The following text briefly describes the major components of the study-area street network.

State Route 135, located east of the Project site, is a 4- to 6-lane freeway serving the Orcutt community. State Route 135 is the principal route between the Santa Maria - Orcutt area and Los Alamos, Vandenberg Village and Lompoc to the south. Primary access to State Route 135 is provided via the Clark Avenue interchange.

Clark Avenue located south of the Project is an arterial roadway that extends west from U.S. Highway 101 to its terminus at State Route 1. Between Stillwell Road and U.S. Highway 101, Clark Avenue provides two westbound travel lanes and one eastbound lane. West of Stillwell Road, Clark Avenue provides two travel lanes in both directions. Clark Avenue extends west of State Route 135 as 2-lane roadway to its terminus at State Route 1. Clark Avenue serves residential and commercial uses, in addition to a number of schools ~~to~~ in the study area.

Broadway Road - California Boulevard, located west of the Project site, is a 2-lane roadway that extends south from the Santa Maria area to its terminus at Rice Ranch Road. Broadway serves residential and commercial uses in the study-area.

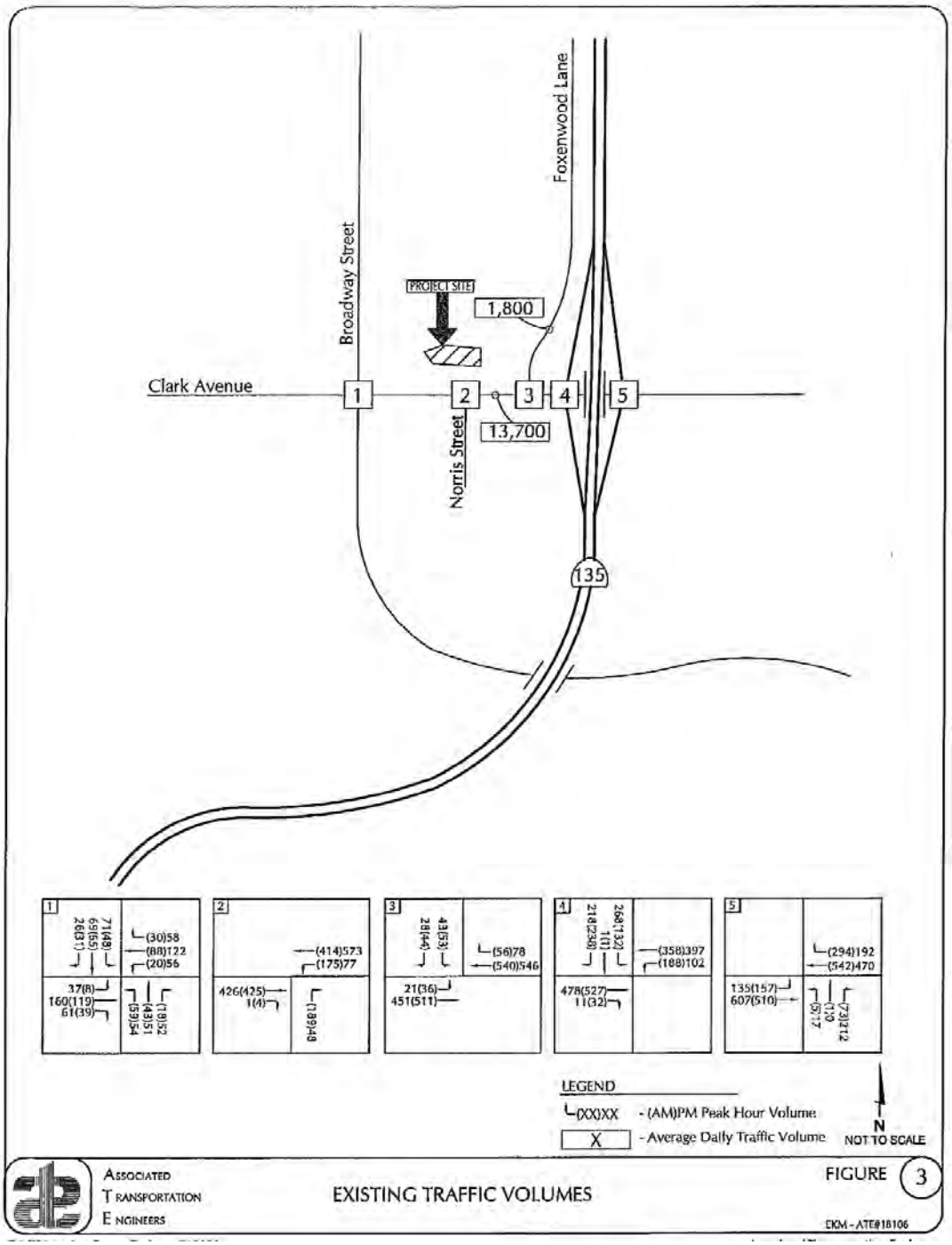
Foxenwood Lane, located east of the Project site, is a 2-lane local roadway that serves the residential neighborhoods located to the north of Clark Avenue. Foxenwood Lane extends north from Clark Avenue to Foster Road.

Norris Street, located west of the Project site, is a 2-lane local roadway that serves the residential neighborhood and schools located to the south of Clark Avenue. Norris Street extends south from Clark Avenue to Pinal Avenue and provides a primary route between Clark Avenue and schools to the south.

Existing Roadway Operations

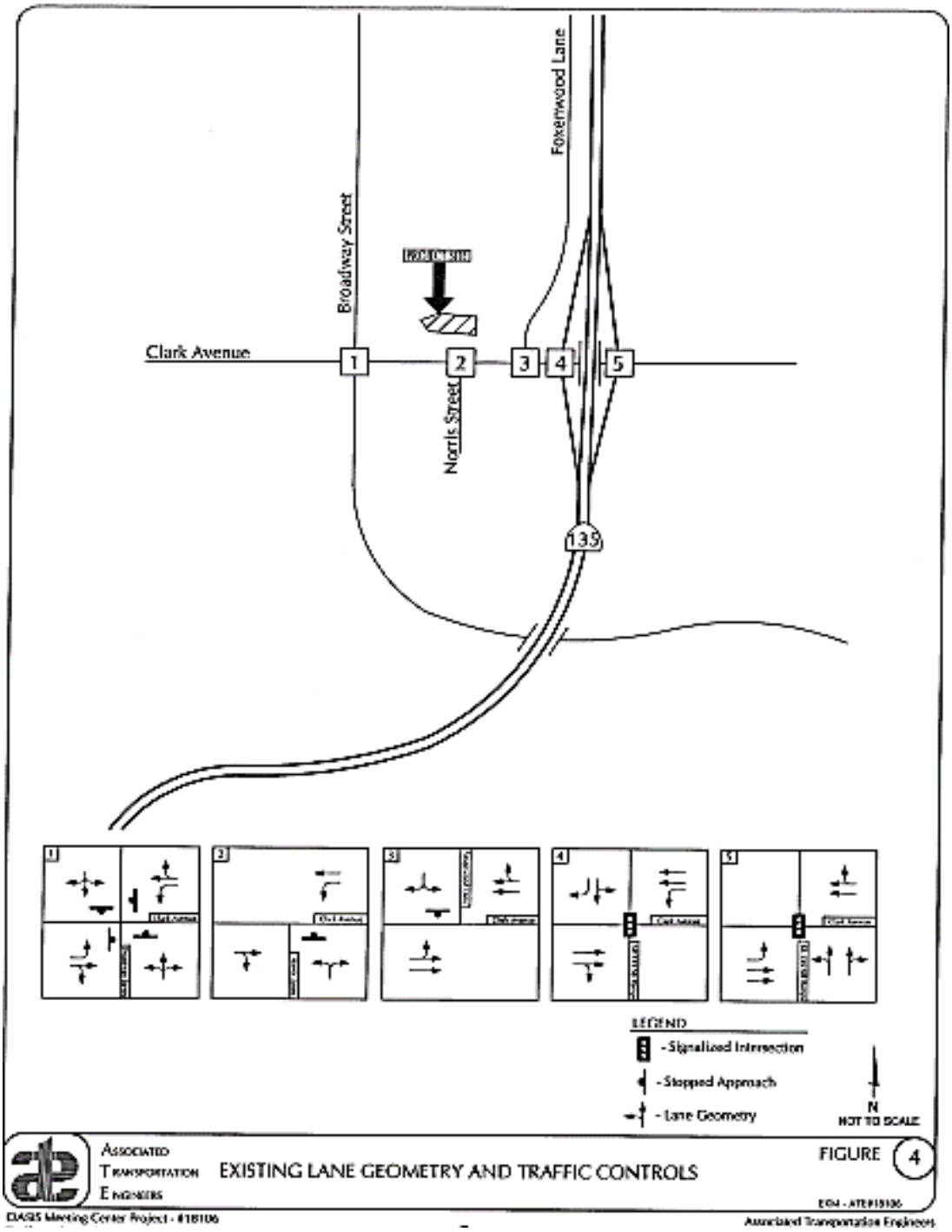
Existing average daily traffic (ADT) volumes for study-area roadways were obtained from counts conducted in November 2018 for this study (count data contained in ATE Study Technical Appendix). Figure 4.12-3 includes existing traffic volumes for study-area roadway segments.

Figure 4.12-3 Existing Traffic Volumes[1]



[1] Volumes based on intersection geometry at Foxenwood Lane/Clark Avenue at time of traffic study preparation.

Figure 4.12-4 Existing Lane Geometry and Traffic Controls[2]



[2] Figure based on Foxenwood Lane/Clark Avenue intersection lane geometry at time of traffic study preparation.

The operational characteristics of the study-area roadways were analyzed based on the County's engineering roadway design capacities (roadway capacities are summarized in the ATE Technical Appendix). Table 4.12-1 shows the acceptable capacity ratings and existing ADT volumes for the study-area roadways.

Table 4.12-1 Existing Roadway Operations[3]

Roadway Segment	Classification	# of Lanes	Capacity	ADT
Foxenwood Lane n/o Clark Avenue	Secondary	2 Lanes	9,100	1,800
Clark Avenue w/o State Route 135	Primary 2	2 Lanes	17,900	13,700

The data presented in Table 4.12-1 show that the study-area roadway segments currently carry traffic volumes within their acceptable capacity ratings.

Existing Intersection Operations

Traffic flow on street networks is generally most constrained at intersections, therefore detailed traffic flow analyses focus on the operating conditions of critical intersections during peak travel periods. "Levels of Service" (LOS) A through F are used to rate intersection operations, with LOS A indicating free flow operations and LOS F indicating congested operations (more complete definitions of levels of service are included in the Technical Appendix). The County's acceptable level of service standard for roadways and intersections within the Orcutt Planning Area is LOS C, except that LOS D is required to be maintained at all Clark Avenue roadway segments and intersections between Blosser Road on the west and Foxenwood Lane on the east. County Board of Supervisors Resolution 12-294 revised OCP Policy CIRC-O-3 to allow LOS D at the additional Clark Avenue roadway segments and intersections below:

- ***Policy CIRC-O-3****: The County shall maintain a minimum LOS (LOS) C or better on roadways and intersections within the Orcutt Planning Area, except that the minimum LOS shall be "D" for the following roadway segments and intersections:*

    - *Foster Road and Highway 135 intersection*
    - *Lakeview Road and Skyway Drive intersection*
    - *Stillwell Road and Lakeview Road intersection*
    - *All the Clark Avenue roadway segments and intersections between Blosser Road on the west and Foxenwood Lane on the east.*

Caltrans requires LOS C as the minimum acceptable operating standard. (Caltrans comment letter on Draft EIR, dated 10/21/19).

The traffic analysis focuses on operations during the A.M. and P.M. peak commute periods. The County's standard evaluation of intersection levels of service focuses on the 7:00 A.M. to 9:00 A.M. peak hour period and the 4:00 – 6:00 P.M. peak hour period (4 highest consecutive 15-minute intervals).

It should be noted that the peak period on a roadway can sometime occur outside the 7:00 A.M. to 9:00 A.M. and 4:00 to 6:00 P.M. commute periods. As identified in the traffic counts contained in the ATE Technical Appendix, the traffic volumes on Clark Avenue are highest between 2:00 P.M. and 4:00 P.M. Existing A.M. and P.M. peak hour traffic volumes were collected for this study

[3] Table based on roadway/intersection geometry at time of traffic study preparation.

in May 2018 and November 2018 (count data contained in Technical Appendix). Figure 4.12-3 presents the existing standard peak hour traffic volumes for the study-area intersections. Figure 4.12-4 illustrates the existing lane geometries and traffic controls for the study-area intersections.

Levels of service for the signalized intersections were calculated using the Intersection Capacity Utilization (ICU) methodology, which is the level of service method adopted by the County and the Santa Barbara County Association of Governments (SBCAG). This "critical movement analysis" models the traffic flows and attributes of signalized intersections (saturation flow rates, heavy vehicles, signal timing, etc.). Pursuant to the ICU method, levels of service were calculated and reported based on the volume-to-capacity (V/C) ratio. The V/C ratio, which is expressed as a percentage, is the proportion of an intersection's capacity used to accommodate the traffic demands. For example, if an intersection is operating at 80% of capacity (V/C = 0.80), then 20% of the capacity is not being used. County staff also requested that the Caltrans signalized intersection levels of service be calculated using the methodology outlined in the Highway Capacity Manual (HCM). This methodology determines levels of service based on estimated vehicles delays and is the methodology Caltrans requires to evaluate all Caltrans facilities. As identified above, the County allows for LOS D for Clark Avenue intersections between Blosser Road and Foxenwood Lane. Caltrans identifies LOS C as the minimum acceptable operating standard, although Caltrans is also transitioning from Level of Service (LOS) to Vehicle Miles Travelled (VTM) as a metric. (See Caltrans comment letter "C" in Section 9, *Draft EIR Public Comments Received and Responses*).

Levels of service for STOP-Sign controlled intersections were calculated using the methodology outlined in the Highway Capacity Manual (HCM). Each movement required to STOP or YIELD has a level of service rating and there is an overall level of service rating presented for the intersection. Pursuant to the HCM methods, levels of service were calculated and reported based on the average seconds of delay per vehicle for the stop and yield movements. The unsignalized levels of service assume the lane geometries at the intersections as well as —the HCM recommended inputs values for other attributes of the intersection (e.g. % heavy vehicles, peak hour factors flared approaches, etc.). The level of service determination represents the average delay for all the intersection approach legs (e.g., for the Clark Avenue/ Foxenwood Lane intersection, the three approaches are averaged, but left turn movements from southbound Foxenwood Lane to eastbound Clark Avenue exceeded the average delay for all intersection approaches).

Because traffic flow on urban arterials is most constrained at intersections, detailed traffic flow analyses focus on the operating conditions of critical intersections during peak commute travel periods.

"Levels of Service" (LOS) A through F are used to rate intersection operations, with LOS A indicating free flow operations and LOS F indicating congested operations (more complete definitions of levels of service are included in the Technical Appendix). The Orcutt Community Plan (Policy CIRC-O-3 and definition of "Acceptable Capacity") considers LOS D as the minimum acceptable operating standard for all Clark Avenue roadway segments and intersections between Blosser Road on the west and Foxenwood Lane on the east in the Orcutt area.

Table 4.12-2 Existing Intersection Operations[4]

Intersection	Control	A.M. Peak Hour		P.M. Peak Hour	
		V/C or Delay	LOS	V/C or Delay	LOS
Clark Avenue/Broadway	STOP-Sign	9.0 sec.	LOS A	10.4 sec.	LOS B
Clark Avenue/Norris Street	STOP-Sign	11.7 sec.	LOS B	9.7 sec.	LOS A
Clark Avenue/Foxenwood Lane	STOP-Sign	11.9 sec.	LOS B	11.2 sec.	LOS B
Caltrans S.R. 135 SB Ramps/Clark Ave ICU HCM	Signal	 0.54 16.40 sec.	 LOS A LOS B	 0.48 14.60 sec.	 LOS A LOS B
Caltrans S.R. 135 NB Ramps/Clark Ave ICU HCM	Signal	 0.48 23.90 sec.	 LOS A LOS C	 0.46 15.40 sec.	 LOS A LOS B

The data presented in Table 4.12-2 shows that the study-area intersections currently operate acceptably at LOS C or better with Existing traffic volumes during the A.M. and P.M. peak commute hours.

Collision Data

Stantec reviewed California Highway Patrol (CHP) accident data from the CHP for any pattern of accident patterns, including recurring collisions involving eastbound left-turns from Foxenwood Lane. The data indicated a total of six collisions occurred during the 2005 –mid 2015 (10-year) period, of which two collisions (broadside and rear end) could potentially be attributed to eastbound left-turns. Based on this information, Stantec found that the accident data did not indicate any recurring collision pattern involving eastbound left-turns. (Stantec Traffic Study 10/31/17)

ATE reviewed collision data recorded by the California Highway Patrol (CHP) for ~~the~~ Clark Avenue from Broadway to State Route 135. The collision data covers a period from 2016 to 2018. There were no reported collisions at the Clark Avenue/Foxenwood intersection during that time period. The CHP collision data is provided in the Technical Appendix. There were no collisions reported at the intersection.

In response to comments received on the Draft EIR, County Public Works reviewed more recent accident data for the Foxenwood Lane/Clark Avenue intersection (December 2014 to December 2019). One collision was reported for this time period. The accident occurred at 7:30 AM on March 3, 2015. The collision is described as a "Failure to yield at signed (controlled) intersection." The collision involved a vehicle turning left from southbound Foxenwood Lane and a vehicle traveling west on Clark Avenue. A follow-up report for December 1, 2019 through April 30, 2020 did not identify any collisions for Clark Avenue between Orcutt Road and Broadway. Public Works has concluded that collision data uphold Public Work's position that the intersection is not unsafe. Based on comments from the public, it could be argued that there are near misses or unreported collisions, but this would apply to most roads in the County. Therefore, based on standard practices and policies for State, Federal and local jurisdictions, this location does not generate a pattern of collisions that would need to be corrected. It is understood that delays for left turns from

[4] Table based on roadway/intersection geometry at time of traffic study preparation.

Foxenwood Lane are inconvenient and may alter the travel patterns of drivers. However, there is not data to show that this has created a substantial risk by drivers, resulting in a collision rate above the state average for a road of similar nature. (Will Robertson 12/20/19)

School Traffic

A review of the existing Clark Avenue and Foxenwood Lane roadway volume counts found that due to the traffic generated at the end of the school day by local schools, (Orcutt Junior High School, Orcutt Academy High School, the Orcutt Early Learning Center, Delta High School, Patterson Elementary School and a local Preschool), weekday traffic volumes on Clark Avenue are highest between 2:00 P.M. and 4:00 P.M. with the weekday peak hour traffic along Clark Avenue occurring between 3:00 P.M. and 4:00 P.M. This time is outside the typical 4:00 P.M. - 6:00 P.M. commuter traffic peak period. In addition to vehicular traffic the presence of several nearby schools results in the presence of school children walking and biking in the project area on their way to and from school. County Public Works evaluated intersection delays between 2:00 P.M. and 4:00 P.M. on May 28, 2019. The delays were observed at the intersection by Public Works are presented in Table 4.12-3. The Project will have programs during the peak traffic period. This includes the end of the hot lunch service, the most highly attended regular weekday program, which takes place between 11:00 A.M. and 2:00 P.M. When school traffic is present, vehicles traveling through the Clark Avenue/Foxenwood Lane intersection experience increased delays, which affect the operation of the intersection and would potentially affect the Project driveway on Foxenwood Lane.

Table 4.12-3 Clark Avenue/Foxenwood Lane – 2:00 to 4:00 P.M. Intersection Delay[5]

Intersection	Control	Time Period	Delay	LOS
Clark Avenue/Foxenwood Lane	STOP-Sign	2:00 P.M. – 3:00 P.M.	16.19 sec.	LOS C
Clark Avenue/Foxenwood Lane	STOP-Sign	3:00 P.M. – 4:00 P.M.	22.98 sec.	LOS C
Clark Avenue/Foxenwood Lane	STOP-Sign	2:00 P.M. – 4:00 P.M.	19.89 sec.	LOS C

As shown in Table 4.12-3, the Clark Avenue/Foxenwood Lane intersection currently operates at LOS C during the 2:00 – 4:00 P.M. peak hour period.

Transit, Pedestrian and Bicycle Facilities

Transit Service

Santa Maria Area Transit (SMAT) is the local transit provider for the City of Santa Maria and the Orcutt Community. The existing OASIS Center includes a covered bus stop on Soares Avenue (See Figure 7-5). The proposed OASIS site is served by the #5 and #6 fixed transit routes, which run along Clark Avenue in the study-area. The #5 and #6 transit routes operate weekdays and weekends. The closest bus stops are located between $^1/_3$ and $^1/_2$ mile from the project site:

- **Eastbound**: Clark Avenue at Dyer and Clark Avenue at Orcutt Road (near Jack in the Box);
- **Westbound**: Clark Avenue at Pacific Avenue and Clark Avenue at Orcutt Road (across the street from Jack in the Box)

[5] Table based on roadway/intersection geometry at time of traffic study preparation.

SMAT has requested "*a bus stop at Clark/Foxenwood Lane to allow access for senior community visiting the new senior center. The bus stop should include a bus cut out, a shelter (w/ solar lighting), and a trash receptacle.*" (A. O'Dell SMAT email 2/22/17).

OASIS proposes to promote the use of transit but is not proposing new bus stops to serve the project. While some OASIS members/volunteers/employees could take the bus, the distance and topography of the pedestrian route from the existing bus stops to the meeting center would restrict many members from utilizing the fixed route transit service. OASIS has indicated that many members would utilize the Santa Maria Organization of Transportation Helpers (SMOOTH) Senior Dial-A-Ride service, which provides seniors with individual door to door drop off and pick up transit service.

Pedestrian Facilities

Currently sidewalk exists along the south side of Clark Avenue from Broadway to the State Route 135 interchange. There is also an existing sidewalk on the north side of Clark Avenue. However, there is not a ~~are gaps in the~~ sidewalk on the north side of Clark Avenue from approximately Twitchell Street to State Route 135 and there~~.~~ ~~There~~ is no sidewalk along Foxenwood Lane from Clark Avenue to Wilson Street. The Project includes on-site ADA-accessible pedestrian facilities that would connect to Foxenwood Lane. If/when the LeBard commercial project is constructed, a sidewalk would be installed along that project's Clark Avenue frontage. The proposed OASIS access road includes a separated ADA-accessible pedestrian path immediately south and paralleling the proposed driveway. At OASIS' eastern property line, there is an option to cross the driveway (via presumed steps between the higher pedestrian path and the lower driveway elevation, see Figure 2-32, *Preliminary Grading Plan*) to continue on the multi-use Orcutt Creek Trail/Class I bikeway, which would be constructed generally along OASIS eastern and northern property lines. An additional spur of this trail may continue in a horseshoe shape to the east and reconnecting with the main trail/bikeway near OASIS' northeast corner. The Orcutt Creek Trail including a parallel paved bike path is described in the Orcutt Community Plan (OCP) and shown on the OCP Parks, Recreation and Trails Map (PRT Map Excerpt included as Figure 2-8). For more information regarding the proposed public easement for the Orcutt Creek Trail including bike path, please refer to section 4.11 (Recreation and Open Space), including Impacts Rec-2 and Rec-3 and related mitigation measures. The Project also includes an internal walking path within the OASIS property. (See Figure 2-17, *Cover Sheet C1.0 Overall Site Plan* and afore-mentioned Figure 2-32). As discussed above under "Transit Services," many OASIS members would be challenged by the distance and need to traverse the sloping pedestrian path between the bus stops on Clark Avenue (located $^1/_3$ and $^1/_2$ mile from the project site) and the OASIS building entrance. Walking to the site from area residences would involve greater distances than the closest bus stops. Therefore, pedestrian access to the site by OASIS members is expected to be minimal.

Bicycle Facilities

Clark Avenue, Broadway and Foxenwood Lane are identified as part of the Orcutt Community Plan Bikeway System. The Project would include on-site bicycle racks for employees and members that bike, and to encourage the use of alternative modes of transportation. The Project includes a Class II bikeway within the driveway from Foxenwood Lane to the OASIS eastern property line, at which point the bikeway would become part of the multi-use Orcutt Community Plan (OCP) Creek Trail/Class I Bikeway as identified on the OCP Bikeways Map (see Figure 2-8, OCP Bikeways Map Excerpt) and Parks, Recreation and Trails Map (See Figure 2-9 for OCP PRT Map Excerpt). ~~The trail/bikeway segment would generally follow the OASIS northern and~~

~~eastern property lines~~ (See Figure 4.12-2, Overall Site Plan for proposed trail/bikeway routes). For more information regarding the proposed public easement for the Orcutt Creek Trail including bike path, please refer to section 4.11 (Recreation and Open Space), including Impacts Rec-2 and Rec-3 and related mitigation measures.

Planned Roadway Improvements

The Orcutt Transportation Improvement Plan (OTIP) identifies long-term public improvements to roadways and alternative transportation facilities targeted to provide for acceptable levels of service on roadways and intersections within the Orcutt Planning Area. The Orcutt Transportation Improvement Plan (OTIP) requires fees for transportation impacts caused by new development in the Orcutt Planning Area. These fees may be used for roads, pedestrian facilities, transit, and bicycle facilities.

4.12.2~~3~~ PREVIOUS ENVIRONMENTAL REVIEW

Orcutt Community Plan EIR

The Orcutt Community Plan (OCP) Environmental Impact Report (EIR) examined the transportation and circulation setting of the OCP area and the potential traffic impacts resulting from development of the region.

The Orcutt Community Plan EIR identified significant unavoidable impacts (Class I) associated with turning movement conflicts and safety hazards at Clark Ave./SR 135 and Clark Ave./Foxenwood Lane, which are identified below. An excerpt of the "*Findings and Statement of Overriding Considerations for the Orcutt Community Plan (July 1997)"* is included in Appendix C and the full findings document is available as a link on the OASIS project webpage https://www.countyofsb.org/plndev/projects/oasiscenter.sbc or by contacting the project planner (Natasha Campbell, ncampbell@co.santa-barbara.ca.us, 805-570-4871, 805-934-6250).

- ***Impact CIRC-13: Clark Ave./Foxenwood Lane congestion-turning movements:*** *Residential and commercial development in west Orcutt and Old Town Orcutt, including approximately 29,000 sq. ft. of commercial development on Key Site 18, would create potentially significant impacts to the Clark Ave./Foxenwood Lane intersection through turning movement conflicts created by an increase of 4,300 ADT on Clark Ave, w/o Foxenwood Lane. Impacts would include traffic delays and potentially significant safety hazards for left turn movements from Foxenwood Lane onto Clark Avenue, as well as ingress/egress turning movement conflicts associated with access to the proposed commercial development on Key Site 18.*

- ***Impact CIRC-15****:* ***Significant overall increases in traffic volumes/delays:*** *Significant overall increases in traffic volumes/delays: Buildout of the Community Plan would result in a 230% increase in peak hour traffic in the community. Even with this overall increase, congestion will generally remain within the county's adopted standards of LOS "C" for roads and intersections. However, the average motorist would experience increased congestion due to both delays in implementing pending major facility improvements, and an overall increase in traffic congestion in the community. Delays will increase significantly at almost all of the 20 major intersections listed in Table 5.9-11, as well as at many side streets. With buildout of this Community Plan, typical levels of traffic congestion in Orcutt*

will have made the transition from a semi-rural free flow on often lightly traveled and controlled streets to more urban, although acceptable, levels of congestion found in communities such as Santa Maria and Goleta. Although not exceeding any County adopted thresholds, this impact was considered unavoidable and significant in the OCP EIR "...since it will cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (CEQA Guidelines Appendix G(l))."

- ***Impact CIRC-26****: Clark Avenue/Foxenwood Lane congestion-turning movements: Residential and commercial development in west Orcutt and Old Town Orcutt, including approximately 29,000 square-feet of commercial on Key Site 18, would create potentially significant impacts to the Clark Avenue/Foxenwood Lane intersection through turning movement conflicts created by an increase of 10,800 ADT on Clark Avenue w/o Foxenwood Lane. Impacts would include traffic delays and potentially significant safety hazards for left turn movements from Foxenwood Lane onto Clark Avenue, as well as ingress/egress turning movement conflicts associate with access to the proposed commercial development on Key Site 18.*

- ***Impact KS18-CIRC-1 Turning Movement Safety Hazards:*** *Project[6] buildout would generate approximately 848 average daily trips (ADT) and 78 peak hour trips. Approximately 762 ADT would result from commercial development along Clark Avenue with the remainder (86 ADT) generated by residential development in the north east corner of the site. Trips added to Clark Avenue could create a substantial increase in turning movement conflicts near the Clark Avenue/Foxenwood Lane intersection due to its proximately top potential access points for parking area along the northern side of Clark Avenue and the Clark Avenue/State Route 135 intersection Drivers slowing to make left-turns from eastbound Clark Avenue into commercial areas and onto Foxenwood Lane would adversely affect traffic flow on Clark Avenue This is considered a potentially significant impact.*

The EIR identified 26 mitigation measures to reduce traffic impacts. Twenty-five of the OCP EIR mitigation measures were incorporated into the OCP and the remaining measure was determined to be covered by the standard review practices and procedures of the County Fire Department.

OCP EIR Mitigation CIRC-7 included re-alignment of Foxenwood Lane to align with Norris Avenue to the west and/or construction of a landscaped center median on Clark Avenue (between Foxenwood Lane and Norris Street), to alleviate existing and future turning movement conflicts on Clark Avenue. Realignment of Foxenwood Lane was considered as an alternative in the OCP EIR, but was rejected at the time of OCP adoption, in part, because it would result in greater impacts to biology, geology and flooding. The remaining requirement in CIRC-7 for a landscaped median is included in DevStd KS18-6.

[6] "Project" is KS18 development under the OCP. The OCP traffic analysis did not assign traffic to the portions of KS18 designated as open space, including the OASIS property.

The OCP EIR mitigation measures were incorporated into the OCP as follows:

Policy CIRC-O-1: The County shall adopt and implement an Orcutt Transportation Improvement Plan (OTIP) which includes long-term improvements to roadways and alternative transportation facilities targeted to provide for acceptable levels of service on roadways and intersections within the planning area. ….

Action CIRC-O-1.1: *Future circulation improvements may include construction of missing street segments, roadway widening, intersection improvements, completion of the Union Valley Parkway, transit, and alternative modes of transportation (e.g., bikeways and pedestrian paths).*

Action CIRC-O-1.2: *The OTIP shall be updated …and presented to the Board … (approximately every 2-3 years). At such time, the Transportation Impact Fee shall be re-evaluated and modified as necessary to account for changes to the OTIP.*

Action CIRC-O-1.3: *The County Public Works Department shall submit current traffic count and intersection level of service data … with each OTIP update.*

****Action CIRC-O-1.4:*** *The following roadway and intersection improvements shall be incorporated in the OTIP:*

10-YEAR SCENARIO (1996 - 2006)

Roadways

…

Intersections

…

Additional intersections which may meet traffic signal warrants include:

- *Clark Avenue/Sites 1 & 2 access road;*
- *Clark Avenue/Foxenwood Lane (without Foxenwood Lane re-alignment);*
- *Clark Avenue/Norris Street (with Foxenwood Lane re-alignment).*

FULL BUILDOUT (THROUGH 2016)

Roadways

…

Intersections

The following traffic signals would be warranted at full-buildout:

- *Clark Avenue/California Boulevard;*

…

Additional intersections which may meet traffic signal warrants at full buildout include:

…

- *Clark Avenue/Gray Street*

Policy CIRC-O-2: The County shall strive to provide an efficient and safe circulation system to accommodate future growth in Orcutt.

Action CIRC-O-2.1: *The County should acquire right-of-way for 4-lanes along Union Valley Parkway between Blosser Road and Highway 1. ….*

Action CIRC-O-2.2: *The County shall adopt the new Circulation Element map, roadway classifications and designations, and roadway and intersection consistency standards as depicted in the Orcutt Community Plan. Circulation Element map changes include:*

- *add an extension of E Street between UVP and the City of Santa Maria;*
- *add an extension of Stillwell Road to Bradley Road;*
- *add an extension of Hummel Drive;*

Policy CIRC-O-3: *The County shall maintain a minimum Level of Service (LOS) C or better on roadways and intersections within the Orcutt Planning Area, except that Minimum Level of Service for the Foster Road/Hwy 135 and Lakeview/Skyway Dr. intersections shall be mid-range LOS D (0.85 V/C).*

**** The 2012 OCP Update revised Policy CIRC-O-3 to include another exception to LOS D for: "All the Clark Avenue roadway segments and intersections between Blosser Road on the west and Foxenwood Lane on the east."***

Action CIRC-O-3.1: *Public Works Department shall regularly monitor the operating conditions of designated roadways and intersections in Orcutt. If traffic on any roadway or intersection is found to exceed the acceptable capacity level defined by this Plan, the County should reevaluate, and if necessary, amend the Community Plan in order to reestablish the balance between allowable land uses and acceptable roadway and intersection operation. This reevaluation should include, but not be limited to:*

- *redesignating roadways and/or intersections to a different classification;*
- *reconsidering land uses to alter traffic generation rates, circulation patterns, etc.; and*
- *changes to the Orcutt Transportation Improvement Plan including reevaluation of alternative modes of transportation.*

Action CIRC-O-3.2: *The County, … should pursue a cost sharing agreement with the City of Santa Maria and Santa Maria Public Airport for roadway improvements …*

Policy CIRC-O-4: *A determination of project consistency with the standards and policies of the Orcutt Community Plan Circulation Section shall constitute a determination of consistency with LUDP#4 with regard to roadway and intersection capacity.*

Policy CIRC-O-5: *Planning and construction of regional-serving transportation facilities in … should be shared by the City, the County, and the State (Caltrans). ….*

Action CIRC-O-5.1: *County … should work with Caltrans on the planning associated with widening the U.S. 101/Santa Maria River Bridge ….*

Action CIRC-O-5.2: *The County … should coordinate with Caltrans, the Association of Governments, and the City of Santa Maria to discuss long-term operation of Highway 135 and potential modifications to the existing freeway agreement between the County and Caltrans.*

Policy CIRC-O-6: *The County shall encourage development of all feasible forms of alternative transportation in the Orcutt/Santa Maria area.*

Action CIRC-O-6.1: *The County shall work with SMAT and the City of Santa Maria to improve transit services between the two communities and shall participate in any planning efforts by City of Santa Maria to establish a light rail system and/or multi-modal transit center.*

Action CIRC-O-6.2: *The County shall coordinate with Caltrans to incorporate park-and-ride facilities (including bike lockers, transit stops and benches) ...*

Action CIRC-O-6.3: *The County shall consider revising the existing Transportation Impact fee to allow an increased level of funds to be allocated for: 1) implementation of pedestrian, bike path, and transit improvements; 2) new and expanded park-and-ride facilities …; and 3) capital purchases for long distance commuter program such as the Clean Air Express.*

Action CIRC-O-6.4: *The County shall adopt the new Bikeways map as displayed in Figure III.G.2 of the Community Plan.*

Policy CIRC-O-7: *The County shall encourage Caltrans to accommodate planned bicycle facilities in the design and construction of new highway overpasses ….*

Policy CIRC-O-8: ***The County shall ensure that the circulation system maintains the quality of life within residential neighborhoods … to the greatest extent feasible.***

Action CIRC-O-8.1: *The Public Works Department shall review and respond to … locations for possible width reduction and/or vacation of existing road right-of-way where future traffic volumes would not require the current right-of-way…*

Action CIRC-O-8.2: *Public Works shall minimize all new public roadway widths south of Clark Avenue where feasible to minimize construction and maintenance costs and environmental impacts.*

Program CIRC-O-8.3: *The County Public Works Department shall develop a comprehensive neighborhood traffic management program to address problems related to increased vehicular traffic and/or vehicular speeds in residential areas. Improvements identified through this program shall be funded through collection of traffic mitigation fees in the OPA....*

The integrated program should involve a multi-faceted approach, utilizing a system of thresholds or criteria to evaluate the need for traffic calming …. Traffic calming techniques may include:

- *Utilization of "roundabouts" at local intersections.*
- *Implementation of "speed humps" to control speeds and reduce volumes.*
- *Street design strategies including landscaping and roadway narrowing.*
- *Implementation of angled slow points or chicanes.*

Policy CIRC-O-9: *Development shall be sited and designed to provide maximum access to non-motor vehicle forms of transportation, including well designed walkways, paths and trails between residential development and adjacent and nearby commercial uses and employment ...*

Policy CIRC-O-10: *Developers should be encouraged to pursue innovative measures to fully mitigate the transportation impacts associated with their projects.*

Action CIRC-O-10.1: *The County … should work with members of the development community and interested agencies to identify incentives which encourage the use of innovative measures to reduce project related traffic impacts, not limited to, reduction in fees, tax incentives and design flexibility.*

DevStd CIRC-O-10.2: *If an Assessment District is formed to fund and maintain internal subdivision roads,… applicants in the Planning Area must agree to either develop and maintain internal subdivision roads through the Assessment District, or…demonstrate that a Homeowners Association will…generate adequate revenues to provide long term maintenance….*

Policy AQ-O-1: *The County shall encourage land use planning and development design which reduces air pollution through development of transportation infrastructure supportive of alternative modes of transportation and pedestrian oriented developments.*

Prog. AQ-O-1.1: *The County should develop a vehicle trip reduction incentive program for projects incorporating measures proven to reduce employee commute trips or customer trips. Incentives could include reduced permit fees, expedited permit processing, and/or on-site parking requirement reductions.*

Prog. AQ-O-1.2: *The County should develop a program (i.e., enterprise zone, redevelopment, incentive programs, etc.) which promotes and supports Old Town Orcutt as the primary pedestrian-oriented, commercial center in the community.*

Action AQ-O-1.3: *The County should encourage mixed use developments that provide commercial services such as day care centers, restaurants, banks, and stores near employment centers.*

Action AQ-O-1.4: *In its long range land use planning efforts, the County shall provide access to retail, commercial, recreational, and educational facilities via transit lines, bikeways, and pedestrian trails.*

Action AQ-O-1.5: *The County shall apply land use and zoning designations which encourage the use of alternative transportation and less commuting, including development of mixed use neighborhoods, increased residential densities ...*

Policy LUR-O-6: *In order to provide community cohesiveness, new neighborhoods should be designed to provide circulation, pedestrian, bicycle and public transportation linkage to existing neighborhoods, schools, parks, and commercial areas.*

Policy LUR-O-8: *The Community Plan shall provide a mix of residential, commercial and industrial uses while maintaining neighborhood integrity where feasible.*

Action PP-O-1.3: *The County Public Works Department should work with the CHP to address speeding issues on problem streets (e.g. California Blvd.).*

Action PRT-O-1.6: *The County shall update the existing PRT-6 map to include those parks and trails as identified on the Orcutt Trails and Recreational Facilities Map.*

Action PRT-O-1.7: *The County should adopt and implement the Bikeways Plan as a means of offsetting the increased demand for commuting and recreational opportunities associated with buildout of the OCP.*

Policy PRT-O-4: *The County Park Department and other agencies or groups pursuing implementation of the trail system shall use the Orcutt Multiple Use Trails Plan and its Trail Siting and Design Guidelines to guide future trail development and implementation.*

Prog PRT-O-4.1: *… implement the Orcutt Multiple Use Trails Plan, including the Trail Siting Guidelines as outlined within the Orcutt Multiple Use Trails Plan by requiring, to the maximum extent feasible, development projects to dedicate, and where appropriate, construct designated trails. The County shall also pursue other methods to acquire and construct the trail system, including the use of grants and community volunteers.*

DevStd PRT-O-4.2: *Development shall comply with the Trail Siting Guidelines as set forth in the Orcutt Multiple Use Trails Plan.*

DevStd PRT-O-4.4: *Trails should cross primary, and where appropriate secondary, roadways at controlled intersections. Trails located within an urban area may be included within the sidewalk system where appropriate.*

DevStd KS1-4: *Primary access to the site from Clark Avenue shall be from one signalized intersection located at the "preferred access point" shown on Figure KS1-2. …*

DevStd KS2-4: *Primary access to the site from Clark Avenue shall be from one signalized intersection located at the "preferred access point" ....*

DevStd KS3-7: *Primary access to the site shall be from the frontage road along U.S. 101…*

DevStd KS3-8: *The developer shall construct access road improvements …*

DevStd KS18-6: *The developer of commercial uses shall construct a raised center median and planter on Clark Avenue between Foxenwood Lane and Dyer Street which includes left-hand tum pockets serving commercial development along Clark Avenue, Foxenwood Lane, Norris Street, and Twitchell Street. The entire length of the center median shall be landscaped with drought to1erdl1t street trees, shrubs, groundcover and decorative flatwork acceptable to County Public Works and P&D or shall be consistent with the standard established by the landscape/median maintenance district. Trees shall be of sufficient height at maturity and spacing to provide a partial canopy over Clark Avenue. The developer shall be responsible through a bond for maintaining the new landscaping for a period of 3 years or until such time as the County determines it is "established" or adopts a landscape maintenance district, whichever occurs first.*

The above measures incorporated into the OCP serve to reduce traffic impacts resulting from buildout under the OCP. In addition, other areas of the OCP were also found to help improve the areas' overall traffic and circulation, including: DevStd PRT-O-4.4 and Action PP-O-1.3 (traffic safety), Policy AQ-1, Programs AQ-O-1.1 and AQ-O-1.2, and Actions AQ-O-1.3 through -1.5 (vehicle trip reduction), and Policy LUR-O-6 (overall circulation system functionality).

Significant turning movement conflicts and traffic safety hazards at the Clark Avenue/Highway 135 and Clark Ave./Foxenwood Lane intersections were determined to be partially mitigated by the above measures and particularly by site-specific OCP DevStd KS18-6. However, residual traffic impacts at the Clark Avenue/Foxenwood Lane intersection were determined to be significant and unavoidable.

The OCP EIR alternative that included realigning Foxenwood Lane to the west was rejected due to its greater impacts to biology, geology and flooding, air quality, traffic, and solid waste while involving significantly greater public infrastructure costs, all disproportionate to offsetting community benefits.

4.12.3 IMPACT ANALYSIS

The project's physical impacts on the environment would result from the proposed construction and long-term use of the OASIS property. Some of the activities that would occur at the proposed facility are already occurring at the existing facility in Old Town and utilize the area road network. However, the existing facilities on Soares Avenue are expected to be backfilled with other uses (e.g., office, other non-profit, etc.) that will also generate traffic. In addition, the proposed OASIS facility includes improved facilities, and would accommodate greater numbers of people onsite with a substantial increase in structural square footage and parking, for both OASIS activities and when used by other groups as a rental venue. Also refer to discussion in section 4.0 (*Environmental Impact Analysis*) regarding the companion project applications and Section 6.1 (*Growth Inducing Impacts*) regarding increased development potential related to the General Plan Amendments, and Government Code consistency requests.

METHODOLOGY AND SIGNIFICANCE THRESHOLDS

THRESHOLDS OF SIGNIFICANCE

Appendix G of the CEQA guidelines considers a project to have a significant impact on transportation and/or circulation if the project would:

- Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities;
- Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b);
- Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment); and/or
- Result in inadequate emergency access.

CEQA Guidelines Section 15064.3(b) provides guidance for determining the significance of transportation impacts. However, as stated therein, lead agencies may elect to be governed by the provisions of Section 15064.3(b) immediately but are not mandated to do so until July 1, 2020.

For the purposes of this analysis, the County's thresholds of significance for traffic impacts, contained in the County of Santa Barbara Environmental Thresholds and Guidelines Manual (March 2018), were used to determine if the project would result in potential traffic impacts. The applicable standards from the OCP were applied to evaluate the project's consistency with County policies for roadway segments. The applicable traffic thresholds and standards are outlined below.

Based on the Santa Barbara County Environmental Thresholds **and Guidelines Manual, traffic impacts would be considered significant if:**

A. The project will result in a significant impact on transportation and circulation if proposed project traffic increases the volume-to-capacity (V/C) ratio at local intersections by the values provided in the following table:

Significant Changes in Levels of Service

Intersection Level of Service (Including Project)	Increase in V/C or Trips Greater Than
LOS A	**0.20**
LOS B	**0.15**
LOS C	**0.10**
LOS D	**15 Trips**
LOS E	**10 Trips**
LOS F	**5 Trips**

B. The project's access to a major road or arterial road would require access that would create an unsafe situation, a new traffic signal, or major revisions to an existing traffic signal.

C. The project would add traffic to a roadway that has design features (e.g., narrow width, road-side ditches, sharp curves, poor sight distance, inadequate pavement structure) that would become a potential safety problem with the addition of project traffic.

D. Project traffic would utilize a substantial portion of an intersection's capacity where the intersection is currently operating at acceptable levels of service, but with cumulative traffic would degrade to or approach LOS D (V/C 0.80) or lower. Substantial is defined as a minimum change of 0.03 for an intersection which would operate from 0.80 to 0.85, a change of 0.02 for an intersection which would operate from 0.86 to 0.90 and a change of 0.01 for an intersection which would operate greater than 0.90 (LOS E or worse).

Caltrans

Caltrans requires LOS C as the minimum acceptable operating standard. (Caltrans comment letter on Draft EIR, dated 10/21/19).

PROJECT-SPECIFIC ANALYSIS IMPACTS

Impact TC-1 (Roadways Project Specific): The project would add new trips to the study area roadways. All roadways would continue to operate at acceptable capacity with implementation of the project improvements. However, if ~~If~~ project improvements are not implemented as proposed and/or adequate traffic control is not adhered to during project construction activities, the project would result in potentially significant project-specific traffic impacts to area roadways (Class II).

Impact TC-2 (Intersections Project Specific): The project would add new trips to the study area roadways and intersections. The project would not result in ~~traffic that increases the volume-to-capacity (V/C) ratio at~~ significant impacts to local intersections, assuming construction of roadway improvements proposed as part of the project description. ~~The project would add new trips to the study area roadways and intersections.All roadways and intersections would continue to operate at acceptable levels of service with implementation of the project, subject to approval of final roadway improvement plans. Therefore, the project would result in less than significant project-specific traffic impacts~~ However, the project would result in potentially significant project specific impacts to local intersections if project road improvements are not implemented as proposed. (Class II).

Trip generation estimates were calculated for the project using rates presented in the Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition.[7] The following text reviews the land use assumptions for the proposed project.

Recreational Community Center. The ITE rates for Recreational Community Center (Land-Use #495) were used to forecast traffic for the proposed OASIS Meeting Center. This ITE Land Use Code was determined to be the best predictor of project generated traffic by Santa Barbara County Public Works-Transportation Division, Stantec (project traffic consultant) and ATE (County-contracted traffic consultant). Table 4 presents the average daily, A.M. and P.M. peak hour trip generation estimates for the proposed Project.

Table 12.8-4 Project Trip Generation Estimates

ITE Land Use Code 495	Size	ADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips(In/Out)	Rate	Trips(In/Out)
Recreational Community Center	15,333 SF	28.82	442	1.76	27(18/9)	2.31	35 (16/19)

The data presented in Table 12.8-4 show that the new OASIS Meeting Center is forecast to generate a total of 442 average daily trips with 27 trips occurring during the A.M. and 35 trips occurring during the P.M. peak hour periods. Operational data provided by the applicant indicated that the peak trip generation for the OASIS Meeting Center ~~would~~ occurs during the weekday lunch service. ~~when an~~ Further OASIS estimates 133 members would be served at the new facility over a 3-hour period (11:00 A.M. to 2:00 P.M.). In addition, the Project includes an any-given-time maximum attendance of 200 (applicable to OASIS and non-OASIS activities on-site). As stated, the 200-person maximum could occur at any time. Using a conservative vehicle

[7] Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017, the most current edition at the time of traffic study preparation.

occupancy ratio of 1.5 persons per vehicle would equate to 87 peak trips during the 3-hour lunch service period (assuming 100 attendees) and approximately 300 trips within the start and end time for an activity involving the maximum 200 attendees (e.g. weekday morning Senior health screening, community group fundraiser dinner, weekend afternoon weddings, special meal, etc.).

Project Trip Distribution[8]

The trips generated by the proposed OASIS Meeting Center were distributed to the study-area street network based on the percentages shown in Table 4.12-5. The distribution model used for assigning primary trips was developed based on existing traffic patterns in the study-area, data contained in previous traffic studies, and general knowledge of the population centers in the Orcutt area. The distribution model used to assign pass-by trips was developed based on the existing traffic flows on Clark Avenue adjacent to the Project. Figure 4.12-5 presents the trip distribution pattern and the assignment of project-added traffic.

Table 4.12-5 Project Trip Distribution[9]

Trip Distribution and Assignment		
Route	**Origin/Destination**	**Percentage**
State Route 135	**North** **South**	**5%** **10%**
Clark Avenue	**East** **West**	**35%** **10%**
Broadway	**North** **South**	**10%** **5%**
Local	**South of Clark Ave**	**20%**
Local Traffic	**-**	**5%**
Total:		**100%**

Existing+Project Roadway Operations

Existing+Project roadway volumes are shown on Figure 4.12-6. Table 6 compares the Existing and Existing+Project roadway operations and identifies project-specific impacts based on the County's roadway capacity standards.

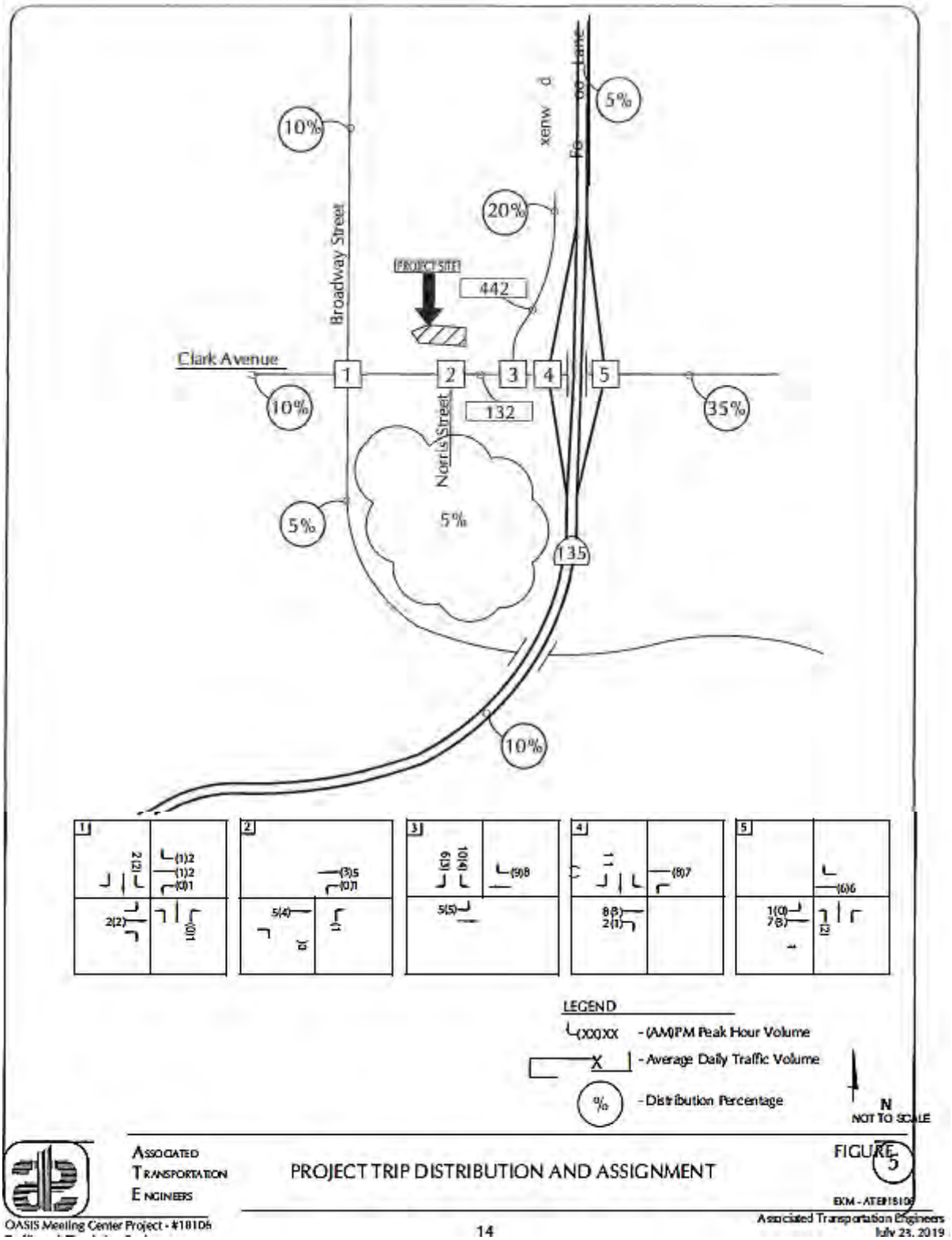
Table 4.12-6 Existing+Project Roadway Operations[10]

Roadway Segment	Average Daily Trips				Project Impact?
	Acceptable Capacity	Existing	Project Added	Existing + Project	
Foxenwood Lane n/o Clark Ave	**9,100**	**1,800**	**+442**	**2,242**	**No**
Clark Ave w/o State Route 135	**17,900**	**13,700**	**+132**	**13,873**	**No**

As shown in Table 4.12-6, the study-area roadways are forecast to carry volumes within their Acceptable Capacity ratings under Existing+Project conditions. The project would not significantly impact the study-area roadway segments based on County thresholds.

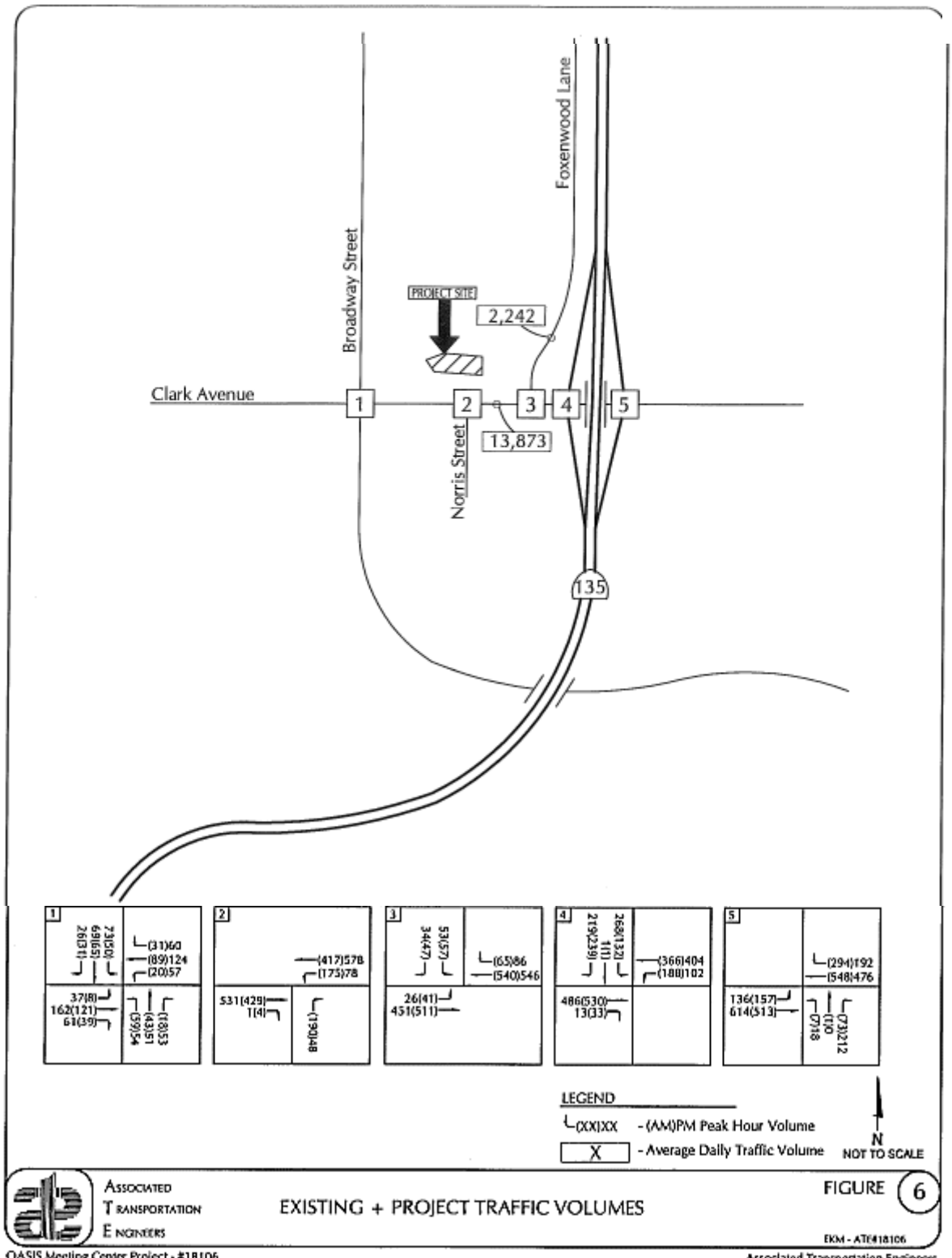
[8] Trip distribution is based on the roadway/intersection geometry in effect at time of traffic study preparation.
[9] Table is based on the roadway/intersection geometry in effect at time of traffic study preparation.
[10] Table is based on the roadway/intersection geometry in effect at time of traffic study preparation.

Figure 4.12-5 Trip Distribution and Assignment[11]



[11] Figure based on roadway/intersection geometry in effect at time of traffic study preparation.

Figure 4.12-6 Existing + Project Levels of Service[12]



[12]Figure based on roadway/intersection geometry in effect at time of traffic study preparation.

Existing + Project Intersection Operations

Existing+Project levels of service were calculated for the study-area intersections assuming the traffic volumes presented on Figure 4.12-6. Tables 7 and 8 compare the Existing and Existing + Project peak hour levels of service and identify project-specific impacts based on County thresholds. As noted earlier, the County approved methodology for determining the overall intersection operation is based on averaging the vehicle delays for all intersection approach legs.

Table 4.12-7 Existing + Project Intersection Operations – A.M. Peak Hour[13]

Intersection	V/C Ratio/LOS		Project-Added		Project Impact?
	Existing	Existing+ Project	Trips	V/C	
Clark Ave/Broadway	9.0 sec./LOS A	9.0 sec./LOS A	6	0.0 sec.	No
Clark Ave/Norris Ave	11.7 sec./LOS B	11.7 sec./LOS B	8	0.0 sec.	No
Clark Ave/Foxenwood Lane	11.9 sec./LOS B	12.4 sec./LOS B	21	0.5 sec.	No
S.R. 135 SB Ramps/Clark Ave ICU HCM	 0.54/LOS A 16.4 sec./LOS B	 0.54/LOS A 16.3 sec./LOS B	13	0.00 0.0 sec.	No
S.R. 135 NB Ramps/Clark Ave ICU HCM	 0.48/LOS A 23.9 sec./LOS C	 0.49/LOS A 24.3 sec./LOS C	11	0.01 0.4 sec.	No

Table 4.12- 8 Existing+Project Intersection Operations – P.M. Peak Hour[14]

Intersection	V/C Ratio/LOS		Project-Added		Project Impact?
	Existing	Existing+Project	Trips	V/C	
Clark Ave/Broadway	10.4 sec./LOS B	10.4sec./LOS B	10	0.0 sec.	No
Clark Ave/Norris Ave	9.7 sec./LOS A	10.4 sec./LOS B	11	0.7 sec.	No
Clark Ave/Foxenwood Lane	11.2 sec./LOS B	11.9 sec./LOS B	29	0.7 sec.	No
S.R. 135 SB Ramps/Clark Ave ICU HCM	0.48/LOS A 14.6 sec./LOS B	0.49/LOS A 14.6 sec./LOS B	18	0.01 0.0 sec.	No
S.R. 135 NB Ramps/Clark Ave ICU HCM	0.46/LOS A 15.4 sec./LOS B	0.47/LOS A 15.4 sec./LOS B	15	0.01 0.0 sec.	No

The data presented in Tables 4.12-7 and 4.12-8 show that the study-area intersections would continue to operate at LOS C or better during the A.M. and P.M. peak commute periods with Existing+Project traffic volumes, which meets the County's LOS D standard in the Orcutt

[13] Table based on roadway/intersection geometry in effect at time of traffic study preparation.

[14] Table based on roadway/intersection geometry in effect at time of traffic study.

Community Plan. The Project would not significantly impact the study-area intersections based on the County's project-specific impact thresholds.

CUMULATIVE IMPACTS

Impact TC-3: (Roadways Cumulative): The project would contribute new vehicle trips to cumulative roadway conditions in the study area (based on cumulative projects list in Section 3.0). ~~All roadways would continue to operate at acceptable levels of service with implementation of the project, subject to project improvements being implemented as proposed.~~ The project would not result in significant cumulative roadway impacts, assuming implementation of project improvements. However, if project improvements are not implemented, t~~T~~he project would result in potentially significant cumulative roadway impacts (Class II).

Impact TC-4: (Intersections Cumulative, based on EIR Section 3.0 Cumulative Projects List) The Clark Avenue/ Foxenwood Lane intersection would operate at LOS F with or without Project generated traffic, but the Project's traffic additions to this intersection would exceed the County's threshold of significance (project increase in V/C ratio under cumulative LOS); thus, the Project would result in a significant, but mitigable cumulative impact at this intersection. ~~The project would contribute new vehicle trips to cumulative conditions that would result in an unacceptable level of service at the Foxenwood Lane/Clark Avenue Intersection. This cumulative impact would be mitigated to less than significant levels~~ (Class II).

Cumulative (Existing + Approved/Pending Project) Traffic Volume Forecasts

Cumulative traffic volumes were forecast for the study-area roadways and intersections assuming development of the approved and pending projects located within the Orcutt area of Santa Barbara County. The list of approved and pending projects used for the cumulative analysis is contained in Section 3.0 Environmental Setting and in the ATE Study Technical Appendix.

Trip generation estimates were developed for the cumulative projects using the rates presented in the ITE, Trip Generation, 10th Edition (Cumulative trip generation calculation worksheet contained in the Technical Appendix for reference). The traffic generated by the approved and pending projects was added to the existing volumes in order to develop the cumulative traffic volume forecasts. Figure 4.12-7 presents the Cumulative traffic volumes for the study-area roadways and intersections.

Cumulative (Existing+ Approved/Pending Projects) +Project Roadway Operations

Cumulative+Project roadway volumes are shown on Figure 4.12-8. Table 4.12-9 compares the Cumulative and Cumulative+Project roadway volumes and identifies cumulative impacts based on the County's roadway capacity standards.

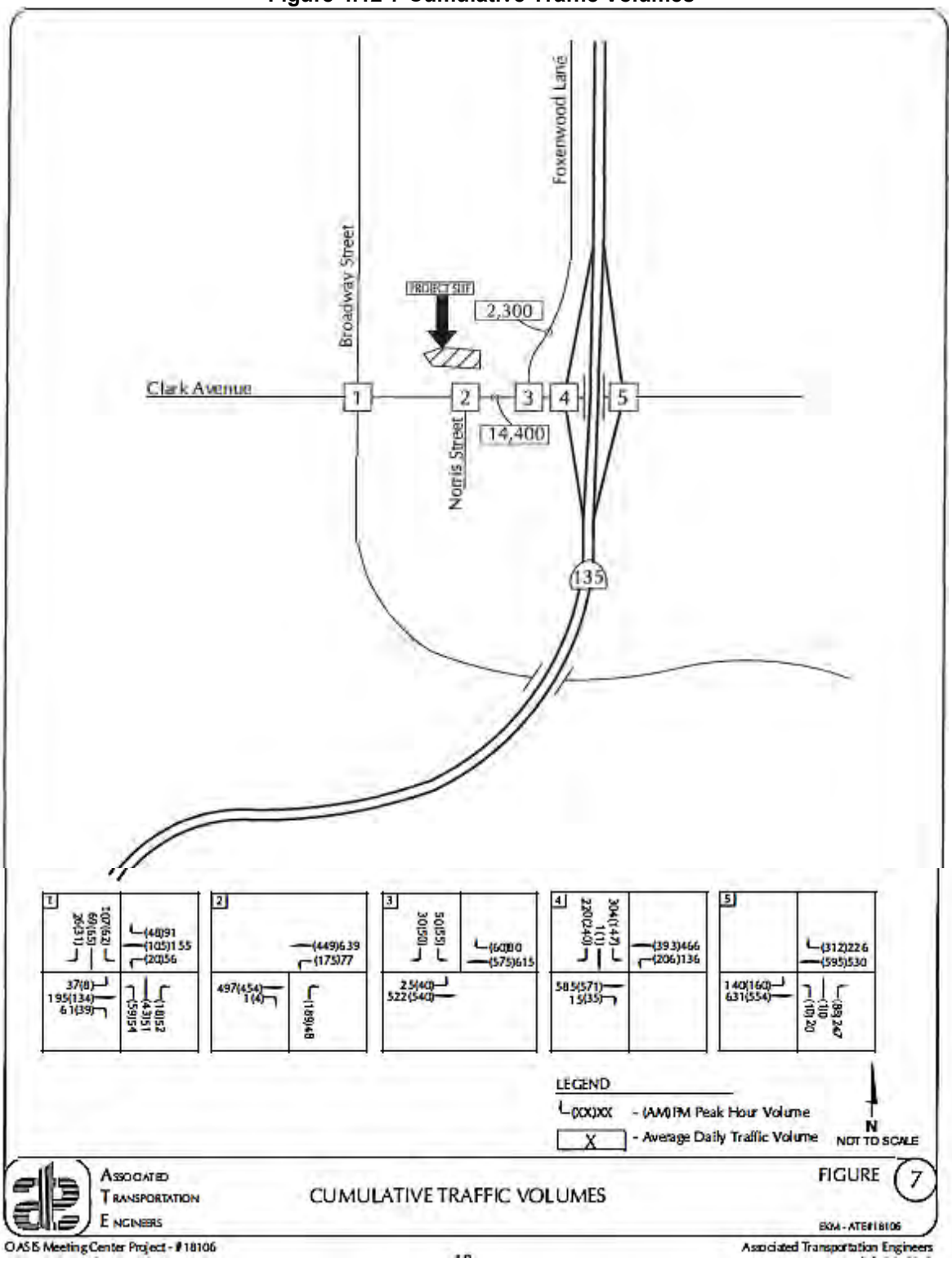
Table 4.12-9 Cumulative+Project Roadway Operations[15]

Roadway Segment	Average Daily Trips				Project Impact?
	Acceptable Capacity	Cumulative	Project Added	Cumulative + Project	
Foxenwood Lane n/o Clark Ave	9,100	2,200	+442	2,742	No
Clark Ave w/o State Route 135	17,900	14,400	+132	14,532	No

As shown in Table 4.12-9, the study-area roadways are forecast to carry volumes within their Acceptable Capacity ratings with Cumulative+Project traffic volumes. The project would therefore not generate significant cumulative impacts to the study-area roadway segments based on County thresholds.

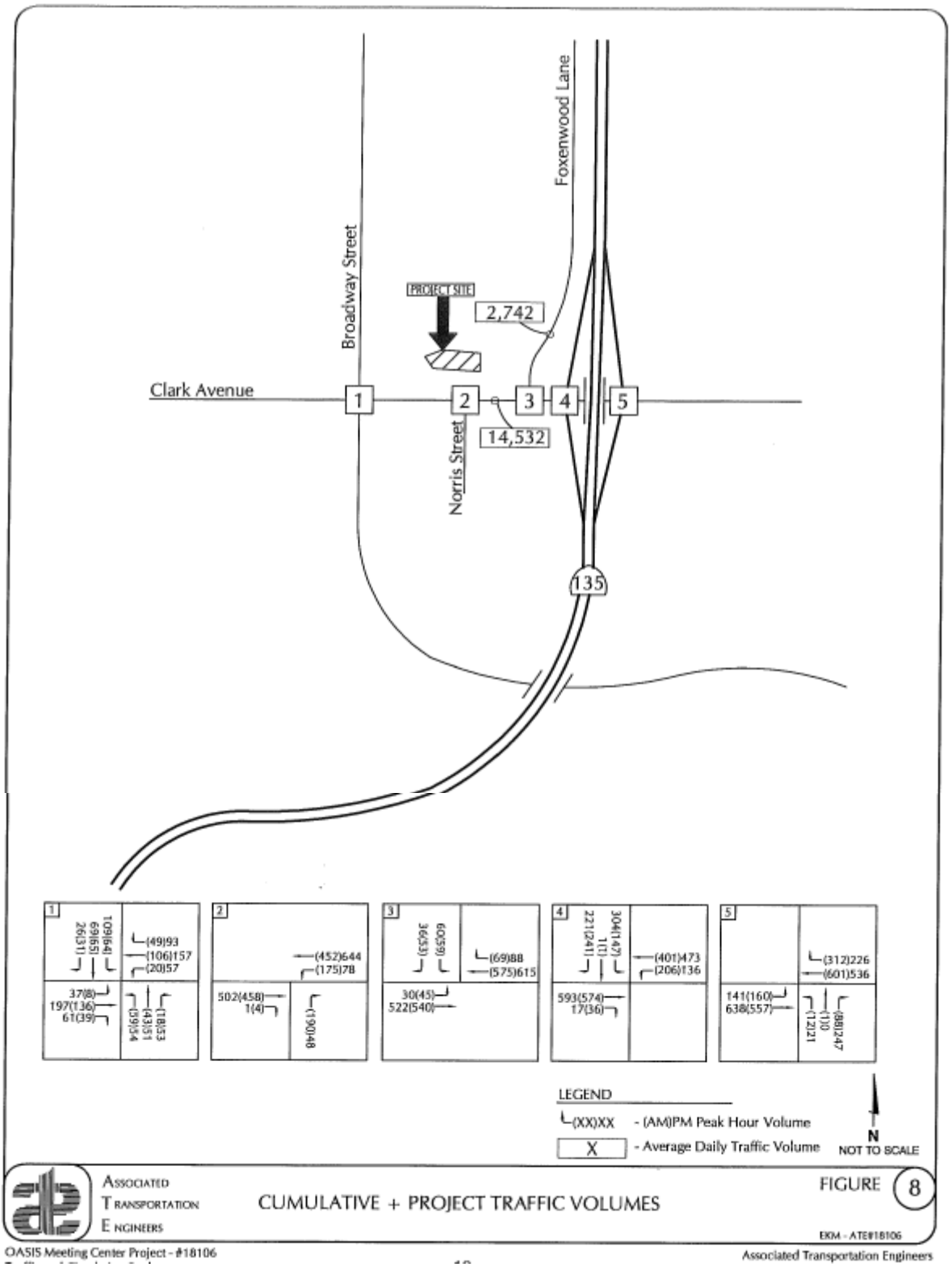
[15] Table based on roadway/intersection geometry assumed at time of traffic study preparation.

Figure 4.12-7 Cumulative Traffic Volumes[16]



[16] Figure based on roadway/intersection geometry assumptions at time of traffic study preparation.

Figure 4.12-8 Cumulative + Project Volumes[17]



[17] Figure based on roadway/intersection geometry assumptions at time of traffic study preparation.

Cumulative (Existing + Approved/Pending Projects) +Project Intersection Operations

Cumulative and Cumulative + Project levels of service were calculated for the study-area intersections assuming the traffic volumes presented on Figures 4.12-7 and 4.12-8. Tables 4.12-10 and 4.12-11 compare the peak hour Cumulative and Cumulative+Project levels of service and identify cumulative impacts based on County thresholds.

Table 4.12-10 Cumulative + Project Intersection Operations – A.M. Peak Hour[18]

Intersection	V/C Ratio/LOS		Project-Added		Project Impact?
	Cumulative	Cumulative +Project	Trips	V/C	
Clark Avenue/Broadway	9.4 sec./LOS A	9.4 sec./LOS A	6	0.0 sec.	No
Clark Avenue/Norris Avenue	12.0 sec /LOS B	12.2 sec./LOS B	8	0.2 sec.	No
Clark Avenue/Foxenwood Lane	>50.0 sec./LOS F	>50.0 sec./LOS F	21	N/A	Yes
S.R. 135 SB Ramps/Clark Ave ICU HCM	 0.57/LOS A 16.6 sec./LOS B	 0.57/LOS A 16.6 sec./LOS B	13	 0.00 0.0 sec.	No
S.R. 135 NB Ramps/Clark Ave ICU HCM	 0.51/LOS A 30.3 sec./LOS C	 0.52/LOS A 31.0 sec./LOS A	11	 0.01 0.7 sec.	No

Table 4.12-11 Cumulative+Project Intersection Operations – P.M. Peak Hour[19]

Intersection	V/C Ratio/LOS		Project-Added		Project Impact?
	Cumulative	Cumulative +Project	Trips	V/C	
Clark Avenue/Broadway	11.8 sec /LOS B	11.9 sec./LOS B	10	0.1 sec.	No
Clark Avenue/Norris Avenue	10.2 sec. /LOS B	10.2 sec./LOS B	11	0.0 sec.	No
Clark Avenue/Foxenwood Lane	>50.0 sec./LOS F	>50.0 sec./LOS F	29	N/A	Yes
S.R. 135 SB Ramps/Clark Ave ICU HCM	 0.56/LOS A 15.4 sec./LOS B	 0.57/LOS A 15.6 sec./LOS B	18	 0.01 0.2 sec.	No
S.R. 135 NB Ramps/Clark Ave ICU HCM	 0.51/LOS A 17.6 sec./LOS B	 0.51/LOS A 17.8 sec./LOS B	15	 0.00 0.2 sec.	No

The data presented in Tables 4.12-10 and 4.12-11 show that with Cumulative+Project traffic volumes, the study-area intersections are generally forecast to operate at LOS C or better during the A.M. and P.M. peak commute periods, which meets the County's LOS D standard (for these Clark Avenue intersections). The exception to this is that the Clark Avenue/Foxenwood Lane intersection would operate at LOS F (with or without Project generated traffic). The Project's added traffic to this intersection would exceed the cumulative impact threshold. Therefore; the Project would result in a significant cumulative impact at the Foxenwood Lane/Clark Avenue

[18] Table based on roadway/intersection assumptions at time of traffic study preparation.
[19] Table based on roadway/intersection assumptions at time of traffic study preparation.

intersection. Payment of peak hour development impact fees would fund the project's fair share contribution toward road improvements required to address cumulative traffic volumes.

SITE ACCESS AND CIRCULATION

Impact TC-5: (Design Exception for Driveway): The proposed driveway does not meet design standards, including due to proximity to the Clark Avenue/Foxenwood Lane intersection, ~~for which a design exception has not been approved~~. In addition, the driveway entrance would potentially be blocked by vehicles queuing to turn left onto Clark Avenue could impact operation of this intersection. This impact would be less than significant with mitigation (Class II).

Access to the site is proposed via a driveway connection to Foxenwood Lane (see Figure 4.12-3 *Proposed Road Improvements*). The driveway on Foxenwood Lane would be unsignalized and would be off-set to the north of the driveway that serves the Caltrans Park & Ride lot (located north of Clark Avenue). The Project driveway would be located approximately 195 feet north of the unsignalized Clark Avenue/Foxenwood Lane intersection. The proposed Project driveway connection to Foxenwood Lane would not meet County design standards and would require a design exception from County Public Works. The Roads Coordination Committee makes a recommendation to the Roads Commissioner (Public Works Director) for granting design exceptions. The applicant presented the Project to the committee on December 18, 2017. The committee required the applicant to provide evidence that other access connections are not feasible (i.e. California Boulevard, Clark Avenue, Park Avenue, Foxenwood Lane to the North) before making a decision on the requested exception. Additional information was submitted by the applicant on January 23, 2018. Public Works responded to this submittal with an updated request for information regarding feasibility of the access options. ~~The project has not returned to the Roads Coordination Committee for additional consideration of the proposed driveway design exception~~. The design exception was approved on May 27, 2020 (letter included in Appendix D-12).

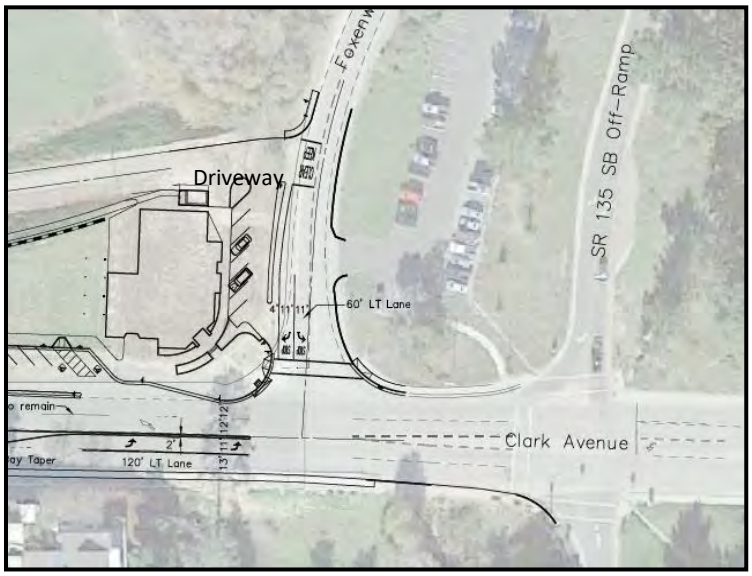
The driveway design could adversely impact operations of the Foxenwood Lane/Clark Avenue intersection, which would be exacerbated by additional turning movements in and out of the approved LeBard commercial development on the corner of Clark Avenue and Foxenwood Lane. Operations would also be exacerbated by the additional existing deviations from design standards, in proximity to the proposed OASIS driveway:

- Foxenwood Lane/Clark Avenue intersection does not meet the 300-foot separation standard from the Highway 135 ramps/Clark Avenue signalized intersection;
- Caltrans ParknRide driveway (the only existing improved driveway on Foxenwood Lane near Clark Avenue) does not meet the 250-foot separation standard from the Foxenwood Lane/Clark Avenue intersection;
- Approved LeBard commercial project driveways (2) do not meet the 250-foot separation standard from the Foxenwood Lane/Clark Avenue intersection or the 150-foot separation standard from existing driveways (ParknRide driveway); alternatively, the standards allow driveways to be directly across the street from each other);

- OASIS driveway does not meet 250-foot separation standard from the Foxenwood Lane/Clark Avenue intersection or the 150-foot separation standard from the existing ParknRide driveway.

One Point of Access: The project includes one point of access. Therefore, 100 percent of project related traffic will utilize the Foxenwood Lane driveway. Approximately 45 percent of these vehicle trips are estimated to be distributed to the Foxenwood Lane/Clark Avenue intersection (Table 4.12-5 *Project Trip Distribution* and Figure 4.12-5 *Trip Distribution and Assignment*)[20]. The project driveway's proximity to the intersection could lead to blocking of the project driveway entrance by vehicles on Foxenwood Lane ~~waiting to turn left onto Clark Avenue~~. Vehicles attempting to turn into the project driveway from northbound Foxenwood Lane would then be blocked from turning into the driveway, in turn preventing vehicles on Clark Avenue from turning north onto Foxenwood Lane (either from eastbound Clark Avenue, westbound Clark Avenue, or vehicles exiting the Highway 135 southbound on-ramp immediately to the east.

Figure 4.12-9
Immediate Road / Intersection Network



Impact TC-6: The project is requesting a parking modification as the County Land Use and Development Code (LUDC) require ~~228~~ 229 on-site parking spaces and the project proposes ~~155~~ 143 spaces. The project would provide adequate parking onsite and would not cause vehicles to park offsite in a manner that would cause traffic safety issues (e.g., parking along Foxenwood Lane, where parking is not permitted). Class III

[20] Based on roadway/intersection geometry assumed in the Draft EIR traffic study.

PARKING ANALYSIS

The Project is proposing to provide ~~155~~ 143 vehicle spaces in on-site surface parking. The LUDC would require provision of ~~228~~ 229 on-site parking spaces, based on the following land use parking ratios:

- Office/educational - 1 parking space per 300 SF of building area;
- Assembly - 1 parking space per 30 SF of building area; and
- Storage - 1 parking space per 1,000 SF of building space area.

Main Building

First Floor Office	520 SF	1 space/300 SF	1.73
Second Floor Office	722 SF	1 space/300 SF	2.41
Education Area	1,825 SF	1 space/300 SF	6.08
Assembly Area	6,470 SF	1 space/ 30 SF	215.67
Storage Rooms	490 SF	1 space/1,000 SF	0.49

BBQ/Storage Building

Description	Area	Parking Factor	Spaces Required
Education Area	503 SF	1 space/300 SF	1.67
Storage Room	189 SF	1 space/1,000 SF	0.19

Total Parking Required	228.24 = 229 SPACES
Parking Provided	~~155~~ 143 SPACES
Parking Modification Request	~~74~~ **86** SPACES

OASIS is requesting a reduction to the County's parking requirements to provide ~~155~~ 143 spaces, ~~77~~ 86 spaces fewer than the ~~228~~ 229 spaces that would normally be required under the LUDC.

The adequacy of the proposed parking supply was evaluated based on operational data provided by the applicant and proposed maximum attendance for the Project. ATE evaluated the parking based on two peak parking scenarios:

- OASIS' Proposed Maximum "Any Given Time" Attendance of 200 people (OASIS and non-OASIS regular and special programs, activities, events, rental activities, etc.)
    - Includes approximately ~~up to~~ 15 OASIS or catering staff, employees, etc. onsite

- Existing Highest Attendance Program (Weekday Hot Lunch)
    - Existing highest attendance is 100 people and 5 OASIS employees, plus OASIS assumption of 30% increase in attendance at new facility;

ATE used conservative vehicle occupancy of 1.5 persons per vehicle to account for ride-sharing and the use of alternative transportation (bus, Senior Dial-A-Ride, bike, walk, etc.) by employees and

members. The estimated peak parking demands are presented in Table 4.12-12. The table has been updated to correct an assumption regarding maximum attendance and to update the number of proposed parking spaces:

1. Maximum Attendance includes all persons onsite, therefore estimated peak parking demand is reduced; and
2. OASIS has reduced the total number of proposed parking spaces from 155 to 143 spaces (a further reduction of 12 spaces below LUDC requirements)

Table 4.12-12 Parking Analysis

Site Activities/Events	Employees/Members/ Non-Members	Vehicle Occupancy	Estimated Parking Demand ~~Required~~	Parking Provided
200 Person Max Any Given Time Attendance (includes 15 Oasis employees and Catering Staff)	~~200~~ 185 Attendees 15 Staff/Caterers ~~215~~ 200 Individuals[21]	1.5 1.0	~~133~~ 124 Spaces 15 Spaces ~~148~~ **139** Spaces	~~155~~ **143** Spaces
Lunch Service: (includes 5 employees)	133 Lunch Attendees 5 Staff 138 Individuals	1.5 1.0	89 Spaces 5 Spaces 94 Spaces	~~155~~ **143** Spaces

The Project includes ~~155~~ 143 parking spaces. As noted above, currently OASIS' most highly attended activity is the weekday hot lunch. In addition to anticipated increases in attendance at the weekday lunches, OASIS proposes a maximum any given time attendance on-site of 200 individuals (members and non-members) ~~and~~, including approximately 15 staff (OASIS staff, caterers, etc.,) to accommodate expanded uses at the proposed larger, improved, indoor and outdoor facilities. The estimated peak parking demand based on the any given time maximum attendance would be 148 parking spaces. This would result in an estimated reserve of ~~7~~ 4 parking spaces during maximum attendance events, which could be reserved as public parking for trail users, as proposed by OASIS in their original project description. At lower attendance time periods, this analysis indicates many more parking spaces would be available.

Caltrans Park and Ride Lot:

There is a Caltrans Park and Ride commuter parking lot located on the east side of Foxenwood Lane, opposite the proposed OASIS driveway entrance. The applicant initially identified this lot as additional available parking. However, Caltrans' early input on the project, (letter dated September 21, 2016, see excerpt below), requested that this Caltrans parking lot not serve as

[21] ATE assumed a maximum any given time number of people onsite of 215 (200 + 15 staff/caterers), rather than the 200 maximum in the project description, which assumes that the 15 staff/caterers would be included in the any given time 200 person maximum. ~~Therefore, the ATE parking demand assumptions are more conservative than what it proposed in the project description. Approximately 10 fewer parking spaces would be required by 15 fewer attendees (15 attendees @ 1 vehicle (space) per 1.5 attendees = 10 spaces.~~

overflow parking, including for special events or other activities held at the center. The letter and follow-up phone call with Caltrans emphasized that the "primary purpose of the Caltrans park-and-ride lot facility is to serve regional and interregional carpooling and ridesharing needs." The letter also noted that "this lot currently exceeds critical capacity and expansion is recommended in the future." In addition, this parking lot may be used in the future during weekends and evenings, depending on changes in the number of employees and/or work hours at Vandenberg Air Force Base or other businesses, with employees who would use the Park and Ride lot.

Impact TC-7: (Exacerbate Foxenwood/Clark Intersection Impact at OCP Buildout): The project would contribute vehicle trips to OCP buildout conditions that would result in increased congestion, turning movement and safety impacts at the Foxenwood Lane/Clark Avenue Intersection. ~~This~~ Project related traffic, unaccounted for in the OCP, would exacerbate this previously identified, cumulative, significant and unavoidable impact (Class I)

Section 4.12.~~3~~2 (*Previous Environmental Review*) discusses traffic impacts identified in the OCP, including impacts resulting from buildout of the OCP and from buildout of KS18 in particular. However, the OCP's analysis of traffic for KS18 did not assume any traffic for the portions of KS18, including the OASIS property, which ~~is~~ are designated as Open Space. In addition, the Project requires approval of amendments to the General Plan Amendment to allow the OASIS Meeting Center use onsite, which was also not considered in the OCP traffic assumptions. As a result, project related traffic would incrementally increase previously identified significant and unavoidable transportation impacts (increased congestion, turning movement and safety impacts) that are identified in OCP EIR Volumes I and II, incorporated herein by reference, (Impact CIRC-7, Impact CIRC-13, Impact CIRC-15, Impact CIRC-26, and KS specific impact KS18-CIRC-1). This includes impacts to the Foxenwood Lane/Clark Avenue intersection. See Section 4.12.~~3~~2 (*Previous Environmental Review*).

Signal warrants are not currently met at the Foxenwood Lane/Clark Avenue intersection. However, as the Orcutt Planning Area continues to buildout under the OCP, the Clark Avenue/Foxenwood Lane intersection should be monitored to determine whether signal warrants (Volume/Collison/Pedestrian) are satisfied as part of the County's OTIP updates. Given the proximity to the State Route 135/Clark Avenue ramp intersections, this should involve coordination with Caltrans.

CONGESTION MANAGEMENT PROGRAM ANALYSIS

Impact TC-8: Congestion Management Program (CMP): The project would contribute new vehicle trips to regional transportation facilities in the study area. All facilities would continue to operate at acceptable levels of service with implementation of the project. The project would result in less than significant impacts to the CMP (Class III).

Impact Criteria

The Santa Barbara County Association of Governments (SBCAG) has developed a set of traffic impact thresholds to assess the impacts of land use decisions made by local jurisdictions on regional transportation facilities located within the Congestion Management Program (CMP)

roadway system. The following guidelines were developed by SBCAG to determine the significance of project-generated traffic impacts on the regional CMP system.

1. For any roadway or intersection operating at "Level of Service" (LOS) A or B, a decrease of two levels of service resulting from the addition of project-generated traffic.

2. For any roadway or intersection operating at LOS C, project-added traffic that results in LOS D or worse.

3. For intersections within the CMP system with existing congestion, the following table defines significant impacts.

Level of Service	Project-Added Peak Hour Trips
LOS D	20
LOS E	10
LOS F	10

4. For freeway or highway segments with existing congestion, the following table defines significant impacts.

Level of Service	Project-Added Peak Hour Trips
LOS D	100
LOS E	50
LOS F	50

Potential Intersection Impacts

The State Route 135/Clark Avenue ramp intersections are located on the CMP network. The traffic analysis found that the intersections are forecast to operate at LOS C or better under Existing+Project and Cumulative+Project traffic conditions. These operations are acceptable based on CMP standards. The proposed Project would therefore not impact the CMP intersections in the study area.

Potential Freeway Impacts

The proposed Project is forecast to add 2 peak hour trips to the segment of State Route 135 101 north of Clark Avenue and 3 peak hour trips to the segment of State Route 135 south of Clark Avenue. Data published by SBCAG[22] indicates that State Route 135 operates at LOS A within the Orcutt area. Based on CMP criteria, the project would not significantly impact the freeway segments within the study-area.

[22] Staff Report - Congestion Management Program Biennial Review, SBCAG, May 15, 2014.

COMPANION APPLICATION REQUESTS

As mentioned in the beginning of Section 4.12.3 (*Impact Analysis*) and discussed in Section 4.0 (*Environmental Impact Analysis*) and Section 6.0 (*Other CEQA Discussions*), the project includes additional application requests. The General Plan Amendment components, Recorded Map Modifications and Government Code 65402 Consistency requests may encourage similar requests for the other Southpoint Estates (Key Site 18) open space parcels, as well as for other designated open space parcels in the Orcutt area or elsewhere in the County. It is not known how many other open spaces in Orcutt or the larger unincorporated area are subject to conditions of approval similar to the Southpoint Estates (SPE) development (TM 12,679 and TM 13,345), which include restrictions and requirements applicable to common open space lots. The SPE conditions (TM 12,679 condition no. 18 and TM 13,345 condition no. 21), restrict use of the SPE open space lots to open space and noncommercial recreational uses and require the development rights to the open space be dedicated to the County[1]. Nearly identical condition language has been applied throughout the County, since the 1970's, to subdivisions with common open space lots and to date this condition language is included in the LUDC and as a P&D standard condition. The total amounts and types of increased development that could result from similar requests throughout the County's unincorporated area are not specifically known. However, depending on the project type, size, and location such projects could result in increased traffic on area roads, increased congestion at specific intersections, line of sight impacts at new driveways, extended times for emergency service responses, potential conflicts with pedestrian or bicycles, and increases in vehicle miles traveled. It is expected that similar requests, would be subject to environmental and discretionary review.

4.12.4 MITIGATION MEASURES

The following mitigation measures are required to ensure the project roadway improvements are implemented consistent with the proposed project description and assumptions in the traffic analyses:

TC-1 **Traf-06 Traffic Roadway Improvements**. The Owner/Applicant shall submit final roadway improvement plans for review and approval by Public Works, County Fire, Parks and P&D for the proposed improvements identified on Figures 4.12-2 (which show the preliminary improvement designs~~)~~, subject to recent updates to road improvements recommended in the Public Works condition letter, including elimination of left-turns from southbound Foxenwood Lane)**.** The County shall allow concurrent construction of the project and proposed roadway improvements; however Zoning Clearance will not be issued until the traffic improvement(s) have commenced. **PLAN REQUIREMENTS ANDTIMING**: The Owner/Applicant shall submit the plans and schedule for roadway, median, intersection, and related trail/bikeway components, including construction management component for roadway improvements, and must receive approvals prior to the first Zoning Clearance for grading ~~or~~ and development of the project. The final plans shall be in compliance with the roadway improvements in the approved plans and shall specifically address pedestrian and bicycle safety. **MONITORING:** The Owner/Applicant shall provide P&D compliance monitoring staff with proof that all improvements have been fully completed pursuant to approved plans prior to Final Building Inspection Clearance.

[1] For information regarding OASIS acquisition of this open space property, refer to EIR Section 1.1.3 OASIS Property Ownership.

TC-2 Transportation/Circulation. Driveway. The Owner/Applicant shall receive approval of exception from design standards for the proposed driveway. In addition, the Owner/Applicant shall install all required driveway improvements (e.g., "Keep Clear" pavement markings or other features at Foxenwood Lane/OASIS driveway intersection) and incorporate pedestrian safety measures, as applicable, into the project road improvements plans to improve pedestrian and bicycle safety for school children at the driveway entrance and the Clark Avenue/Foxenwood Lane intersection. **PLAN REQUIREMENTS:** The Owner/Applicant shall identify all required driveway details (e.g., new striping and pavement markings) on plans for Public Works ~~as part of approval of design exceptions from roadway standards for the proposed driveway~~ prior to zoning clearance. Plans shall also be reviewed and approved by Planning, Grading, and Building. **TIMING**: The Owner/Applicant shall receive approval of the design exception prior to ~~zoning clearance~~ Planning Commission hearing on the project. The Owner/Applicant ~~and~~ shall install all required driveway improvements prior to Final Building Inspection Clearance. Pavement improvements shall be reviewed and approved by Public Works Transportation prior to Zoning Clearance Issuance for grading and site improvements. **MONITORING**: P&D permit processing staff shall ensure compliance prior to and throughout construction.

The following mitigation measure is not required to reduce significant impacts to less than significant levels, but is recommended to ensure parking spaces at the Caltrans Park and Ride parking lot are not filled by project parking demand, ensuring this parking lot remains available for regional and interregional carpooling and ridesharing needs:

TC-3 Caltrans Park and Ride Lot. Parking for the OASIS project shall be provided on the OASIS property and the Caltrans Park and Ride parking lot across Foxenwood Lane shall not be used for regular or overflow OASIS parking demand, including special events. **PLAN REQUIREMENTS ANDTIMING**: OASIS shall include this parking restriction in printed and online information/brochures/schedules for classes, programs, activities, hot lunches, special events, etc. and all rental agreements for use of the OASIS facilities/property shall include this parking restriction. Examples of this language from the webpage, rental agreement template, etc. shall be provided to and accepted by P&D prior zoning clearance. **MONITORING:** P&D compliance monitoring staff will confirm inclusion in online and hard copy documents prior to Final Building Inspection Clearance and respond, if necessary, after clearance if OASIS related parking is occurring in this parking lot.

Also see Air Quality Mitigation Measure AQ-2 in EIR Section 4.2.5, which requires implementation of a Transportation Demand Management (TDM) program to reduce single occupancy vehicle trips, particularly given constraints for accessing the proposed facilities by regular public transit (bus) service. Buses would not serve the project site and the distance and topography between the existing bus stops and the proposed OASIS senior center would be challenging for any OASIS visitors who are mobility challenged.

IMPACTS AFTER MITIGATION

Impact TC-1 (Roadways Project Specific): The project would add new trips to the study area roadways. All roadways would continue to operate at acceptable capacity with implementation of the project improvements. However, if ~~I~~f project improvements are not implemented as proposed and/or adequate traffic control is not adhered to during project construction activities, the project would result in potentially significant project-specific traffic impacts to area roadways (Class II).

Impact TC-1 would be reduced to less than significant levels by implementation of Mitigation Measure TC-1.

Impact TC-2 (Intersections Project Specific): The project would add new trips to the study area roadways and intersections. The project would not result in ~~traffic that increases the volume-to-capacity (V/C) ratio at~~ significant impacts to local intersections, assuming construction of roadway improvements proposed as part of the project description. ~~The project would add new trips to the study area roadways and intersections. All roadways and intersections would continue to operate at acceptable levels of service with implementation of the project, subject to approval of final roadway improvement plans. Therefore, the project would result in less than significant project-specific traffic impacts~~ However, the project would result in potentially significant project specific impacts to local intersections if project road improvements are not implemented as proposed. (Class II).

Impact TC-2 would be reduced to a less than significant level by implementation of Mitigation TC-1.

Impact TC-3 (Roadways Cumulative): The project would contribute new vehicle trips to cumulative roadway conditions in the study area (based on cumulative projects list in Section 3.0). ~~All roadways would continue to operate at acceptable levels of service with implementation of the project, subject to~~ The project would not result in significant cumulative roadway impacts, assuming implementation of project improvements. However, if project improvements are not implemented, t~~T~~he project would result in potentially significant cumulative roadway impacts (Class II).

Impact TC-3 would be mitigated to less than significant levels by Mitigation Measure TC-1.

Impact TC-4: (Intersections Cumulative, based on EIR Section 3.0 Cumulative Projects List) The Clark Avenue/ Foxenwood Lane intersection would operate at LOS F with or without Project generated traffic, but the Project's traffic additions to this intersection would exceed the County's threshold of significance (project traffic increase in V/C ratio under cumulative LOS); thus, the Project would result in a significant, but mitigable cumulative impact at this intersection. ~~The project would contribute new vehicle trips to cumulative conditions that would result in an unacceptable level of service at the Foxenwood Lane/Clark Avenue Intersection. This cumulative impact would be mitigated to less than significant levels~~ (Class II).

Impact TC-4: Cumulative Impacts to Foxenwood/Clark Intersection (Based on Section 3.0 Cumulative Projects List). Assurance of project improvements (TC-1 and TC-2) and the project's payment of peak hour transportation development impact fees as part of the standard regulatory process would address the project's fair share contribution toward funding roadway improvements that are necessary to accommodate cumulative traffic, pursuant to the Orcutt Transportation Improvement Plan (OTIP).

Impact TC-5 (Design Exception for Driveway): The proposed driveway does not meet design standards, including due to proximity to the Clark Avenue/Foxenwood Lane intersection, for which a design exception has not been approved. In addition, the driveway entrance would potentially be blocked by vehicles queuing to turn left onto Clark Avenue could impact operation of this intersection. This impact would be less than significant with mitigation (Class II).

Impact TC-5 would be reduced to less than significant levels by Mitigation TC-2.

Impact TC-6 (Parking): The project is requesting a parking modification as the County Land Use and Development Code (LUDC) require ~~228~~ 229 on-site parking spaces and the project proposes ~~155~~ 143 spaces. The project would provide adequate parking onsite and would not cause vehicles to park offsite in a manner that would cause traffic safety issues (e.g., parking along Foxenwood Lane, where parking is not permitted). Class III

Impact TC-6 would not create significant traffic safety issues due to spill-over parking on nearby public roads, (e.g., where no parking is permitted due to roadway constraints). Adequate parking is provided onsite. However, Mitigation Measure TC-3 is included in response to request from Caltrans and to minimize the potential for adverse parking impacts on the Caltrans commuter carpool/ridesharing parking lot on the east side of Foxenwood Lane.

Impact TC-7 (Exacerbate Foxenwood/Clark Intersection Impact at OCP Buildout: The project would contribute vehicle trips to OCP buildout conditions that would result in increased congestion, turning movement and safety impacts at the Foxenwood Lane/Clark Avenue Intersection. ~~This~~ Project related traffic, unaccounted for in the OCP, would exacerbate this previously identified, cumulative impact would be significant and unavoidable (Class I)

Impact TC-7 would be partially mitigated by Mitigation Measures TC-1 and TC-2 as well as payment of development impact fees required as part of the standard regulatory process for all new developments to fund their fair share contribution toward OTIP improvements. As the closest intersection to the project site, the project would exacerbate this previously identified significant and unavoidable impact to this intersection under buildout of the OCP (Class I).

Impact TC-8: Congestion Management Program (CMP): The project would contribute new vehicle trips to regional transportation facilities in the study area. All facilities would continue to operate at acceptable levels of service with implementation of the project. The project would result in less than significant impacts to the CMP (Class III).

Impact TC-8 would not result in significant impacts related to the CMP. Therefore, no mitigation is required. (Class III).

Air Quality Mitigation Measure AQ-2 (EIR Section 4.1) requires implementation of a Transportation Demand Management Program. This measure would reduce single occupancy vehicle trips and further reduce related traffic impacts from increased vehicle trips in the project area.

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4.13 WATER RESOURCES AND FLOODING

4.13.1 SETTING

4.13.1.1 WATER SUPPLY SETTING

The project site overlies the Santa Maria Valley Groundwater Basin (Basin). The Basin is recharged naturally through stream seepage, percolation of rainfall, and subsurface inflow from the surrounding watershed. Additional recharge occurs from agricultural return flow and percolation of treated sewage effluent. The Basin was at full capacity in 1918, containing about three million acre-feet of usable water. Accelerated development of irrigated agriculture, following World War I, resulted in depletion of approximately two-thirds of the basin's capacity. Agriculture and petroleum production presently consume approximately 80-85% of the water used in the Santa Maria Valley, most supplied by groundwater from private wells.

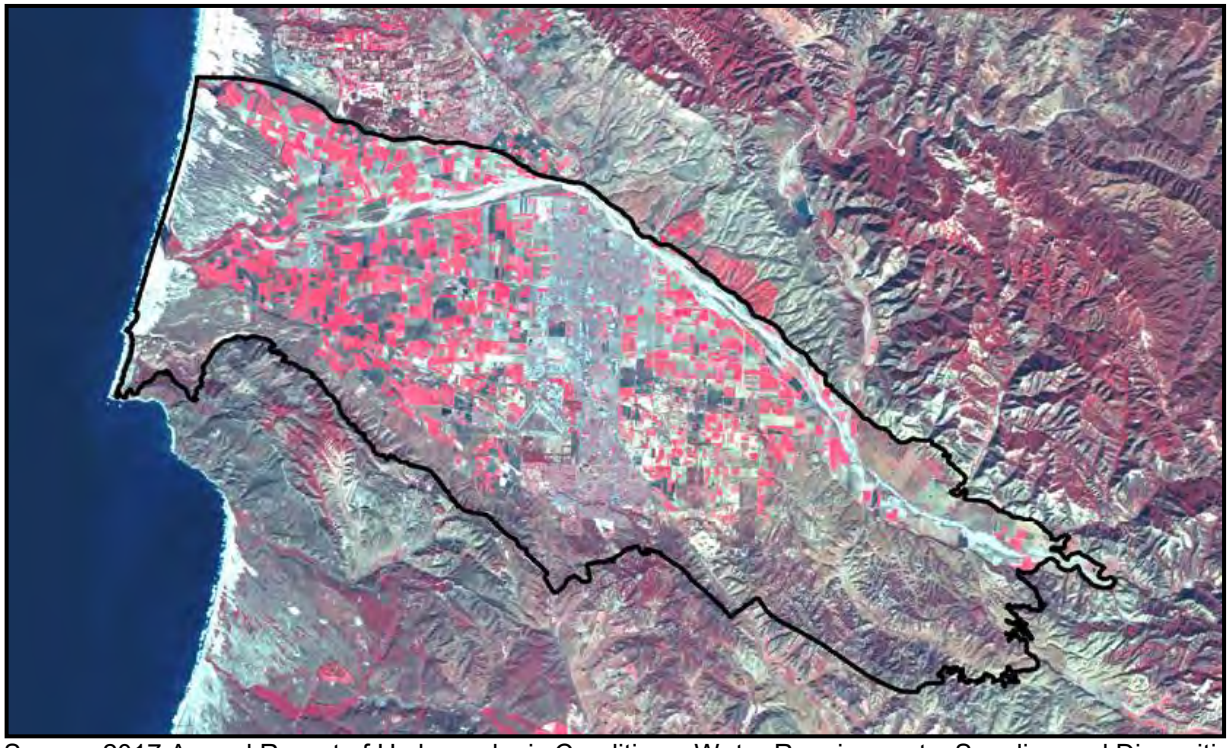
In 2008, the Basin was adjudicated through a Stipulation resulting from the *Santa Maria Valley Water Conservation District vs. City of Santa Maria, et al.* litigation. In 2011, the court ruled that, the Santa Maria Groundwater Basin was not in a state of overdraft and that management of the Basin was subject to the terms of the adjudication and ongoing supervision of the Court (Santa Barbara Integrated Regional Water Management Plan (IRWMP) 2013).

Golden State Water Company (GSWC) would supply water to the OASIS project. GSWC is a public water provider that serves the communities of Tanglewood, Orcutt, Lake Marie, and Sisquoc, all of which overlie the SMGB. The GSWC currently obtains its water supply for the Orcutt System from the following sources:

1. State Water Project (SWP) via the Central Coast Water Authority (CCWA);
2. Imported or assigned rights to water (SWP water) from the City of Santa Maria via CCWA;
3. Local groundwater; and
4. Associated return flows that may be recaptured from the SMGB.

According to the 2015 Orcutt Urban Water Management Plan (OUWMP, final document dated August 2016), (https://www.gswater.com/arden-cordova/download/Orcutt_2015_UWMP-Final.pdf.pdf), the water supplies available to the Orcutt system are sufficient to meet the projected water demand for each multiple-dry year period because groundwater and purchased water can supply reliable water through 2030. There are no water facilities, including water wells identified on KS18 (KS18).

Figure 4.13~~0~~-1a Santa Maria Valley Groundwater Basin



Source: 2017 Annual Report of Hydrogeologic Conditions, Water Requirements, Supplies and Disposition

4.13.1.2 DRAINAGE/FLOODING SETTING

The Santa Maria Valley (SMV) is a southeast to northwest trending alluvial basin containing the Santa Maria River. The river begins at the confluence of the Sisquoc and Cuyama Rivers at the northern edge of the valley. Prior to 1952, when the construction of Twitchell Dam and the Santa Maria River Levees reduced peak discharges and corresponding flooding, major flood damage occurred in the SMV. The Orcutt Planning Area (OPA) is located at the southern edge of the SMV, and is wholly contained within the 29,000 acre Orcutt Drainage Area, the largest of five major watershed areas in the vicinity of the Santa Maria/Orcutt urbanized area. The Orcutt Drainage Area is bounded on the south by the Solomon and Casmalia Hills, on the west by the Betteravia Lakes, on the north by Betteravia Road, and on the east by Bradley Canyon. The predominant drainage course in the OPA is Orcutt Creek (also known as Solomon Creek) which flows southeast to northwest across its 5,000-acre drainage area into the Betteravia Lakes. The channel is primarily natural through the community. Smaller natural drainages in the OPA include unnamed USGS blue-line watercourses in Pine Canyon and Graciosa Canyon, a major unnamed tributary originating northwest of Mount Solomon, and numerous drainages emanating from the Casmalia Hills.

In the Orcutt area, storm water runoff is conveyed to various locations along Orcutt Creek by way of a series of open channels, small storm drains, and retention/retardation basins. The basins retain and slow surface runoff from developments, slowly "bleeding" the collected water back into the system in order to prevent storm water flow levels from exceeding the capacity of both natural and engineered drainage systems. The California Boulevard Basin, located at the western end of KS18, is a major retention basin, which receives runoff from approximately 4,900 acres of the Orcutt Creek watershed. District standards require that all development-specific basins, including the proposed OASIS project retention basin (see Figure 4.13-4 Stormwater Control Management)), must have sufficient capacity to fully mitigate the impacts to downstream improvements associated with

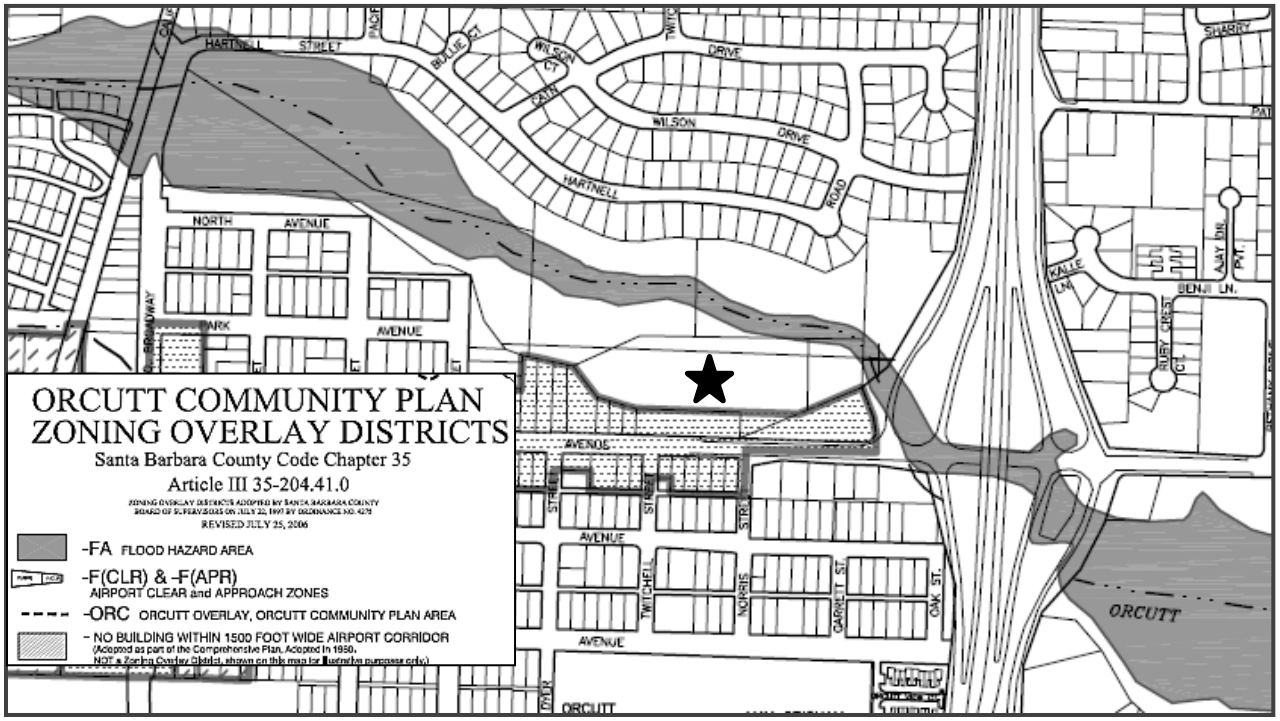
increased runoff rates. The OASIS project retention basin is designed to ensure that runoff conveyed from the basin's outlet pipe would not exceed historic peak flow volumes.

Average rainfall in Orcutt is 13.4 inches per year, an insufficient amount to produce substantial surface runoff in most years. The extraordinary perviousness of dune sand in the area allows complete absorption of very high intensity rainfall. The elapsed time between a rainfall event and the appearance of surface runoff from the natural watershed is highly variable and dependent on the cumulative volume of seasonal rainfall from the previous year (antecedent seasonal rainfall). However, upon saturation of the dune sand layer above the Orcutt formation, storm water runoff is nearly equivalent to the amount of rainfall. As a result of these factors, significant runoff statistically occurs about once every 6 to 7 years, accounting for the lack of perennial stream flow in the Orcutt area.

A "Floodplain" is the area of land that may be submerged by flood waters during a 100-year storm event. A "Floodway" is the area of a channel or river which must be reserved in an unobstructed condition in order to convey a 100-year flood without increasing flood elevations more than one foot. Floodplains are delineated by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Maps (FIRM) showing both the 100- and 500-year flood limits. The 100-year flood is the standard event from which residential and commercial areas are to be protected; in cases where this level of protection cannot be provided, flood insurance is required.

Orcutt Creek traverses KS18, with much of the western half of KS18 located within the 100 year floodplain. The OASIS property, located south of Orcutt Creek in the eastern half of KS18, is located outside of the identified flood hazard zones, with the exception of a small area in the northeast corner of the property. (See Figures 4.13-1, 4.13-2, and 4.13-3)

Figure 4.13-1b – OCP Flood Hazard Area (Excerpt)



Full map: http://sbcountyplanning.org/PDF/maps/Community%20Plan%20Maps/Orcutt%20Community%20Plan%20Maps/OrcuttZoningOverlay.pdf

Figure 4.13-2 FEMA "FIRMette" for OASIS Vicinity

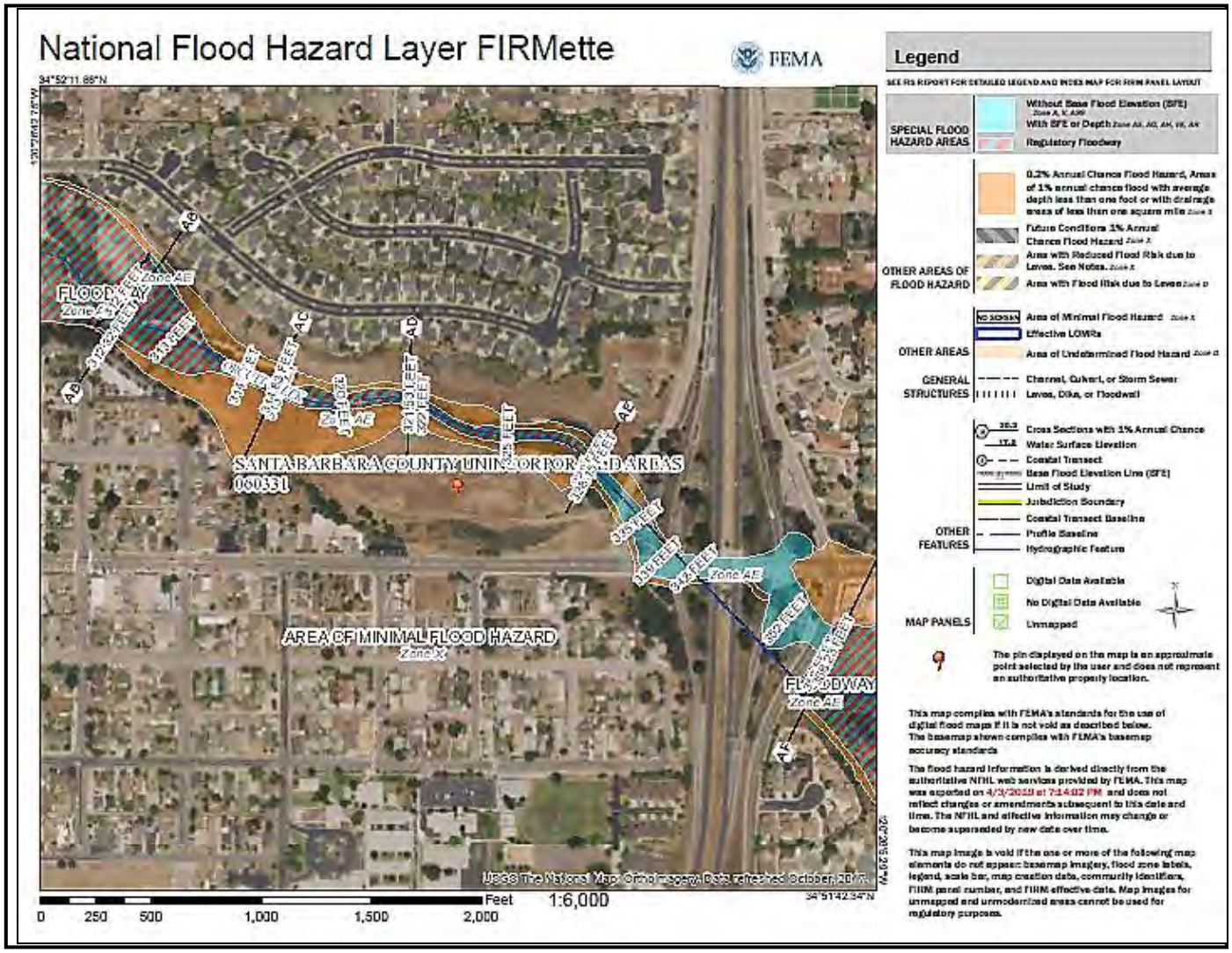
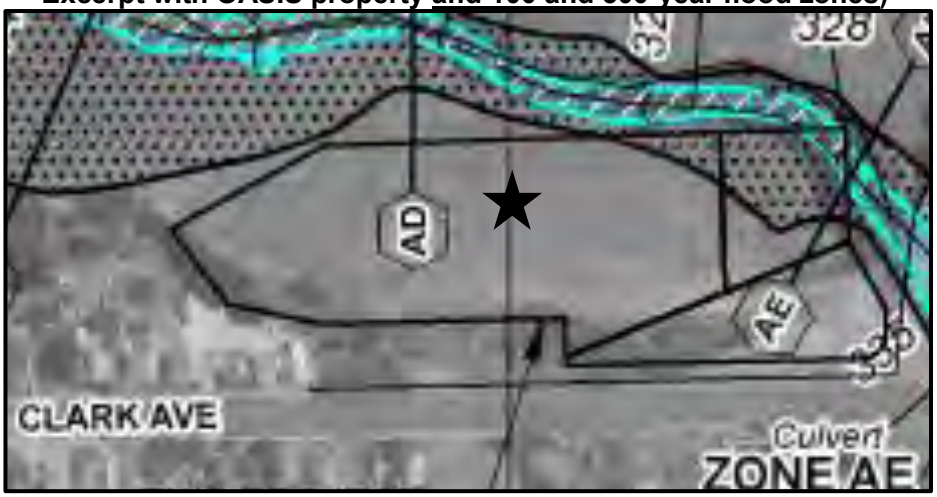


Figure 4.13-3 FIRM Map 06083C0452G 12/04/12
Excerpt with OASIS property and 100 and 500-year flood zones)



Source: Above Grade Engineering Stormwater Control Plan, 10/16

Source: msc.fema.gov

4.13.1.3 WATER QUALITY SETTING

Storm Water Runoff**:** Graded, developed, and some cultivated lands in the Orcutt Community Plan (OCP) area are associated with vegetation removal, impervious surfaces, (e.g., roads, structural development, farm fields with plastic film/membrane, etc.), and the application of garden and agricultural chemicals. Storm water runoff from these areas can result in increases in peak storm water volumes and velocities and changes to existing natural drainage patterns. This includes reduced ability for natural filtering of runoff water, as undeveloped areas are converted to buildings, with rooftops, driveways, sidewalks, roads, and parking lots with no ability to absorb storm water. Storm waters in the OCP area can also carry, bacteria, pesticides, herbicides, fertilizers, oil and gas from vehicles, which can be conveyed to and degrade surface water resources, affecting domestic water supplies as well as the plants and wildlife dependent on the surface water resources. Such runoff may contain or mobilize high levels of contaminants, such as sediment, suspended solids, nutrients (phosphorous and nitrogen), heavy metals and other toxic pollutants, pathogens, oxygen-demanding substances, and floatables. Degradation of surface waters from contaminated or poor quality storm water runoff can also cause or contribute to an exceedance of water quality standards. After a storm event, water runoff carries these pollutants into nearby streams, rivers, lakes, estuaries, wetlands, and oceans. The highest concentrations of these contaminants often are contained in ‘‘first flush’’ discharges, which occur during the first major storm after an extended dry period. Individually and combined, these pollutants impair water quality, threatening designated beneficial uses and causing habitat alteration or destruction.

Orcutt Creek, as well as other portions of the Santa Maria Watershed, is identified as an impaired waterbody by the Regional Water Quality Control Board (RWQCB)[1], due to exceedance of Total Maximum Daily Loads (TMDL) for fecal indicator bacteria, toxicity and nutrients, as follows:

- *Santa Maria Watershed TMDL - Fecal Indicator Bacteria*
  Exceedance of the water quality objectives for total coliform and/or fecal coliform and/or *E. coli,* resulting in the beneficial uses of contact recreation (REC-1) and shell-fishing (SHELL) (in the Santa Maria Estuary only) not being protected. This project identifies the causes of impairment and describes solutions to achieve water quality objectives and protection of beneficial uses. More information is available on the RWQCB website at https://www.waterboards.ca.gov/centralcoast/water_issues/programs/tmdl/docs/santa_maria/fib/index.html

- *Santa Maria River Watershed TMDL - Toxicity and Pesticides*
  Surface waters are polluted with pesticides that are toxic to aquatic life, in violation of Basin Plan general narrative objectives for pesticides and toxicity. This TMDL addresses toxicity and pesticide impairments on the 2008/2010 303(d) list along with additional toxicity and pesticide impairments. More information available on the RWQCB website at https://www.waterboards.ca.gov/centralcoast/water_issues/programs/tmdl/docs/santa_maria/pesticide/index.html

[1] The State of California has developed guidance document called, "A Process for Addressing Impaired Waterbodies in California”, which explains the assessment of impaired waters and development of implementation plans to improve them, available on their website at: https://www.waterboards.ca.gov/water_issues/programs/tmdl/docs/iw_guidance.pdf .

- *Santa Maria Watershed TMDL – Nutrients*
  Many surface waterbodies in the lower Santa Maria River and Oso Flaco Lake watersheds are impaired due to exceedances of water quality criteria for nitrate, unionized ammonia, and associated nutrient-related problems such as excessive orthophosphate, dissolved oxygen imbalances, toxicity, and excess algal biomass. As a result, a wide range of current or potential designated beneficial uses – including aquatic habitat, drinking water supply, groundwater recharge, and agricultural supply - are not being supported in these waterbodies, and therefore these impairments constitute a serious water quality problem. This project identifies the water quality impairments and describes a plan to achieve water quality objectives and ultimately restore the designated beneficial uses of surface waters. More information is available on the RWQCB website at: https://www.waterboards.ca.gov/centralcoast/water_issues/programs/tmdl/docs/santa_maria/nutrients/index.html

The RWQCB website describes the TMDL as the amount of a particular material that a waterbody can assimilate on a regular basis and still remain at levels that protect beneficial uses designated for that waterbody. A TMDL is approved by the RWQCB, the State Water Resources Control Board (SWRCB) and the US Environmental Protection Agency (US EPA). Once approved, it establishes 1) an allowable amount of a pollutant to a waterbody, 2) proportional responsibility for controlling the pollutant, 3) numeric indicators of water quality, and 4) implementation to achieve the allowable amount of pollutant loading. TMDLs are developed by analyzing data and information to identify the water quality problems in a waterbody/watershed, a numeric value for the TMDL, and an implementation plan that identifies how to achieve the TMDL. The implementation plans identify new requirements and who the requirements apply to (e.g., agencies, landowners, resource managers, and/or the public). Typically, TMDLs and their implementation plans are approved by adoption into the RWQCB's Basin Plan.

Water quality can be affected by development in the short-term and over the life of a development project.

Construction Site Runoff**:** Storm water runoff from grading/construction sites flows to local drainage courses, either directly or via a storm drain on or near the construction site. Contaminants conveyed by storm water runoff from construction sites include sediment (from inadequate erosion control plan implementation), fertilizers, pesticides, herbicides, equipment/vehicle washout residue, construction chemicals (paint, etc.) and construction debris.

Long-Term Runoff: Following construction, the water quality of runoff water can be degraded due to increased pollutants in the runoff and increased runoff volumes and velocity compared to a site's undeveloped setting. Once developed with paved roads, structural development, landscaping, vehicles, etc., runoff water would flow over areas with increased amounts of oil, grease, heavy metals, landscaping chemicals (including nitrogen and phosphorus from use of fertilizers), etc. compared to the pre-development setting. When these contaminants in the runoff water are deposited (e.g., in creek sediments), the pollutants can enter the food chain affecting aquatic habitats, wildlife and potentially humans. Natural infiltration of storm water in natural, vegetated, permeable undeveloped land, both slows and filters runoff. Unless appropriate design features are incorporated, new development will result in increases to impervious surfaces (structures, paved areas) and peak storm water runoff rates. Therefore, storm water volumes would be expected to increase post development, resulting in increased potential for flooding, property damage, erosion of creek banks, and damage to riparian and aquatic wildlife habitat,.

4.13.2 REGULATORY SETTING

Federal

Clean Water Act (CWA): The Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act or CWA) requires that discharges do not substantially degrade the physical, chemical or biological integrity of the Nation's waters. Specifically Section 402 established the National Pollutant Discharge Elimination System (NPDES) Regulations for wastewater and other pollutant discharges.

CWA 1987 Amendment: Congress amended the CWA to require the implementation of a two-phased program to address storm water discharges. Phase I established by the U.S. Environmental Protection Agency (EPA) in November 1990, requires NPDES permits for storm water discharges from municipal separate storm sewer systems (MS4s) serving populations of 100,000 or greater, construction sites disturbing greater than 5 acres of land, and ten categories of industrial activities. The EPA recognized that smaller construction projects (disturbing less than 5 acres) and small municipal separate storm sewers (MS4s[2]) were also contributing substantially to pollutant discharges nationwide. Therefore, in order to further improve storm water quality, the EPA promulgated the NPDES Phase II program (*Federal Register* Vol. 64, No. 235, December 8, 1999). The Phase II regulations require NPDES permits for storm water discharges from regulated small MS4s and for construction sites disturbing more than 1 acre of land.

CWA Sections 401 and 404: These sections establish regulations for the discharge of dredged or fill material into waters of the United States and water quality impacts associated with these discharges.

CWA Section 303(d): This section requires States to identify waters not attaining applicable water quality standards and requires states to establish for these waters the total maximum daily load for certain pollutants, at a level necessary to implement the applicable water quality standards. Compliance with this requirement is met by States periodically assessing the conditions of the rivers, lakes and bays and identifying them as "impaired" if they do not meet water quality standards.

National Flood Insurance Program. Flood Insurance Rate Maps issued by the Federal Emergency Management Administration (FEMA) divide flood areas into three zones: Zone A for areas of 100-year flood, base flood elevations not determined; Zone B for areas of 500-year flood; and Zone C for areas of minimal flooding. The National Flood Insurance Program 100- year floodplain is considered to be the base flood condition. This is defined as a flood event of a magnitude that would be equaled or exceeded an average of once during a 100-year period. Development located in floodplain areas are subject to the standard conditions of approval of the Santa Barbara County Flood Control and Water Conservation District and the requirements and development standards set forth in the County Flood Plain Management Ordinance (Chapter 15-A of the County Code) and the Development Along Water Courses Ordinance (Chapter 15-B of the County Code).

[2] Those generally serving less than 100,000 people and located in an urbanized area as defined by the Bureau of the Census.

State

Porter-Cologne Water Quality Control Act: This Act establishes waste discharge standards pursuant to the Federal NPDES program for California, and the state has the authority to issue NPDES permits to individuals, businesses, and municipalities as well as to implement other aspects of the CWA including section 303(d) described above with regard to impaired water bodies.

SWRCB, Regional Water Quality Control Board (RWQCB): The Orcutt area is located within the Central Coast RWQCB (Region 3). The SWRCB and RWQCBs work under the California Environmental Protection Agency addressing water quality control and related permitting.

Department of Water Resources (DWR): DWR is responsible for protecting, conserving, developing, and managing much of California's water supply, including but not limited to developing/updating the California Water Plan, regulating dams, providing flood protection, assisting in emergency management, educating the public about water conservation, and managing water resources data.

Department of Water Resources, Urban Water Management Planning Act (UWMPA): The UWMP identifies long-term resource planning responsibilities for water agencies to ensure adequate water supplies are available to meet existing and future demand. (California Government Code, Division 6, Part 2.6, Sections 10610 – 10656)

Water Conservation Act (WCA) of 2009, SB X7-7: The WCA requires water suppliers to set targets and track progress of conserving water, by decreasing daily per capita urban water use. (California Government Code, Division 6, Part 2.55, Sections 10608 – 10608.44)

Water Code Section 106.3 (AB 685): This section states that "every human being has the right to safe, clean, affordable, and accessible water adequate for human consumption, cooking, and sanitary purposes." The State Water Resources Control Board (SWRCB) adopted a related resolution identifying the human right to water as a top priority and core value of the SWRCB and Regional Water Quality Control Boards (collectively the Water Boards). The resolution stated the Water Boards will work "to preserve, enhance, and restore the quality of California's water resources and drinking water for the protection of the environment, public health, and all beneficial uses, and to ensure proper water resource allocation and efficient use, for the benefit of present and future generations."

Local

Orcutt Community Plan. The Orcutt Community Plan (OCP) includes policies and development standards to provide construction- and operational-phase runoff control and to reduce flooding impacts. Several of these were modeled after mitigation measures in the OCP EIR, which address erosion/sediment control, increased percolation of storm water to reduce runoff, and flood hazard reduction measures.

4.13.3 PREVIOUS OCP EIR REVIEW

4.10.3.1 OCP EIR WATER SUPPLY

The OCP EIR identified significant impacts to the Santa Maria Valley Groundwater Basin (Basin) from increased overdraft to meet water demands of new development allowed under the OCP in the absence of another water supply source or sources sufficient to support new development, (OCP EIR Vol. I, Impacts WAT-1, WAT-2). In addition, the Mini-EIR for KS18 determined that the combined buildout on KS18 (estimated water demand of 24.06-28.31 AFY) would exceed the 25 AFY/year threshold of significance for increased water demand for the SMGB, resulting in potentially significant impacts from Key Site specific development water demand. Of the overall KS18 water demand, 12.75 to 17 AFY was estimated for the proposed park, part of which could be located on the OASIS property. Therefore, water demand for just the proposed park was less than the 25 AFY/year threshold in effect at that time. OCP EIR mitigation measures WAT-1 through WAT-4 were found to reduce impacts from increased water demand on a project specific (KS18) basis. These mitigation measures were adopted as policies and development standards in the OCP, including but not limited to WAT-O-1 (County assistance in development of supplemental water), WAT-O-2 (County shall approve projects contingent on existing or permanent entitlement-backed, long-term, supplemental water supplies), and WAT-O-3 (Development shall incorporate water efficiency). Cumulative impacts from buildout of the OCP were determined to remain significant and unavoidable (Class I).

Subsequent to certification of the OCP EIR, the Basin was adjudicated. In addition, all projects with increased water demand are required to purchase supplemental water supplies, consistent with the adjudication, to avoid increased groundwater extractions and potential overdraft of the Basin.

4.10.3.2 DRAINAGE AND WATER QUALITY

The OCP EIR (Volume I) identified potentially significant impacts related to development within 100-year floodways and floodplains: increased flood water velocity; channel scouring; bank erosion; channel and culvert blockages; downstream sedimentation. The OCP EIR also found that additional urban development within local watersheds would generally increase runoff and erosion, leading to channel sedimentation with decreased channel capacity and increased flood potential. The impacts below (from OCP EIR Volume I and the Volume II Mini-EIR for KS18) include potentially significant community-wide impacts applicable to development of KS18 and site-specific impacts identified in the Volume II Mini-EIR for KS18:

- Development within the 100-year floodway (FLD-1);
- Development within the 100-year floodplain (FLD-2);
- Increased storm flows from impervious surfaces (Impact FLD-3);
- Exposure to flood hazards during a 100 year storm event (KS18-FLD-1);
- Increased storm water runoff (KS18-FLD-2); and
- Localized erosion/sedimentation within creek channel (KS18-FLD-3).

Mitigation measures identified to partially reduce community-wide impacts and to reduce KS18 specific impacts to less than significant levels were incorporated into the OCP, with one exception. Mitigation Measure FLD-12 was determined to be covered by existing County Flood Control District standard review practices. Therefore, FLD-12 was not incorporated into the OCP.

The rest of the OCP mitigation measures (FLD-1 to FLD-11) were specifically addressed by incorporation into the OCP as follows:

- Mitigation Measure FLD-1 is addressed by Action FLD-O-1.1;
- FLD-2 by Development Standards FLD-O-1.2;
- FLD-3 by Development Standards FLD-O-1.3 & -1.4;
- FLD-4 by Policy FLD-O-4 and Development Standards FLD-O-4.2 & -4.4;
- FLD-5 by Development Standards FLD-O-4.3 & PRT-O-3.1 and Policy PRT-O-3;
- FLD-6 by Action FLD-O-4.1;
- FLD-7 by Development Standard FLD-O-3.1;
- FLD-8 by Development Standard FLD-O-2.1;
- FLD-9 by Development Standard FLD-O-1.4;
- FLD-10 by Development Standard FLD-O-3.3;
- FLD-11 by Development Standard FLD-O-3.2;

The above standards provide direction regarding the siting and design of new development, minimization of off-site runoff and erosion, and establishment of retention basins.

In addition, the OCP EIR findings concluded that the following measures in other sections of the OCP also help to mitigate adverse flooding/drainage impacts: Policies BIO-O-2, FIRE-O-3, VIS-O-4, and OS-O-1, -5, -6 & -7, Actions OS-O-1.1, -3.1 & -8.1, and Development Standards BIO-O-2.1, GEO-O-2.3, and OS-O-5.2 & -5.3.

OCP EIR water quality impacts related to overdraft of the groundwater basin are discussed under water supply impacts in Section 4.10. The findings for the OCP EIR conclude that water quality impacts related to overdraft of the groundwater basin and from increases in total dissolved solids from wastewater disposal would be reduced by OCP Policies WAT-5 and WW-O-3 and OCP Development Standards WW-O-2.1, -3.1 & -3.2 and BIO-O-2.1. (Also see discussion of wastewater services in Section 4.10).

Flooding and water quality impacts from buildout of the OCP were determined to be significant and unavoidable (Class I) and KS18-specific impacts were determined to be mitigated to less than significant levels (Class II).

4.13.4 IMPACT ANALYSIS

METHODOLOGY AND SIGNIFICANCE THRESHOLDS

Appendix G of the CEQA guidelines considers a project to have significant impacts if the project would:

- *Violate any water quality standards or waste discharge requirements;*
- *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level;*
- *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site;*
- *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;*
- *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;*
- *Otherwise substantially degrade water quality;*
- *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map;*
- *Place within a 100-year flood hazard area structures which would impede or redirect flood flows;*
- *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or*
- *Be subject to inundation by seiche, tsunami, or mudflow.*

A project would also result in significant impacts based on these additional criteria from the Santa Barbara County Environmental Thresholds and Guidelines Manual (October 2015), flooding, drainage and water quality impacts related to the OASIS project requests would be considered significant if the project:

- *Is located within an urbanized area of the County and the project construction or redevelopment individually or as a part of a larger common plan of development or sale would disturb one (1) or more acres of land;*
- *Increases the amount of impervious surfaces on a site by 25% or more;*
- *Results in channelization or relocation of a natural drainage channel;*
- *Results in removal or reduction of riparian vegetation or other vegetation (excluding nonnative vegetation removed for restoration projects) from the buffer zone of any streams, creeks or wetlands;*
- *Is an industrial facility that falls under one or more of categories of industrial activity regulated under the NPDES Phase I industrial storm water regulations (facilities with effluent limitation; manufacturing; mineral, metal, oil and gas, hazardous waste, treatment or disposal facilities; landfills; recycling facilities; steam electric plants; transportation facilities; treatment works; and light industrial activity);*

- *Discharges pollutants that exceed the water quality standards set forth in the applicable NPDES permit, the Regional Water Quality Control Board's (RWQCB) Basin Plan or otherwise impairs the beneficial uses of a receiving waterbody;*

- *Results in a discharge of pollutants into an "impaired" waterbody that has been designated as such by the State Water Resources Control Board or the RWQCB under Section 303 (d) of the Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act); or*
- *Results in a discharge of pollutants of concern to a receiving waterbody, as identified in by the RWQCB.*

Impacts related to soil erosion/sedimentation are discussed in Section 4.6, *Geologic Processes*.

The project's physical impacts on the environment would result from the proposed construction and long-term use of the OASIS property. Also refer to discussion in section 6.1 (Growth Inducing Effects) regarding increased development potential related to the General Plan Amendments, Lot Line Adjustment, and Government Code consistency requests

W-1: The project would result in potentially significant impacts to the Santa Maria Groundwater Basin from increased project water demand (Class II).

A project is determined to have a significant effect on water resources if it would exceed established threshold values which have been set for each overdrafted groundwater basin. These values were determined based on an estimation of a basin's remaining life of available water storage. If the project's net new consumptive water use [total consumptive demand adjusted for recharge less discontinued historic use] exceeds the threshold adopted for the basin, the project's impacts on water resources are considered significant. Historically, the County applied thresholds of significance for the Santa Maria Groundwater Basin of 25 acre-feet per year (Santa Barbara County Environmental Thresholds and Guidelines Manual, October 2008). However, the Santa Maria Groundwater Basin was adjudicated after this threshold was established. As a result, the 25 acre-feet per year threshold is no longer applicable. Instead, any projects that would result in a net increase in groundwater extractions from the Basin would be considered to have a potentially significant impact on the Basin, unless supplemental water is purchased to offset any net increase in water demand, thereby avoiding increased groundwater extractions. A project is also deemed to have a significant effect on water resources if a net increase in pumpage from a well would substantially affect production or quality from a nearby well.

The OASIS project would be supplied with water by Golden State Water Company (GSWC). As noted in the GSWC ~~preliminary~~ "Preliminary Can and Will Serve letter" (PCWSdated ~~February 22, 2016~~ June 2, 2020 (in Appendix D-10), the County's land use approval requirements are separate from the regulations governing GSWC's operations. This includes compliance with OCP Policies WAT-0-2 and WAT-0-5, and the legal judgment of Santa Maria Valley Water Conservation District v. City of Santa Maria, dated January 25, 2008. As currently interpreted, these policies require GSWC's customers, with a discretionary permit that will result in increased water use, to provide supplemental water (non-groundwater supply source) to offset the demand associated with their prospective use. Planning & Development determines the need and amount of supplement water required for the project. As noted in the GSWC letter, the project applicant is responsible for securing required supplemental water (1.32 acre feet) and to assign that additional supplemental water to GSWC for delivery. The City of Santa Maria contracts with individual applicants to provide "Supplemental Water" for projects in the Orcutt area. Under the approach currently employed, GSWC takes delivery of the "Supplemental Water" and prepares and provides the necessary documents, once the applicant has secured the Supplemental Water supply from the City of Santa Maria. GSWC also requires the dedication to GSWC of any local groundwater rights associated with a project. GSWC provides the necessary documentation to effect dedication of water rights concurrent with the execution of an agreement regarding the construction of special facilities associated with a project.

Based on the County's Environmental Thresholds and Guidelines Manual, project water demand is estimated as follows:

Outdoor Water Demand- 1.71 Acre Foot per Year (AFY)

37,000 sf new landscaping + 12,500 sf modified landscaping (not irrigated as no historic water use) = 1.14 acres * 1.5 AFY/acre (mix of lawn and drought tolerant plantings) = 1.71 AFY

Indoor Water Demand- 0.48 AFY

0.32 (at current facility) + .16 (30% increase in attendance anticipated at OASIS activities classes plus increased attendance capacity for rental activities at new facility)

COMBINED Water Demand = 1.32 AFY

- 2.19 AFY[3] (Combined 1.71 AFY indoor + 0.48 AFY outdoor demand, identified above);
- 0.60 (Orcutt Consumptive Use Factor to account for 40% return flows/recharge to basin);
- ~~0.32 AFY (Historic Use at existing OASIS facility);~~ Golden State Water Company (GSWC) considers a project's net increase in water demand when identifying the amount of supplemental water needed to ensure no increased demand from the Santa Maria Groundwater Basin. Project water demand is not considered to be reduced by historic use at another site, as the existing site is expected to be backfilled with another use with associated water demand. (See GSWC Preliminary Can and Will Serve letter in Appendix D13).

(2.19 AFY demand * 0.60 consumptive use) ~~– 0.32 AFY historic use~~ = 1.32 AFY

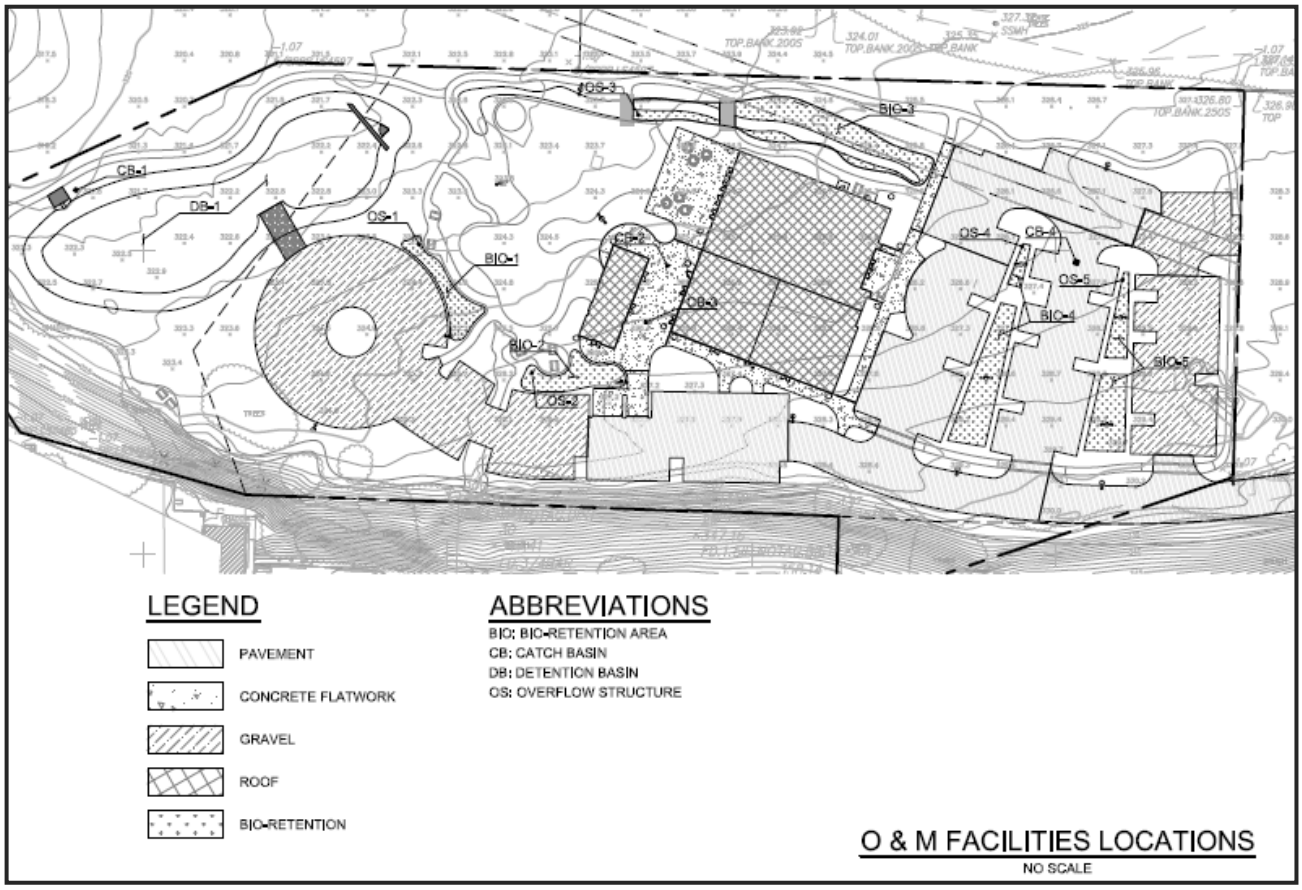
Based on above calculations, the OASIS project's net increase in water demand is estimated at approximately 1.32 AFY, taking into account historic water demand and return flows to the groundwater basin. Therefore, the project would need to purchase 1 AFY in supplemental water from the City of Santa Maria to offset increased water demand and avoid increased groundwater extractions from the Santa Maria Groundwater Basin.

The project would be conditioned to purchase supplemental water from the City of Santa Maria to offset increased water demand, consistent with requirements of the Orcutt Community Plan and the legal judgment of Santa Maria Valley Water Conservation District v. City of Santa Maria, dated January 25, 2008. The requirement to offset increased project water demand would ensure the project would not result in significant impacts to the basin. As part of the standard development regulatory process, the applicant would also need to provide a final "can and will" serve letter from GSWC prior to zoning clearance.

[3] The water estimate based on actual historic use plus 30% increase is comparable to estimated water use based on City of Santa Barbara's water duty factor for a similar land use type (church), 0.18 AFY/1,000 sf or 2.7 AFY for the project (0.18 * 15.333). The OASIS project also proposes collection and storage of rainwater from roof gutters for landscape irrigation use, which is not accounted for in the water use estimate.

The applicant submitted a Storm Water Control Plan (Above Grade Engineering, Inc., October 2016) and a Stormwater Management Facility Operation and Maintenance (O&M) Manual (Above Grade Engineering Inc., October 2016), which address post-development drainage requirements (Appendix D-13). Figure 4.13-4 identifies the proposed drainage design, including specific drainage features that would be incorporated into the OASIS development.

Figure 4.13-4 Stormwater Control Management



Source: Stormwater Management Facility Operation and Maintenance (O&M) Manual (Above Grade Engineering, Inc Oct 2016)

Impact W-2: Grading and construction activities associated with the proposed project would result in potentially significant impacts from disturbance (grading) of more than one acre of land, grading in proximity to Orcutt Creek, and from degraded water quality through increased rates of erosion and sedimentation (Class II)

The current Preliminary Grading Plan (revised April 2019, excerpt below, full plan Figure 2-32) involves approximately 4,400 cubic yards (CY) of cut (including for the 4-foot deep retention basin) and approximately 5,202 CY of fill. Earthwork is proposed to be balanced onsite by "mining" for the additional 620 CY of fill onsite, within the development/landscape areas. The proposed OASIS facility and parking areas are located on nearly level topography. However, grading for the access road from Foxenwood Lane on off-site APNs 105-020-041, 105-0202-053, 105-020-018, and the Foxenwood Lane right of way would involve grading in areas with slopes of more than 30% to the south of the access road and grading in areas with slopes of 50%+ to the north of the access road. In addition, the revised project plans (August 2020) include a new trail/bikeway easement connection on the adjacent parcel to the east (APNs105-020-052, -053). This easement is located within portions of the 500-year flood hazard zone

and abuts the 50-foot buffer from outside edge of the riparian canopy along Orcutt Creek. Short-term and long-term earthwork associated with this new trail/bikeway location were not evaluated in the OCP EIR or Draft EIR for the OASIS project. However, it is assumed that Installation and long-term maintenance activities associated with the newly proposed trail/bikeway easement would contribute to potentially significant water quality impacts related to erosion/sedimentation of Orcutt Creek, an identified impaired waterbody.

The Preliminary Grading Plan excerpt below shows that grading to the north of the access road would extend into Orcutt Creek riparian canopy on APN 105-020-053 to the tip of APN 105-020-018. Grading operations would increase the potential for erosion and sedimentation into Orcutt Creek, with the greatest potential associated with grading within the riparian canopy in proximity to the creek channel in the area next to Foxenwood Lane. In addition, if grading occurs during the rainy season, or in the event of heavy storms, soils from other graded areas of the site could be eroded and conveyed to Orcutt Creek. Uncontrolled discharges of sediment are considered a significant impact to water quality, as this could result in sedimentation and degraded water quality in Orcutt Creek.

The project would be required to comply with NPDES permit requirements as the project would disturb more than one acre of land. Under these requirements, all construction activities would be subject to the General Permit for Storm Water Discharge Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ) , which require preparation of a Storm Water Pollution Prevention Program (SWPPP) to control the discharge of pollutants, including sediment, into local surface water drainages. The SWPPP is designed to minimize water quality degradation through storm water monitoring, Best Management Practices (BMPs, which manage quantity and improve the quality of stormwater), and implement erosion control measures spill prevention and containment measures.

Construction activities would also be subject to the County's grading ordinance and applicable OCP development standards. An Erosion and Sediment Control Plan would be required but an SWPPP can be submitted in lieu of an Erosion and Sediment Control Plan, as long as the SWPPP contains the requirements of the County's Erosion and Sediment Control Plan. In addition, a master drainage plan is required as part of the grading plan for all grading permit applications.

The potential for erosion and sedimentation into nearby drainages swales, impacts would remain potentially significant, subject to feasible and enforceable mitigation which would be monitored for compliance.

Impact W-3: The proposed project includes structural development and other hardscape areas (e.g., parking lot, access road, etc.) resulting in new impervious surface on a property that currently has none. The impervious surfaces would alter drainage patterns and increase stormwater runoff, which could result in potentially significant impacts from increased flooding and degraded water quality in Orcutt Creek, which is designated as an impaired water body. (Class II)

Currently, the property and adjacent areas are undeveloped grassland and riparian habitat, with most development proposed on the level area. The exception to this is the access road, which is located on the slope between Clark Avenue and Orcutt Creek. Slopes on the south side of this road exceed 30% slope and the slope on the north side of the road, where grading is proposed from the top to the toe of the slope exceeds 50% slope. Drainage patterns generally flow from Foxenwood Lane to California Boulevard and surface water runoff is typically slowed by soil absorption and existing vegetation. As discussed above under 4.13.1 (Setting), Orcutt Creek is classified as an "impaired water body" by the RWQCB due to exceedance of Total Maximum Daily Loads (TMDLs)

for fecal indicator bacteria, toxicity and nutrients. Therefore, conveyance of any degraded runoff water to Orcutt Creek would be considered a potentially significant impact.

The increase in impervious (e.g., two structures, traditionally surfaced/paved access road and parking lot area, paved Class I bike path(s)) and semi-pervious surfaces (e.g., parking lot and road areas with pervious surfaces, walkways, trails) would redirect the drainage of surface flow during storm events. Surface water flows would travel faster across impermeable surfaces, which could result in increased peak discharge flows, erosion, storm water runoff and risk of flooding. In addition, as storm water runoff increases in flow speed, any discharge points into Orcutt Creek could lead to increased soil erosion and sedimentation, thus degrading water quality. Oil, chemicals, and other contaminants from vehicles, pesticides, fertilizers, pet waste, dust contaminants, and other urban runoff could accumulate on impermeable surfaces such as roadways and rooftops. During storm events, this accumulation could be discharged into Orcutt Creek, exacerbating degraded water quality in Orcutt Creek, an existing impaired water body. If properly installed and implemented, proposed drainage design features would capture and store some of the roof runoff for future landscape irrigation use and the proposed French drain in the landscape area and proposed use of pervious surfaces in some of the road and parking areas would slow the rate of runoff and convey cleaner development runoff to the retention basin. To comply with County Flood Control District requirements, the retention basin is designed to retain peak storm runoff for 2-, 5-, 10-, 25-, 50-, and 100-year storm events to equal or less than storm water flows from the pre-development setting (no impervious surfaces onsite). In addition, Regional Water Quality Control Board (RWQCB) requirements include retention of runoff from the 95th percentile storm event[4] .

The Above Grade Engineering, Inc (2016) drainage analysis includes modeling of site hydrology and runoff under pre- and post-development conditions, in accordance with requirements of the County Flood Control District. Based on the modeling, post-development peak flows during storm events would be reduced compared to pre-development peak flows with incorporation of the retention basin. The preliminary retention basin design would comply with Flood Control District requirements regarding capacity and discharge rates, subject to review and approval of the final drainage plan and maintenance agreement by the Flood Control District. Therefore, the proposed project could feasibly reduce onsite peak storm water flows as compared to existing conditions, and in compliance with County Flood Control requirements for retention basins.

However, given the increase in impervious surfaces (and related increase in overall runoff) and change in the quality of runoff water pre and post-development, increased storm water contaminants could still be discharged into the creek and potentially degrade water quality, despite reduced peak stormwater flow rates attributable to the retention basins. Therefore, impacts to water resources from the introduction of impervious surfaces, particularly parking areas, would be potentially significant.

Consistent with the Santa Barbara County Environmental Thresholds and Guidelines Manual, all projects determined to have a potentially significant storm water quality impact must prepare and implement a Storm Water Quality Management Plan (SWQMP) to reduce (mitigate) the impact to the maximum extent practical. The County requires that each SWQMP include the following:

- *Identification of potential pollutant sources that may affect the quality of the discharges to storm water;*
- *The proposed design and placement of structural and non-structural BMPs to address identified pollutants;*

[4] The 95th percentile storm event is a precipitation total over a 24-hour period that is greater than or equal to the precipitation totals of 95 percent of all 24-hour storm events in a given time period.

- *A proposed inspection and maintenance program; and*
- *A method of ensuring maintenance of all BMPs over the life of the project.*

Impact W-4 Project development would be located outside of the FEMA-designated 100-year flood zone. Therefore, no significant impacts are expected from development in a flood hazard zone (Class III).

As shown in Figure 4.13-2 (FEMA "Firmette" excerpt), the 100-year flood zone on KS18 is located along Orcutt Creek, with the flood zone widening considerably to the west of the OASIS property. On the OASIS property portion of KS18, the 100-year flood zone (floodway or floodplain) is limited to a small area in the northeast corner of the property. Furthermore, the proposed development would not be expected to lead to significant upstream or downstream impacts in the floodplain, as the proposed drainage and retention basin system would limit the flow of post-development storm water runoff to less than or equal to pre-development (existing) conditions, as discussed in Impact WR-2. Grading for the east end of the access road would be located within the flood zone, but the road itself would be located at the top of the slope above the creek outside of the flood zone. (See Impact W-2 for water quality impacts from road grading). Therefore, impacts from flooding would be adverse, but less than significant (Class III).

CUMULATIVE IMPACTS

The project's contributions to cumulative impacts to water supplies, water quality and flooding would not be considerable and would not result in significant cumulative impacts based on the following:

Water Supply: The net increase in water demand (approximately 1 AFY) would be offset by the requirement for the project to purchase supplemental water from the City of Santa Maria and because the groundwater basin is adjudicated (since 2008 after adoption of the OCP) and monitored to ensure groundwater extractions will not exceed the basin's established safe yield. Therefore, the project would not increase withdrawals from the Santa Maria Groundwater Basin.

Water Quality: The proposed project and buildout of the Orcutt area under the OCP will contribute to water quality impacts as identified in the OCP EIR, incorporated herein by reference (and updated by this discussion). Buildout of the OCP will result in increased impermeable surfaces. This will increase the transport of pollutants in storm water runoff and reduce opportunities for natural bio-infiltration, degrading water quality of runoff water and receiving water bodies, including Orcutt Creek. Through the implementation of the policies and development standards in the OCP, the mitigation measures identified in this EIR, and Santa Barbara County's standard regulatory processes, potential cumulative impacts would be reduced. On a project-specific level, the project design, including the proposed retention basin, French drain, incorporation of pervious surfaces for some of the parking areas onsite, capture and use of roof runoff for project landscaping, as well as construction period measures to avoid erosion and sedimentation in Orcutt Creek (identified in the Section 4.6, *Geology*) would reduce the potential for the related water quality impacts to a less than significant level. With regard to cumulative water quality impacts from wastewater identified in the OCP EIR, since adoption of the OCP, the Laguna County Sanitation District (LCSD) has adopted an ordinance prohibiting self-regenerating (salt load) water softeners and a water softener exchange incentive program to canister exchange systems (Culligan or Rayne) for anyone that has a grandfathered salt load system (M. Wilder, LSCD). These changes since adoption of the OCP reduce the impacts of wastewater disposal on water quality in the groundwater basin. The project's contribution to cumulative increases in flooding and degraded water quality would not be considered cumulatively considerable. Therefore, cumulative impacts to water quality would be adverse, but less than significant.

Flooding: The increase in impermeable surfaces from the project in combination with buildout of the OCP would alter drainage patterns and increase peak stormwater flows and the potential for increased flooding. Through the implementation of the policies and development standards in the OCP, the mitigation measures identified in this EIR, and Santa Barbara County's standard regulatory processes, potential cumulative impacts would be reduced. On a project-specific level, development is located outside of the 100-year flood zone, the preliminary drainage plan incorporates pervious surfaces into the parking areas, and the plan includes a proposed retention basin designed to ensure peak storm water flows leaving the site would not exceed historic levels and would not increase off-site flooding (up-stream or down-stream). The project's contribution to cumulative increases in flooding would not be considered cumulatively considerable. Therefore, cumulative impacts to flooding/drainage and water quality would be adverse, but less than significant.

Approval of the General Plan Amendment components, Recorded Map Modifications and Government Code 65402 Consistency requests may encourage similar requests for the other Southpoint Estates (KS18) open space parcels, as well as for other designated open space parcels in the Orcutt area or elsewhere in the County. Approval of such requests would increase the development potential of additional open space areas, which were set aside as part of past land use decisions for the purpose of preserving resources and offsetting various environmental impacts of development projects. The amount and types of increased development that could result from similar requests throughout the County's unincorporated area are not specifically known. However, conversion of such open space areas to development and other uses would generally be expected to result in increased demand on water supplies, increased impervious surfaces, erosion, and sedimentation, and increased volumes and velocity of peak storm water flows, and flooding. These impacts would be affected by development type, design, location, size, underlying soil permeability, proximity to flood hazard zones, presence of high or perched groundwater, incorporation of pervious surfaces such as permeable paving and bioswales, implementation of erosion control measures, use of retention basins, and whether the development incorporates other measures to slow and filter peak stormwater flows. (Also see Section 4.0 *Environmental Impact Analysis* and Section 6.1, *Growth Inducing Effects*).

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4.13.4 MITIGATION MEASURES

The following mitigation measures are required to reduce potentially significant impacts:

W-1 **WatCons-01 Water Conservation-Outdoor**. To ensure water conservation consistent with the project description and water demand assumptions, the Owner/Applicant shall include the following in Landscape and Irrigation Plans to be approved by P&D:

a. Landscaping that reduces water use:
   i. Except in areas specifically approved for lawn, plant species shall be drought tolerant. .
   ii. Group plant material by water needs.
   iii. Extensive mulching (2" minimum) shall be used in all landscaped areas to reduce evaporation.
b. Irrigation that reduces water use:
c. Install drip irrigation or other water-conserving irrigation.
d. Permeable surfaces such as shall be used for hardscape areas wherever feasible.

Plan Requirements: The Owner/Applicant shall submit a landscape and irrigation plan to P&D for review and approval prior to zoning clearance. **Timing**: The Owner/Applicant shall implement all aspects of the landscape and irrigation plan in accordance with the Landscape and Performance Security Conditions. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required water conserving landscape and irrigation features are installed prior to Final Building Inspection and that project landscaping and irrigation are maintained per approved landscape plans. Any part of irrigation plan requiring a permit shall be inspected by building inspectors.

W-2 **Special- Supplemental Water:** The project shall purchase supplemental water from the City of Santa Maria to offset increased demand for water from the Santa Maria Groundwater Basin. **Plan Requirements & Timing**: Prior to zoning clearance, the applicant shall provide proof of purchase of 1.32 AFY of supplemental water from the City of Santa Maria. **MONITORING**: P&D shall confirm receipt of agreement from City of Santa Maria for 1.32 acre foot of supplemental water before zoning clearance or recordation of recorded map modification documents, whichever is first.

W-3 **Storm Water Pollution Prevention Plan (SWPPP).** The Applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board. **Plan Requirements and Timing**. Prior to approval of Zoning Clearance the applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan to P&D's Building & Safety Division. The applicant shall keep a copy of the SWPPP on the project site during grading and construction activities. **MONITORING**: P&D permit processing planner shall review the documentation prior to approval of a Land Use Permit P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP.

W-4 **Equipment Washout-Construction**. The applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The area shall be located at least 100 feet from any storm drain, water body or sensitive biological resources. **Plan Requirements and Timing**: The applicant shall designate the P&D approved location on all grading and building permits. The applicant shall install the area prior to commencement of construction. **MONITORING**: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

W-5 **Low Impact Development (LID) Measures**. LID is a site design strategy that uses natural and engineered infiltration and storage techniques to retain storm water runoff where it is generated to mimic a site's pre-development hydrology and reduce downstream impacts. The Environmental Protection Agency has determined that the following LID measures are highly beneficial at protecting receiving waters. In order to further reduce flooding and water quality impacts, the SWQMP and project design shall include the following LID measures, to the extent feasible:

Design Measures

a. Vegetated swales, buffers and strips throughout the project site;
b. Use of permeable pavement to the extent feasible;
c. Two-foot permeable pavement strips located at the base of driveways, spanning the width of the driveway;
d. Impervious surface reduction and disconnection;

Structural Measures

a. Bioretention facilities to capture and infiltrate street runoff upstream of retention basins;
b. Roof leader flows directed to planter boxes, amended soil, or other low-gradient vegetated areas and/or vegetated swales and buffers;
c. Soil amendments to increase infiltration rates; and
d. Rain gardens, rain barrels, and cisterns.

Plan Requirements and Timing. Plans indicating LID techniques to be used shall be submitted by the applicant for review and approval by the Santa Barbara County Public Works Department prior to land use clearance for grading and subdivision improvements. Installation of structural LID technologies shall be performed by the project applicant per approved plans and completed prior to occupancy clearance of the first home. **MONITORING.** Public Works and Planning and Development staff shall review plans and monitor compliance.

W-6 **Operational Erosion Control Measures**. The development shall incorporate and maintain the following operational erosion control measures into final grading and drainage plans.

a. Erosion control measures, such as plantings or hard surfaces, shall be incorporated into the drainage plan for all project drainages as required by the Flood Control District and P&D.
b. Development in areas of high erosion potential shall be sited and designed to minimize increased erosion and may be required to have a site-specific evaluation of erosion-control measures. Project approval shall be conditioned to ensure that erosion will be reduced to acceptable levels.
c. Landscaped areas adjacent to structures shall be graded so that drainage is away from structures.
d. Irrigation shall be controlled so that overwatering does not occur. An irrigation schedule shall be reviewed and approved by P&D prior to zoning clearance for grading.

Plan Requirements and Timing. This requirement shall be printed on final grading, drainage, and landscaping plans and submitted to P&D and Flood Control for review and approval prior to approval of Land Use Permits for grading. Compliance with these measures shall be confirmed by P&D prior to Final Building Inspection Clearance. **MONITORING.** The applicant shall demonstrate to P&D compliance monitoring staff and Building and Safety grading inspector(s) that all components of the required measures are in place. Compliance monitoring staff will verify compliance including on-going requirements.

IMPACTS AFTER MITIGATION

W-1: (Water supply/Santa Maria Groundwater Basin) The project would result in potentially significant impacts to the Santa Maria Groundwater Basin from increased project water demand (Class II).

Impact W-1 would be reduced to less than significant levels with implementation of mitigation measures WS-1, WS-2 and standard requirement for submittal of a final "can and will" serve letter from Golden State Water Company.

Impact W-2 (Construction related impacts to water resources): Grading and construction activities associated with the proposed project would result in potentially significant impacts from disturbance (grading) of more than one acre of land, grading in proximity to Orcutt Creek, and from degraded water quality through increased rates of erosion and sedimentation (Class II)

Impact W-2 would be reduced to a less than significant level by implementation of Mitigation Measures W-3, W-4, and W-6, Section 4.6 (Geology) Mitigation Measure GEO-1 and Section 4.3 (Biology) Mitigation Measure BIO-1 (Class II).

Impact W-3 (Water quality associated with increased impervious surfaces): The proposed project includes structural development and other hardscape areas (e.g., parking lot, access road, etc.) resulting in new impervious surface on a property that currently has none. The impervious surfaces would alter drainage patterns and increase stormwater runoff, which could result in potentially significant impacts from increased flooding and degraded water quality in Orcutt Creek, which is designated as an impaired water body. (Class II)

Impact W-3 would be reduced to a less than significant level with implementation of Mitigation Measures W-3 and - 4 and Section 4.3 (Biological Resources) Mitigation Measure BIO-9 (Class II).
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Cumulative: The project would contribute incrementally to Cumulative impacts identified for OCP buildout. This contribution would not be considerable and would be less than significant.

5.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

Prior to preparation of the Draft EIR, the Santa Barbara County Planning and Development ("County") prepared an Initial Study/Draft Mitigated Negative Declaration (MND), which evaluated the potential impacts of the project requests. The MND is an attachment to the NOP/EIR Scoping document, which was circulated for public review, and is available for review on the County's OASIS project webpage at https://www.countyofsb.org/plndev/projects/oasiscenter.sbc and is included in Appendix A. The County determined that there was no substantial evidence that the project would cause or otherwise result in significant environmental effects in the resource areas discussed below. This determination was confirmed when these issue areas were revisited as part of EIR preparation. CEQA Guidelines § 15128 states that, "*An EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR. Such a statement may be contained in an attached copy of an Initial Study.*" In this instance, the Initial Study/Superseded Draft ND document is attached and additional explanation is included below for each issue area identified as having less than significant impacts.

No further environmental review of Agricultural Resources, Airport Hazards, Energy, and Hazardous Materials, and Schools is necessary, for the reasons summarized in the discussion below and in the Initial Study/MND attachment to the EIR/NOP Scoping Document (Appendix A).

5.1 AGRICULTURAL RESOURCES

Key Site S18 (KS18), including the 5.28 acre OASIS project site is not an agricultural property with regard to Comprehensive Plan land use designation, zoning, or use. Soils on KS18 are not considered prime agricultural soils and none of the KS18 parcels are enrolled in the Williamson Act. In addition, no part of KS18 is identified as "Important", "Unique" or other special status farmland by the state or County. A review of aerial photos dating to the 1950s did not identify evidence of row crops, vineyards, orchards, or livestock onsite. The property does not contain a combination of acreage and/or soils which render all or a portion of KS18 an important agricultural resource. Finally, KS18 does not adjoin, and the project requests would not impact, any contiguous or nearby agricultural operations.

While the OCP EIR identified significant unavoidable (Class I) impacts to agricultural resources from buildout of the OCP, the project requests would not result in significant adverse impacts to agricultural resources for the reasons noted above. Further, the project's contribution to the regionally significant loss of agricultural resources is not considerable. Therefore the project requests' cumulative effect on regional agriculture is also less than significant..

The project requests would not result in potentially significant project specific or cumulative impacts to onsite or off-site agricultural resources.

Also see Section 6.1, Other CEQA Discussions, Growth Inducing Effects.

5.2 AIRPORT HAZARDS

KS18, including the OASIS property, is located over two miles south of the Santa Maria Municipal Airport. The proposed project is not subject to significant hazards from the Santa Maria Municipal Airport and the project design would not result in significant impacts to the airport or airport operations. Santa Barbara County's Airport Land Use Plan (ALUP) provides guidance for development near the County's airports. The Santa Barbara County Association of Governments (SBCAG) acts as the Airport Land Use Commission (ALUC). This commission evaluates development projects pursuant to ALUP criteria (e.g., proximity to safety zones, height of buildings in proximity to airports, etc.). On August 17, 2017, SBCAG, acting as the ALUC, determined that the OASIS project was consistent with the ALUP with no conditions (see ALUP letter dated 08/22/17 in Appendix D-8). Therefore, the project requests do not conflict with the Santa Maria Municipal Airport safety zones or the County's ALUP. Further, when taking into account other reasonably foreseeable cumulative projects, including buildout assumptions in the OCP, the project would not contribute considerably to airport related hazards.

5.3 ENERGY

The County has not identified significance thresholds for electrical and/or natural gas service impacts. However, energy conservation is addressed in Appendix F of the State *CEQA Guidelines*. Appendix F states that:

> "*In order to assure that energy implications are considered in project decisions, the California Environmental Quality Act requires that EIRs include a discussion of the potential energy impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy."*

In addition, OCP Policy AQ-O-3 states that:

> *The County should promote the use of alternative fuels, solar energy systems, and the use of construction techniques which are designed to conserve energy and minimize pollution in Orcutt consistent with, but not limited to the provisions of the CA Building Code.*

The project site, Orcutt Community Plan KS18, is located in the central urban core of the Orcutt Planning Area (OPA). The project would be served by Monterey Bay Community Power (MBCP)~~Pacific Gas & Electric's (PG&E's) existing energy sources and infrastructure~~. To ensure that future projects do not cause existing electricity and natural gas systems to exceed capacity, prior to construction a "will serve" letter would be required from MBCE~~PG&E~~.

Several project features would result in reduced energy demand for operation of the new facilities. Energy demand would be reduced in the short-term as earthwork cut and fill quantities are proposed to be balanced onsite, reducing energy demand (fuel) associated with trucks hauling soil to/from the site (import/export fill). The proposed installation of solar panels on the roof of the main building would reduce long-term energy demand (overall demand and peak usage period electrical

demand). In addition, the site's location in the urban core of Orcutt and proximate to Highway 135 would reduce travel distance (vehicle fuel demand) for workers and deliveries during the construction period and for seniors using the OASIS facility in the long-term. The project is expected to have a negligible effect on regional energy needs, whether considered on a project-specific basis or when considered in the context of buildout of the Orcutt Community Plan. As noted, all projects would be required to receive a "will serve" letter indicating whether adequate electricity and natural gas supplies would be available to each future project. The will serve letter documents that the gas and electricity provider has adequate capacity to serve the project and ensures that new projects would not cause existing electricity and natural gas systems to exceed capacity. For the reasons noted above, the project would not result in significant project specific or cumulative impacts to energy resources.

5.4 HAZARDOUS MATERIALS

There is no known historic or current use, storage or release of hazardous materials on KS18. KS18 was designated as open space acreage as part of the Southpoint Estates subdivision (TM 12,679/Rezone Ordinance #3106 and TM 13,345). As part of the Southpoint Estates subdivision approval, one of the lots adjacent to the OASIS property was designated for oil drilling (Lot 201 of the final recorded tract map for TM 12,679 Unit I, Book 121, page 14; current APNs 105-020-052, -053). However, no wells are known to have been drilled on APN 105-020-053 and there are otherwise no known or expected oil or gas facilities (e.g., wells, sumps, etc.) within the OASIS property or elsewhere on KS18. These assumptions are based on a review of historic aerial photos, the OCP Orcutt Oil Activities Map (OCP, p 230), discussions with Environmental Health Services (P. McCaw, Supervisor EHS LUFT, Site Mitigation Unit & Ocean Water Monitoring (phone call February 2019), information from the project applicant (L. Tamura, agent, January 2019 email), and research of the following databases:

- State Water Resources Control Board's (SWRCB's), Central Coast Regional Water Quality Control Board (RWQCB) Geotracker. These agencies implement the federal Clean Water Act and California's Porter-Cologne Water Quality Control Act. The latter became Division Seven ("Water Quality") of the State Water Code, which establishes the responsibilities and authorities of the SWRCB and nine RWQCBs. These Boards have primary responsibility for coordinating control of water quality (Section 13001). Each RWQCB establishes water quality control plans for all areas within the region. The *Geotracker* database tracks and archives compliance data from authorized or unauthorized discharges of waste to land, or unauthorized releases of hazardous substances from underground storage tanks.
  https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=orcutt ;

- Department of Toxic Substances Control (DTSC) Envirostar: DTSC establishes and implements cleanup programs and standards for contaminated sites and oversees hazardous substance release sites. The Envirostar system tracks DTSC's cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. (https://www.envirostor.dtsc.ca.gov/public/search?CMD=search&city=Orcutt&zip=&county=Santa+Barbara&case_number=&business_name=&FEDERAL_SUPERFUND=True&STATE_RESPONSE=True&VOLUNTARY_CLEANUP=True&SCHOOL_CLEANUP=True&CORRECTIVE_ACTION=True&tiered_permit=True&evaluation=True&operating=True&post_closure=True&non_operating=True&inspections=True); and

- Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR) GIS WellFinder: DOGGR has records of all work done on wells; from installment to abandonment. When proposed construction of structures over, or in proximity to, a well could result in a hazard, DOGGR has authority per Public Resources Code (PRC) Section 3208.1 to require re-abandonment of wells not abandoned in accordance with present standards. DOGGR has instituted several programs to encourage proper well abandonment including in the ~~the~~ Idle Well Abatement Program (PRE Sections 3206 & 3206.5). WellFinder identifies the location of oil and gas wells and related facilities, and also includes permitting information for oil and gas operations. https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-120.43913/34.86806/16.

In addition to the above agencies and databases, the following County agencies are involved in the abandonment of oil and gas operations and regulation of the storage and use of hazardous materials:

Santa Barbara County Petroleum Office: The County Petroleum Ordinance includes provisions for plugging and abandoning wells (Sec. 25-32), removal of all drilling equipment following abandonment (Sec. 25-33), and abandonment following determination of idle well status (Sec. 25- 44).

Santa Barbara County Public Health Department, Environmental Health Services: The Certified Unified Program Agency (CUPA) for the County of Santa Barbara, administered through Environmental Health Services, regulates businesses that handle hazardous materials, generate or treat hazardous waste or operate aboveground or underground storage tanks. The primary goal of the CUPA Program is to protect public health and the environment by promoting compliance with applicable laws and regulations.

Based on a review of historic aerial photos, the site also does not appear to have been used for row crops or orchards, which can be associated with use of agricultural chemicals.

KS18 is not known to be associated with past or present oil or gas activities or the use of hazardous materials, and the proposed project requests do not involve the use, storage, or release of hazardous materials, other than substances commonly used by most residential and commercial developments (e.g., household cleaning supplies). Therefore the project would not result in significant impacts related to hazardous materials, including no expected impacts to the public or to the environment. (Class III)

Cumulative Impacts from Hazardous Materials. Continued urban development in the Santa Maria-Orcutt Area will cumulatively increase the potential for exposure to hazardous materials. Pursuant to existing standard regulatory review processes, if soil or groundwater contamination is identified on sites proposed for new development, including redevelopment, required site assessment and any necessary remediation will be required prior to development. As discussed above, the project site and proposed use are not associated with hazardous materials, past contamination, or the presence of oil or gas activities. Therefore, the project's contribution to potential cumulative hazardous materials impacts would not be cumulatively considerable and would be less than significant.

DOGGR submitted a comment letter on the Draft EIR (dated October 14, 2019) with advisories addressing oil, gas and geothermal activities and facilities. This letter is included in Section 9.0 (Draft EIR Comments and Response to Comments). As discussed above, no such facilities are known to have been located nor are proposed within KS18. The comment letter also identifies DOGGR's 'jurisdiction authority over the drilling, operation, maintenance, and abandonment of oil, gas and geothermal wells, and attendant facilities, to prevent, as far as possible, damage to underground oil, gas, and geothermal deposits, and damage to underground and surface waters suitable for irrigation or domestic purposes. requirements for abandoned wells. Further, although not anticipated, the letter notes that if any wells are encountered during development, that the Division engineer in the Coastal District – Orcutt office is to be notified immediately.

(See section 4.12, *Water Resources*, regarding water quality impacts).

5.5 SCHOOLS

PUBLIC SCHOOLS

A project would normally result in potentially significant impacts to schools if the project would result in an increase in school aged children sufficient to generate the need for a new classroom at a local elementary, junior high or senior high school.

KS18 and the OASIS property are served by the following schools: Patterson Road Elementary, Orcutt Junior High, and Orcutt Academy Charter High School in the Orcutt Union School District (OUSD) and by Ernest Righetti High, which is in the Santa Maria Joint Union High School District (SMJUHSD). Orcutt Academy Charter High School enrollment is determined via a lottery system, which enrolls students to this school's capacity. Enrollment at the other three schools is below each school's capacity. School enrollment figures for the 2018-2019 school year are provided in Table 4.10-1.

Table 5-1 Current School Enrollment

School	Enrollment*
Orcutt Union School District	
Orcutt Academy High School	589
Orcutt Junior High School	515
Patterson Road Elementary	635
Santa Maria Joint High School District	
Ernest Righetti High	2105

*Sources: Christina Samaniego, Orcutt Union School District, January 2019,
Karen Townsend, Righetti High, Santa Maria Joint High School District, January 2019

The OCP EIR concluded that development of KS18 would contribute to increased demand for public schools, based on designation of the northeast corner of KS18 for new residential development (and associated new school-aged children). With implementation of OCP EIR general and site specific mitigation, impacts to junior high schools and high schools were determined to be reduced to a less than significant level, and impacts to elementary schools were determined to remain significant and unavoidable. OCP EIR Mitigation Measure KS3-SCH-1 requires that developers contribute the maximum school fees allowable. The OCP EIR also identified Mitigation Measures SCH-1 through SCH-3, which include the development of the maximum allowable developer impact fee, provision of new schools sites and the formation of a Mello-Roos District or other funding source.

The OASIS project requests would continue and expand their existing programs for seniors, as well as accommodating use of the new facility for non-OASIS activities outside of regular OASIS program hours. Because the OASIS project requests are not associated with an increase in school aged children (grades K-12), the project would not increase the number of students or otherwise impact area schools. The project would be subject to payment of state mandated school development fees based on the development's square footage.

The project would not result in significant impacts to public schools.

6.0 OTHER CEQA ISSUES

This section addresses CEQA requirements to discuss whether a project has the potential to be growth inducing and whether a project has the potential to result in significant and irreversible impacts on the environment.

6.1 GROWTH INDUCING EFFECTS

Section 15126.2(e) of the *CEQA Guidelines* requires that EIRs discuss the potential for projects to induce population or economic growth, either directly or indirectly. CEQA also requires a discussion of ways in which a project may remove obstacles to growth.

Generally speaking, a project may be considered growth inducing if it results in one of the five conditions identified below:

1. *Induces population growth.*
2. *Induces economic expansion.*
3. *Establishes a precedent setting action (e.g. an innovation, a radical change in zoning or general plan designation).*
4. *Results in development or encroachment in an isolated or adjacent area of open space (i.e. being distinct from "infill" development).*
5. *Removes an impediment to growth (e.g. the establishment of an essential public service or the provision of new access to an area).*

6.1.1 POPULATION GROWTH

As discussed in Section 2.0, *Project Description*, the proposed project would result in construction and operation of a new Orcutt Area Seniors in Service (OASIS) Senior Center on property currently restricted to open space and park uses. The new senior meeting center would be located within Orcutt Community Plan (OCP) Key Site 18 (KS18).

The project would result in a larger and improved facility compared to the current OASIS facility on Soares Avenue. OASIS expects overall attendance at their activities and programs to increase by approximately 30% at the proposed facility. Use of the site as a r~~R~~entals~~s~~ venue is ~~are~~ also expected to increase, given the greatly improved indoor and outdoor amenities provided in the proposed project. Comments received on the Draft EIR identify the potential for the larger and improved facility to draw additional attendees from the broader Santa Maria Valley to the site and Old Town Orcutt, including day visitors and new residents. However, the project is not expected to result in an overall increase in the larger Orcutt/Santa Maria area. ~~Although attendance is expected to increase, the project is not expected to result in population growth, as OASIS proposes to continue to serve the existing community, primarily local seniors.~~ In addition, volunteers involved with OASIS are expected to continue to be residents of the local community. The project would not result in the addition of new housing or a new job center that would attract or support new residents. For these reasons, the project is not expected to result in an increase in the population of Orcutt.

6.1.2 ECONOMIC GROWTH

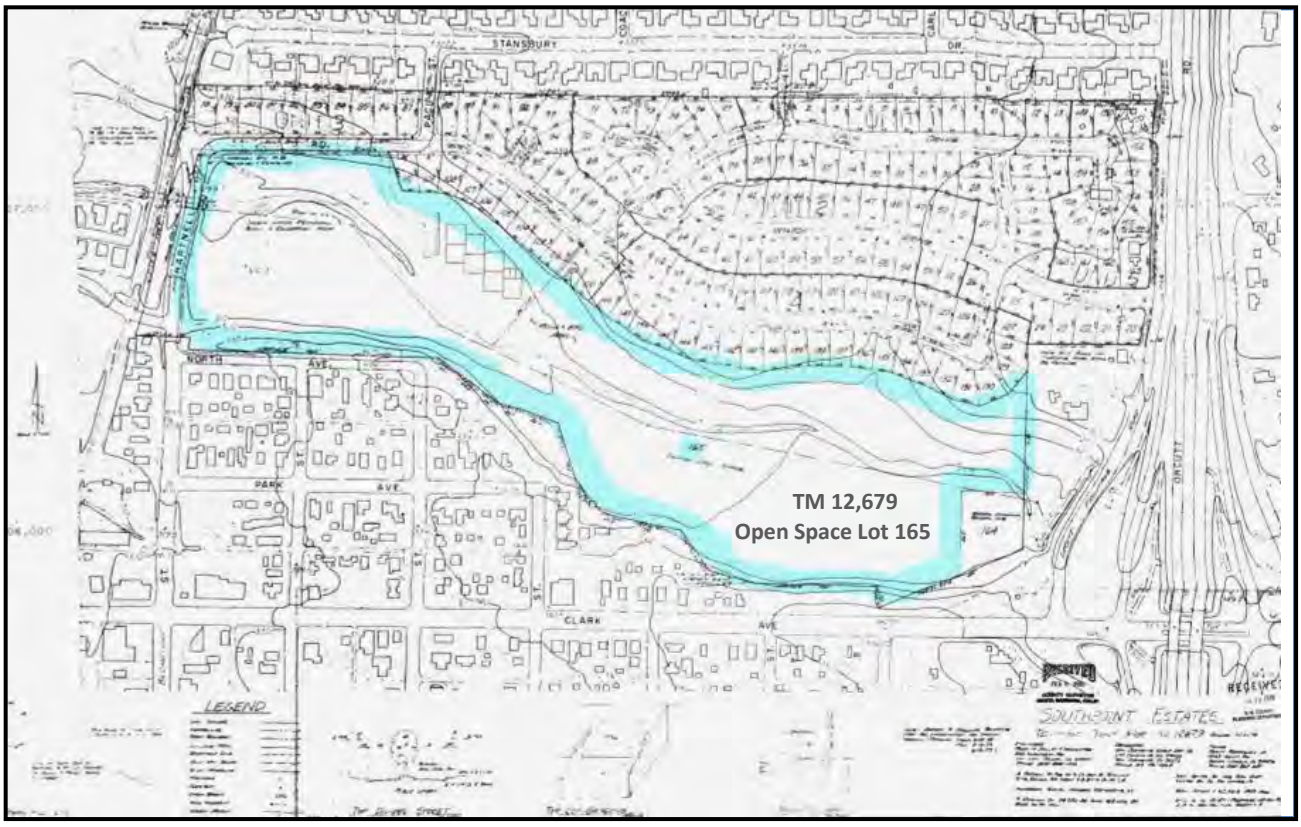
The intent of the project is to relocate the existing OASIS to a permanent facility owned by OASIS that can accommodate existing activities and programs and allow for expansion of existing activities and programs in an improved facility. The project would generate short-term construction jobs. In addition, the project would provide a limited rental venue in Orcutt, which would stimulate economic activity associated with providing services for rental activities (e.g., party supplies, catering, shuttle service, flowers, music, etc.).

6.1.3 PRECEDENT SETTING ACTION

Conversion of Designated Open Space

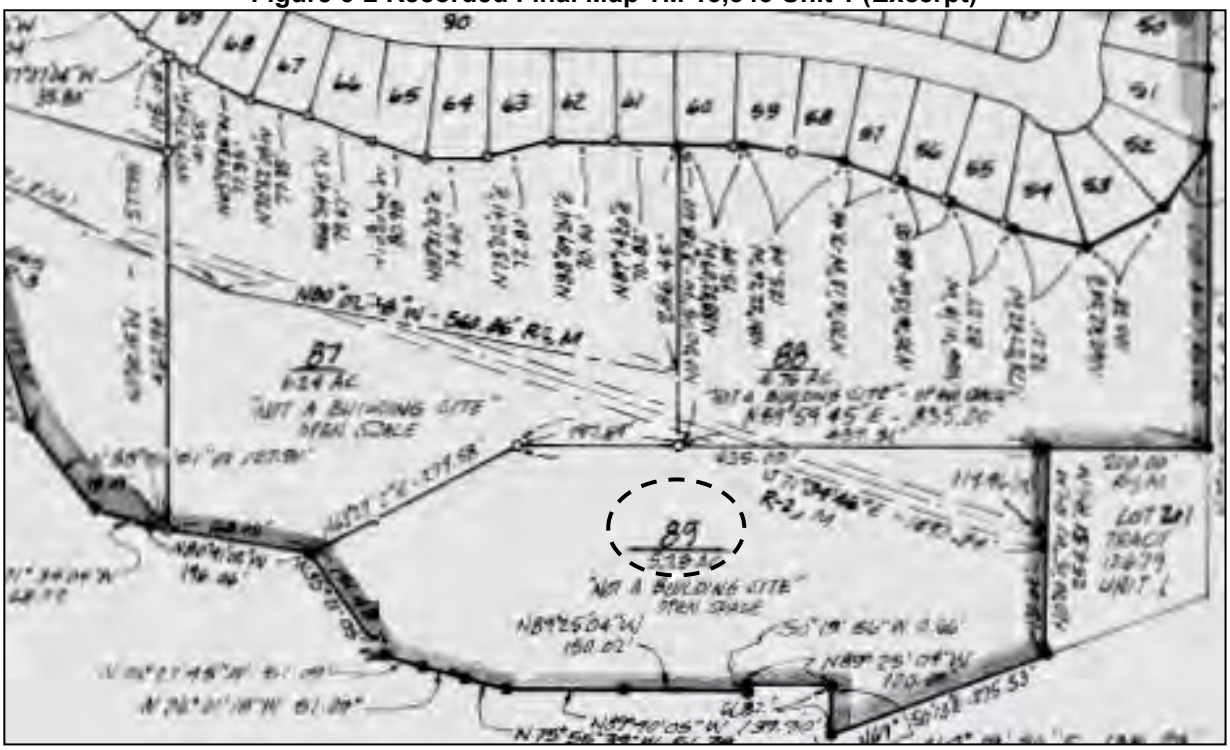
The OASIS property was first designated as open space, as Lot 165 (approximately 33 ~~35~~ acres) of the original Southpoint Point Estates subdivision/rezone project (TM 12,679/78-RZ-19). Lot 165 (see Figure 6-1 below) was proposed as open space to reduce project specific and cumulative impacts by avoiding steep slopes and preserving biological resources along the Orcutt Creek corridor and partially reducing significant and unavoidable impacts from loss of scenic views and open space. TM 12,679 with condition #18 and Rezone Ordinance #3106 Section 6.0 (see Appendix B) restrict this area to open space and non-commercial recreational uses and require the development rights to the property to be deeded to the County (TM 12,679 approved 1979).

Figure 6-1 Southpoint Estates Tentative Tract Map 12,679/78-RZ-19, Open Space Lot 165



The subsequent Southpoint Estates subdivision, TM 13,345 (approved 1983), identifies the same open space area (as Lot 165), plus TM 13,345 Lots 32 and 33. The TM 13,345 ~~but~~ calls out five separate open space lots: Lots 87, 88, 89 (OASIS property), 92, and 93. The TM 13,345 conditions of approval retain the same land use restrictions of open space and non-commercial recreation for the open space area, required title to the open space to go to the homeowner's association and conveyance of the development rights to the County. TM 13,345 also ~~with an~~ added a condition (#8) requiring each of the five open space lots to be labeled, "NOT A BUILDING SITE OPEN SPACE," at final map recordation. An excerpt of the recorded map for TM 13,345 Unit 1 (Book 125, page 8) is included below, showing the required label on three of the five open space lots, including Lot 89 (the OASIS property).

Figure 6-2 Recorded Final Map TM 13,345 Unit 1 (Excerpt)



In 1997, adoption of the Orcutt Community Plan (OCP) included the Southpoint Estates open space parcels within OCP KS18. This OCP-designated open space along Orcutt Creek comprises approximately 88 percent (approximately 35.11 acres) of KS18 (approximately 39.73 acres). Approximately 8.5 acres of this designated open space area (including the ~~5.28~~ 5.16 acres of the OASIS property) is also identified in the OCP as the site of a future public park. The Board of Supervisor's findings for adoption of the OCP identify the extensive efforts that went into determining which lands should be left as open space. The Board's 1997 findings addressed the following considerations with regard to the OCP Open Space Plan ("Plan").

OCP Open Space Plan:

- Encompasses the OCP's parks, recreation, trails, and open space sections of the Plan, and attendant maps and financing programs;

- Is the primary tool for achieving the basic planning goals of avoidance of hazards and physical constraints, and the avoidance or mitigation of adverse environmental impacts?

- Applies to designated sites within significant viewsheds, important vegetated areas, and biologically valuable areas;

- Is designed to:

    - Avoid hazards such as floodways and floodplains, steep slopes, high fire danger;
    - Provide both active and passive recreation opportunities;
    - Help retain the community's semi-rural character;
    - Preserve the community's most significant natural resources and scenic values. The Open Space Plan;

The findings further note that the Board of Supervisors considered the following in determining the open space areas within the OCP Key Sites:

- The need to protect community character and Orcutt's most important habitats;
- The willingness of property owners to offer open spaces;
- The need to provide for reasonable development of private property;
- Development constraints and environmental impacts identified in the OCP EIR;
- All of the written and oral testimony presented during the hearings;
- Requiring areas which are unsuited for urban development because of hazards, constraints, and resource values to be retained in open space;
- Retaining areas in open space in a manner which provides for rational and orderly development of individual properties, considering both the existing and planned patterns of use on surrounding properties; and
- Determining the boundaries of the open space areas after balancing the above factors and subject to extensive review at both Planning Commission and Board of Supervisors hearings…

The OASIS property is part of a contiguous open space along Orcutt Creek, which was set aside in both the Southpoint Estates project and the OCP to offset cumulative loss of open space land and loss of scenic open space views, to protect biological resources and recreational opportunities, and to avoid hazards including steep slopes and flooding. In addition, development rights to a portion of the KS18 open space were deeded to the County, pursuant to the Southpoint Estates conditions of approval. OASIS owns fee title to their property. (See Introduction, Section 1.1.3 OASIS Property Ownership, for description of conveyance of the property to OASIS).

Removal of Development Restrictions

The proposed General Plan Amendment, Recorded Map Modification, and acquisition of the OASIS property development rights from the County would each remove impediments to growth (development restrictions) on the OASIS property. Without approval of these requests, development would be limited to ~~a~~ the potential public park amenities identified in the OCP for KS18.

The ~~and~~ Southpoint Estates condition language and development rights deed restrictions include restrictions consistent with those in the OCP, specifically limiting uses to open space and "noncommercial" recreational uses– uses not involving remuneration (e.g., payment of fees for use/services). Therefore, approval of these requests would greatly increase the development potential of ~~this~~ the OASIS property, including both the 5.16 acres zoned REC and the commercially zoned 0.12 acres proposed to be added to the LeBard corner commercial parcel as part of the companion Lot Line Adjustment (Case No. 16LLA-00000-00004)~~open space~~.

With the development restrictions removed, the 5.16 acres of recreationally zoned land could be developed with the identified allowed uses for "REC" zoning in Land Use and Development Code (LUDC), Table 2-25 and the 0.12 acres could be developed with the identified allowed uses for "OC-GC" zoning in LUDC Table 2-24. (The LUDC is available for review and download at sbcountyplanning.org: https://cosantabarbara.app.box.com/s/6hrqg4blorc7zjyh2hklhsl3pv2j2tad). ~~parcel and~~

Removing the existing development restrictions is being considered in order to accommodate a specific project, the proposed OASIS Senior Center. However, the development restrictions would be permanently removed from the property. This could affect future use of the property in the event that the OASIS project is not ultimately constructed or if the property changes ownership after project construction.

The project would set a precedent for removing development restrictions and relinquishing development rights on similarly restricted open space lands, reversing previous decision~~s~~-maker actions. The County has conditioned projects throughout the County since the 1970's with language that is identical and nearly identical to the Southpoint Estates conditions and this language continues to be a standard Planning and Development condition:

> TM 12,679 Condition No.18 / TM 13,345 Condition No.21 (same condition)**:** *Title to the common Open Space shall be held by a non-profit association of property owners or by any other individual or entity of such reasonable terms and conditions as the Board of Supervisors may prescribe subject to conveying to the County of Santa Barbara the rights to develop such property with anything except Open Space or non-commercial recreation*.

There are many other properties in the unincorporated area of the County that ~~which~~ have been set aside as open space as part of past land use decisions, for the purpose of preserving resources, meeting open space zoning requirements, and/or offsetting various impacts of development projects. Approval of the OASIS requests may encourage submittal of similar requests to remove development restrictions on other Southpoint Estates/KS18 open space parcels and other development restricted open space parcels throughout the unincorporated area.

Comments received on the Draft EIR also note that OASIS' granted a new access easement (recorded May 2018) to the adjacent KS18 open space parcels to the north and west. These parcels are Southpoint Estates open space lots 87 and 88 (current APNs 105-020-060, -61, -062, Knight) and are subject to the same development restrictions as OASIS. The comment suggests that recordation of this access easement provides these otherwise land-locked parcels access to Foxenwood Lane and increases the likelihood of these parcels submitting for the same requests as OASIS on their properties. The August 2020 revised OASIS plans identify that this recorded access easement is proposed to be relocated within the OASIS property and is now proposed as an access/utility easement. The proposed new access/utility easements remove certain restrictions to development on the adjacent open space parcels.

Elimination of Development Restrictions not Limited to OASIS Project

This EIR focuses on the environmental effects of the proposed relocation of OASIS, including the proposed development and long-term use of the proposed OASIS facility within OCP KS18. As described above, this proposed relocation of OASIS is dependent upon approval of the proposed amendments to the Orcutt Community Plan, proposed changes to the conditions of approval and final maps for the Southpoint Estates subdivision/rezone project and OASIS' acquisition of the property's development rights from the County. Although not considered likely, each of the project requests could be approved, including removal of existing development restrictions for the property, followed by OASIS not proceeding to construct their development project.

In the event that OASIS does not ultimately develop their project or develops the property but then determines that operational limitations required to ensure consistency with the Comprehensive Plan and neighborhood compatibility do not allow for sufficient revenue generation (e.g., hours of operation, maximum attendance, limits on noise levels/amplification, etc.), the current development restrictions applicable to the property (development limited to open space/park/non-commercial recreation uses, not a building site, County holding development rights) would no longer be in effect, and OASIS or a new property owner/applicant could propose a different project for the site. Similar to the discussion above, which addresses the potential for similar requests to remove development restrictions on other designated open space properties, this situation is too speculative for an assessment of environmental impacts that would result if an alternative project were proposed. If an alternative project were proposed in the future, a determination would be made as to whether the project is in substantial conformance with an approved project onsite and whether additional environmental review would be required.

6.1.4 DEVELOPMENT OF OPEN SPACE/VACANT LAND

The OCP Open Space Plan identifies a contiguous open space running along Orcutt Creek through the Orcutt Planning Area, from Highway 101 to Highway 1. This swath of open space runs through the OCP urban area and was set aside as open space to retain some of the semi-rural qualities of the community. Approval of the project requests may encourage similar requests to convert other similarly situated, open space properties to development. This would include, but not be limited to, other KS18 open space parcels, including the open space parcels adjacent to the OASIS property, two of which transferred ownership in 2018, the LeBard open space lot to the east, as well as properties throughout the unincorporated area that are designated as open space with development restrictions. Also see discussion in Section 6.1.3 (Precedent Setting Action).

6.1.5 REMOVAL OF AN IMPEDIMENT TO GROWTH

Existing services are available to serve the project, including water (Golden State Water Company), sewer (Laguna County Sanitation District), solid waste services and utilities. In addition, the project site is located in proximity to connection points for these services (e.g., water line/gas line in Clark Avenue, sewer line south of Orcutt Creek, etc.). The project is also located within adequate response times to police and fire services, as discussed in Section 4.10, Public Services.

Other impediments to growth are tied to land use restrictions. These impediments to growth are discussed in Sections 6.1.3 (*Precedent Setting Action*) and 6.1.4 (*Development of Open Space/Vacant Land*) above.

6.2 SIGNIFICANT UNAVOIDABLE EFFECTS

CEQA Guidelines §15126(b) requires that an EIR identify those significant impacts that cannot be reduced to a less than significant level with the application of mitigation measures. The implications and reasons why the project is being proposed notwithstanding, significant impacts that would result from project must be described.

As discussed in Sections 4.1 (Aesthetics), 4.3 (Biological Resources), 4.11 (*Recreation and Open Space*), and 4.12 (*Transportation/Circulation*), implementation of the proposed project would result in significant, unavoidable impacts to the following environmental issue areas:

- *Aesthetics and Visual Resources;*
- *Biological Resources;*
- *Land Use*
- *Recreation and Open Space; and*
- *Transportation/Circulation*

6.3 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL EFFECTS

CEQA Guidelines §15126.2(c) requires a discussion of any significant irreversible environmental changes which would be caused by the proposed project should it be implemented. Such significant irreversible environmental changes may include the following:

- *Use of non-renewable resources during the initial and continued phases of the project which would be irreversible because a large commitment of such resources makes removal or non-use unlikely.*
- *Primary impacts and, particularly secondary impacts (such as highway improvement which provides access to a previously inaccessible area) which generally commit future generations to similar uses.*
- *Irreversible damage which may result from environmental accidents associated with the project.*

Development of the proposed project would result in the permanent conversion of undeveloped open space to development.

The project would require building materials and energy, some of which are non-renewable resources. Consumption of these resources would occur with any development in the region and are not unique to the proposed project. The addition of the new OASIS facility would irreversibly increase local demand for non-renewable energy resources such as petroleum and natural gas. Increasingly efficient building fixtures and automobile engines, as well as implementation of OCP policies would partially offset increased demand. In addition, the project incorporates the use of solar panels to offset part of the project's increased energy demand. The project is not expected to significantly increase or affect local or regional energy supplies.

The project would result in an irreversible commitment of law enforcement, fire protection, water supply, wastewater treatment, and solid waste disposal services.

As described in Sections 4.1 through 4.13, the project would also result in irreversible impacts from development and operation of the proposed OASIS facility, including impacts to visual resources including scenic views, biological resources (direct removal of vegetation, indirect impacts from potential erosion/sedimentation, increased human activities/noise/night-lighting which may impact Orcutt Creek riparian habitat and wildlife in this corridor, geologic processes (hazards from grading on steep slopes), increased noise levels from OASIS activities and rentals, loss of open space/conversion to development, loss of recreational opportunities (loss of future public park site to development), increased vehicle trips (increased emissions/air quality, increased turning movements and congestion at local intersections), and water quality impacts from increased development/impervious surfaces.

7.0 ALTERNATIVES

7.1 INTRODUCTION

Section 15126.6 of the *CEQA Guidelines* provides guidance for the identification and evaluation of project alternatives in an EIR. The *CEQA Guidelines* state that an "*EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives*." *CEQA Guidelines* Section 15126.6(a) also states that "*an EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation*." The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the Lead Agency determines could feasibly attain most of the basic objectives of the Project. Other alternatives can be considered but are not required to satisfy the requirements of CEQA.

In defining feasibility of alternatives, the *CEQA Guidelines* state that "*among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site*."

As required by Section 15126.6 of the *CEQA Guidelines*, this EIR examines a range of reasonable alternatives to the proposed project. A project that would attain most of the basic project objectives (stated in Section 2, *Project Description*~~, of this Subsequent EIR~~) but would avoid or substantially lessen the following significant adverse impacts identified for the project:

- Change in visual character due to conversion of open space land uses to urban land uses;
- Project contribution of new vehicle trips to cumulative traffic conditions that would result in an unacceptable level of service at the Foxenwood Lane/Clark Avenue intersection.

7.2 PROJECT ALTERNATIVES

This discussion focuses on alternatives to the project, including alternatives which were considered and rejected. These alternatives have been selected for their ability to comply with the County's Comprehensive Plan and Orcutt Community Plan (OCP), and substantially reduce or eliminate one or more of the adverse impacts associated with the project, while still meeting basic project objectives (See Section 2.0 for Project Objectives).

(Section 15126.6[e]), the "no project" analysis discusses the existing conditions, as well as what would be reasonably expected to occur in the foreseeable future if the project is not approved, based on current plans and consistency with available infrastructure and community services. This analysis also considers five project-specific alternatives and three off-site alternatives that have been developed in response to specific impacts identified in this EIR.

As required by CEQA, this section also includes a discussion of the "environmentally superior alternative" among those studied. The alternatives evaluated in this EIR include:

1. The "No Project" Alternative
2. Off-Site Project Alternative - Existing OASIS Location/KS17
3. Off-Site Project Alternative - AquaCenter Location
4. Reduced OASIS Facility with Public Park Alternative and Wider Trail Easement
5. Alternative Access Route from Clark Avenue at Norris Street
6 Alternative Access Route from Broadway/California Boulevard
7. Alternative Access Route from Park Avenue
8. Alternative Access Route from Foxenwood Lane North of Proposed Driveway
9. Previously Proposed Off-Site Location:

   Foster Road County Complex (City of Santa Maria)

These alternatives are summarized below. Table 7-1 and a discussion of Alternatives #1-#9 identify an impact classification and a comparison of the alternative's impacts with the proposed project, as follows:

IMPACT CLASSIFICATION:

- ***Class I. Significant and Unavoidable****: An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved per §15093 of the CEQA Guidelines.*

- ***Class II. Significant but Mitigable****: An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings to be made under §15091 of the CEQA Guidelines.*

- ***Class III. Less than Significant or Not Significant****: An impact that may be adverse, but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.*

- ***Class IV. Beneficia****l: An effect that would reduce existing environmental problems or hazards.*

The impact classifications above do not address the magnitude of an impact, beyond the general classifications. For example, the impact from loss scenic open space views across Key Site 18 (KS18) from development of the potential public park envisioned in the OCP (the No Project Alternative) and the impact from conversion of this open space for the OASIS project are identified with the same impact classification in Table 7-1 (Class I). Therefore, Table 7-1 also categorizes the impact as a comparison to the proposed project:

COMPARISON TO PROJECT IMPACTS

< Impact would be less compared to proposed project;
= Impact would be the same or similar to the proposed project; and
> Impact would be greater compared to the proposed project

Table 7-1 Project Alternatives – Impact Classification and Comparison with Proposed Project Impacts

Environmental Issue Area	Level Of Impact- Class I, II, III, IV Comparison with Impacts of Proposed Project- <, +, >									
	OASIS Project	Alt #1 No Proj	Alt #2 Off-Site Existing OUSD	Alt #3 Off-site Aqua-center	Alt #4 Reduced w Park	Alt #5 Access Norris	Alt #6 Access Broadway/ Calif Blvd	Alt #7 Access Park Avenue	Alt #8 Access north on Foxenwood	Alt #9 Foster Road
Aesthetics/Visual Character Loss of Scenic Open Space Views	I	I <	II <	III <	I <	I =	I =	I +	I =	III' <
Aesthetics/Visual Character Cumulative Loss of Scenic Open Space Views	I	I <	II <	III <	I <	I =	I =	Ii +	I =	III <
Aesthetics/Visual Impacts Compatible Structures	II	II <	II <	II <	II <	II =	II =	II =	II =	III <
Agriculture	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
Air Quality Short Term Emissions	III	III <	III <	III <	III <	III =	III =	III =	III =	III <
Air Quality Long-Term Emissions	III	III <	III =	II <	III <	III =	III =	III =	III =	III <
Air Quality Conflict with 2016 Ozone Plan/Smoke Particulates/Lack of Transit/Alternative Transportation	II	II =	III <	II <	II <	II =	II =	II =	II =	II <

Environmental Issue Area	Level of Impact- Class I, II, III, IV Comparison with Impacts of Proposed Project- <, +, >									
	OASIS Project	Alt #1 No Proj	Alt #2 Off-Site Existing OUSD	Alt #3 Off-site Aqua-center	Alt #4 Reduced w Park	Alt #5 Access Norris	Alt #6 Access Broadway/ Calif Blvd	Alt #7 Access Park Avenue	Alt #8 Access north on Foxenwood	Alt #9 Foster Road
Air Quality Cumulative Conflict with 2016 Ozone Plan/Smoke Particulates/Lack of Transit/Alternative Transportation	II	II <	III <	II <	II <	II <	II =	II =	II =	III <
Biological Resources Special Status Veg	III	III <	III <	III <	III <	III =	III +	III =	III +	III <
Biological Resources Cumulative Sensitive Habitat	II	II <	III <	III <	II <	II <I	Ii +	II =	III +	III <
Biological Resources Special Status Wildlife Nesting Birds	II	II <	II <	II =	II <	II =	II +	II =	II +	II +
Biological Resources Increased Dev/ Human Activities in Open Space/ Wildlife Corridor	I	I <	III <	III <	I/<	I <	I +	I =	I =	II =
Biological Resources Trail/Bikeway	II	II <	N/A	III <	II <	II =	II =	II =	II =	N/A
Biological Resources Cumulative	I	I <	III <	III <	I <	I =	I =	I =	I =	II =
Cultural Resources Subsurface Resources	II	II <	II =	II =	II <	II =	II =	II =	II =	III <

Environmental Issue Area	Level Of Impact- Class I, II, III, IV Comparison with Impacts of Proposed Project- <, +, >									
	OASIS Project	Alt #1 No Proj	Alt #2 Off-Site Existing OUSD	Alt #3 Off-site Aqua-center	Alt #4 Reduced w Park	Alt #5 Access Norris	Alt #6 Access Broadway/ Calif Blvd	Alt #7 Access Park Avenue	Alt #8 Access north on Foxenwood	Alt #9 Foster Road
Fire/Police Services Increased Demand for Sheriff's Services	II	III	II =	II =	II <	II <	II =	II =	II =	II <
Geologic Processes Creek Siltation/ Sedimentation/ Unstable Slopes/Soil Blowing	II	II <	II <	II <	II <	II =>	II =	II -	II +	III <
GHG Emissions/ Climate Change Conflict with ECAP GHG goals	II	III <	II <	II <	II <	II =	II =	II =	II =	II <
Hazards	III	III =	II >	III >	III <	III =	III =	III =	III =	III <
Land Use/ Planning	I	III	II <	III <	I <	I =	I =	I =	I =	III ,
Noise Construction/ Long-Term Operations	II	II <	II =	II =	II <	II =	II =	II =	II =	III <
Noise Ambient Noise Levels would not exceed 45 CNEL indoors or 65 CNEL outdoors	III	III =	III =	III =	III <	III =	III =	III =	III =	III <
Noise Cumulative Project contribution to cumulative increased noise levels not significant	III	III =	III =	III =	III <	III =	III =	III =	III =	III <

Environmental Issue Area	Level Of Impact- Class I, II, III, IV Comparison with Impacts of Proposed Project- <, +, >									
	OASIS Project	Alt #1 No Proj	Alt #2 Off-Site Existing OUSD	Alt #3 Off-site Aqua-center	Alt #4 Reduced w Park	Alt #5 Access Norris	Alt #6 Access Broadway/ Calif Blvd	Alt #7 Access Park Avenue	Alt #8 Access north on Foxenwood	Alt #9 Foster Road
Public Services Solid Waste/Sewer	III	III <	III =	III =	III	III =	III =	III =	III =	III =
Open Space/ Recreation Loss of Open Space/Recreation Opportunities	I	IV <	III <	~~III~~ <	I <	I =	I =	I +	I +	III <
Open Space/ Recreation Provision of OCP Trail/Bikeway	II	IV <	N/A	N/A	Ii =	II =	Ii =	Ii =	II =	N/A
Recreation/Open Space Allow a Section of Bikeway to be Class II within Driveway	III	N/A	III =	N/A	N/A	N/A	III =	III =	III =	N/A
Recreation/Open Space Cumulative	I	IV <	III <	~~III~~ <	I <	I =	I =	I =	I =	III <
Schools	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
Transportation/ Circulation Project would add trips to study area roadways	III	III <	III =	III =	III =	II	II II	II II	II II	III =I
Transportation/ Circulation Project would add trips to study area intersections	III	III <	III <	III <	III <	III <	III <	III <	III <	III <

Environmental Issue Area	Level Of Impact- Class I, II, III, IV Comparison with Impacts of Proposed Project- <, +, >									
	OASIS Project	Alt #1 No Proj	Alt #2 Off-Site Existing OUSD	Alt #3 Off-site Aqua-center	Alt #4 Reduced w Park	Alt #5 Access Norris	Alt #6 Access Broadway/ Calif Blvd	Alt #7 Access Park Avenue	Alt #8 Access north on Foxenwood	Alt #9 Foster Road
Transportation/ Circulation Project would add trips to cumulative roadway conditions	III	III <	III =	III =	III <	III <	III <	III <	III <	III =
Transportation/ Circulation Project would add trips to cumulative intersection operations	II	II <	II =	II =	II <	II <	II =	II =	II =	II =
Transportation/ Circulation Proposed driveway does not meet design standards	II	II <	N/A	N/A	II <	II =	III <	II <	III <	N/A
Transportation/ Circulation Project includes request for modification to the # of parking spaces	III	N/A	III =	III =	III =	III =	III =	III =	III =	III =
Transportation/ Circulation Project would impact OCP buildout traffic assumptions for Foxenwood/Clark intersection or other area intersections	I	I <	II <	II <	I <	II <	II <	II <	I <	I =

Environmental Issue Area	Level Of Impact- Class I, II, III, IV Comparison with Impacts of Proposed Project- <, +, >									
OASIS Project	**Alt #1 No Proj**	**Alt #2 Off-Site Existing OUSD**	**Alt #3 Off-site Aqua-center**	**Alt #4 Reduced w Park**	**Alt #5 Access Norris**	**Alt #6 Access Broadway/ Calif Blvd**	**Alt #7 Access Park Avenue**	**Alt #8 Access north on Foxenwood**	**Alt #9 Foster Road**	III <
Water Resources Water Supply	**II**	**II <**	**II =**	**II =**	**II =**	**II <**	**II =**	**II =**	**II =**	**III <**
Water Resources Water Quality	**II**	**II <**	**II <**	**II <**	**II <**	**II <**	**II =**	**II =**	**II =**	**III <**
Water Flooding	**III**	**III <**	**III <**	**III <**	**III <**	**III =**	**I +**	**II =**	**II +**	**III -**

ENVIRONMENTALLY SUPERIOR ALTERNATIVE										
1st Environmentally Superior Alternative										**Alt #9 Foster Road**

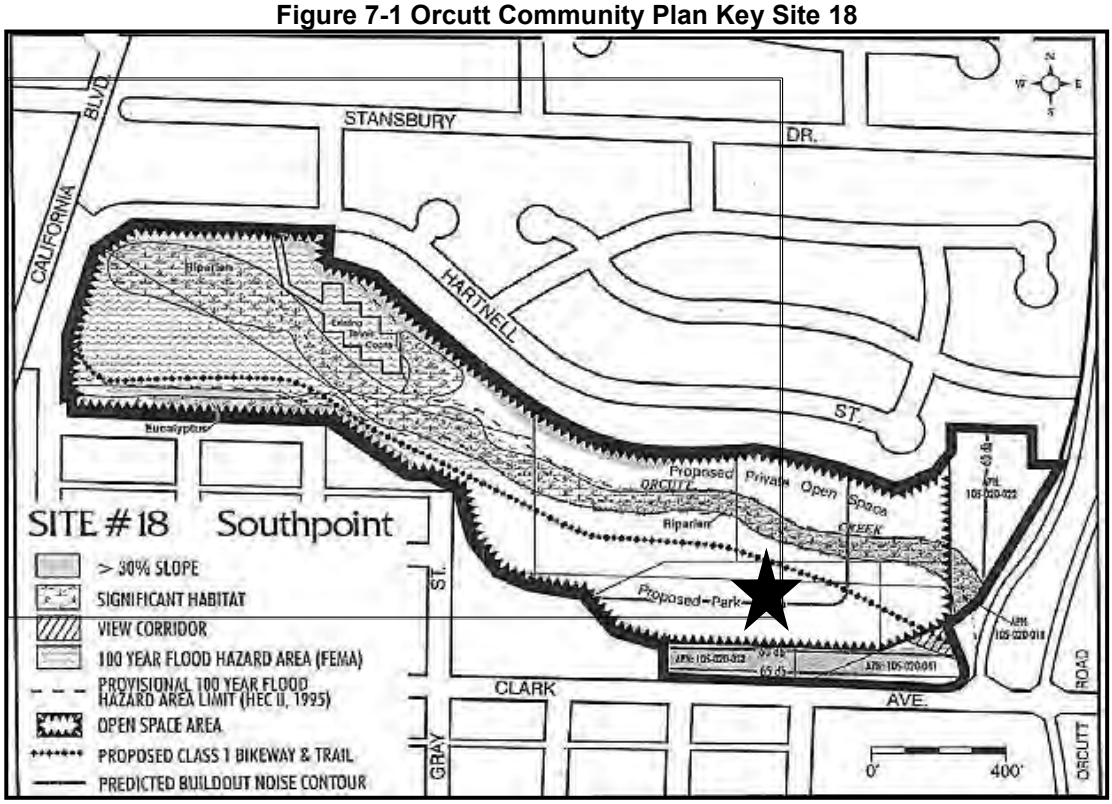
The impact discussion in Section 7.2.1 provides more detail regarding impacts of each alternative, compared to the proposed project.

7.2.1 ALTERNATIVE #1: "NO PROJECT" ALTERNATIVE EXISTING GENERAL PLAN-ORCUTT COMMUNITY PLAN

This alternative assumes the project is not approved and none of the proposed components, including the General Plan Amendments, Recorded Map Modification, Government Code Consistency Finding, Lot Line Adjustment, Development Plan and Conditional Use Permit are implemented. Specifically, there would be no changes to the existing land use restrictions within the KS18 open space, no modifications to the Southpoint Estates conditions of approval or recorded final tract maps, OASIS would not acquire the development rights deeded to the County of Santa Barbara, and no portion of the OASIS KS18 property would be added to the LeBard commercial property at the northwest corner of the Clark Avenue/ Foxenwood Lane Intersection. Under this alternative, the project site would retain the existing land use designation of Open Space. The project site would also retain the current REC zoning. OASIS would not have senior or community programs at the project site and OASIS would continue to operate at its existing location at 420 Soares Avenue.

Under the No Project Alternative, the OASIS property within KS18 would remain privately owned by OASIS with the County continuing to hold the property's development rights. ~~a~~As identified in the OCP, the property would remain as open space with the potential for noncommercial recreational land uses, including ~~if developed in the future as~~ a public park. The location of a proposed public park within KS18 is shown in Figure 7-1 (KS18/Southpoint OCP Figure KS18-1) and Figure 7-2 (Orcutt Parks, Recreation and Trails Map Excerpt) below. The proposed park area is described in the OCP as approximately 2 acres of restoration area along Orcutt Creek and approximately 8.5 acres, including the 5.28-acre OASIS property, as the site of a future Orcutt Creek Park. The other acreage identified for the proposed park is included within APNs 105-020-060, -061 (Southpoint Estates TM 13,345 open space lot 87), which is also under private ownership. The OCP identifies this park to include open space, tot lots, picnic areas and possibly sports courts and a small restroom facility. As with other recreational priorities identified in the OCP, this park could be developed with the use of development impact fees collected for new Orcutt area development projects. Alternatively, a future park could be funded through a combination of funds from grants and donations, or through a negotiated land exchange between the OASIS property (for which the County already holds the development rights) and other County owned property, which does not have the same development restrictions.

Figure 7-1 Orcutt Community Plan Key Site 18



Source: Orcutt Community Plan Figure KS18-1

Figure 7-2 OCP Parks, Recreation and Trails Map and Legend Excerpt





★ OASIS

The OASIS property includes 5.16~~5.28~~ acres of the 8.50 acres designated on the PRT Map for a “Proposed Public “Park”

The OCP Mini-EIR for KS18, incorporated herein by reference and included in Appendix C, identifies the impacts of OCP buildout for the KS18, including the OASIS property, which is designated for open space and potential public park uses.

The impact discussion below for the No Project Alternative (Alternative #1) assumes that the OASIS property would remain in open space and would include proposed park amenities identified in the OCP (e.g., basketball court, lawn areas, small restroom building, tot lot, etc.). However, if only the future Orcutt Creek Trail/Bikeway and no park amenities are assumed for this Alternative (also a possibility in the OCP), all impacts would be reduced compared to the proposed project.

- **Aesthetics** –The OCP EIR and adopted CEQA findings identify significant unavoidable visual impacts from loss of unobstructed views of natural open space associated with development under the OCP, including the proposed public park, part of which is designated for the OASIS property. This impact is associated with the change in views from unobstructed contiguous open space with natural vegetation along the Orcutt Creek valley to a low intensity future park onsite, and associated installation of manicured lawn, volleyball or basketball courts, tot lot, and possible construction of a small restroom building. The OASIS property includes approximately 62 percent of the area designated for the potential park use. The proposed park parameters in the OCP would result in substantially less change to the existing open space setting compared to the proposed OASIS project, which includes over 15,000 square feet of structural development in two buildings, paved parking for 155 spaces, a retention basin, and formal landscaping around the building and parking areas (versus existing natural vegetation). Therefore, the No Project Alternative, with assumed worst case buildout under the existing land use designation and zoning (potential park assumed in the OCP occupying all of the OASIS property) would result in significant unavoidable aesthetic impacts (Class I). However, No Project Alternative would result in far less change to the existing setting than would conversion of the open space to the development and related improvements associated with the proposed project. (I, <)

  Any potential visual/aesthetic impacts tied to the design, location, or compatibility of specific park features (e.g., building, landscaped areas, sport courts, etc.) would be expected to be mitigated to less than significant levels with P&D review of a park plans and application of standard mitigation measures to ensure height, materials, location, etc. of the minor park features would be designed to minimize impacts to the open space setting. (II, <)

- **Agricultural Resources** – There are no agricultural soils or resources onsite and the project would not result in impacts to off-site agricultural operations. (no impact, =)

- **Air Quality/Greenhouse Gas Emissions (GHG)/Climate Change** – This alternative would result in a reduction in short-term construction and long-term operational emissions. The No Project Alternative's greater retention of natural open space areas/natural vegetation and reduction in impervious surfaces would also reduce GHG emissions by supporting greater carbon sequestration; (II, <)

- **Biological Resources** – This alternative would reduce habitat fragmentation (less area converted to structures, roadway, parking areas, retention basin, formal landscaping and retention of more area in natural open space), reduce impacts to wildlife (less fragmentation of contiguous open space and less disturbance to Orcutt Creek corridor wildlife corridor and adjacent upland area due to less human presence, particularly in evening with night-lighting, as park would close at dusk versus OASIS open until 9:30 PM for rental activities) and would result in beneficial impacts to riparian habitat, as the OCP includes restoration of approximately 2 acres of riparian habitat along Orcutt Creek as part of a future park plan; (II, <)
- **Cultural Resources** – This alternative would involve less earth disturbance, reducing the likelihood of encountering unexpected cultural resources; (II, <)
- **Fire and Police Services** – This alternative would reduce demand for services as the open space and potential park would have fewer amenities to accommodate large groups compared to the proposed OASIS facilities, which could support greater levels of activity as a rental venue, including accommodating evening events. Alternative #1 would not include indoor cooking, dining, classroom or party facilities and County parks are normally closed after dusk. (II, <)
- **Geologic Processes** – This alternative would reduce overall grading associated with structural development and reduce the need for retaining walls/grading for pedestrian path (part of the path could move north to level topography); (II, <)
- **Hazards** – This alternative would not result in potentially significant impacts related to the Santa Maria Airport or Hazardous Materials. The Airport Land Use Commission identified no airport hazards for the OASIS project and, compared to the proposed project, the No Project Alternative would involve less intense use of the project site. In addition, no use, storage, or release of hazardous materials is known to be associated with the project site, including no record of previous contamination or clean-up onsite; (III, <).
- **Land Use/Planning** –This alternative would not require General Plan Amendments to the OCP and use of the site for open space and a possible public park (as specifically identified in the OCP) is not expected to result in inconsistencies with the General Plan with regard to goals, programs, policies, and development standards adopted to avoid environmental impacts. (III, <)
- **Noise** – This alternative would reduce noise levels due to minimal amenities to accommodate use of the site as a rental venue (structures limited to a possible small restroom building per OCP and small parking area); Expected closure of park at dusk would particularly reduce noise levels during hours when neighbors would be at their homes and most disturbed by noise generated onsite. (III, <)

- **Open Space and Recreation:** The No Project Alternative's use of the site for open space and potential park uses would reduce impacts from loss of open space to development and long-term loss of recreational opportunities. The OASIS project would provide some onsite recreational opportunities in the form of senior exercise classes, walking paths within the OASIS development area, and provision of a segment of the Orcutt Creek Trail, including bikeway. However, indoor exercise classes can be provided in a variety of settings and the limited trail/bikeway segment would not provide a usable, through connection between Foxenwood Lane and Broadway/California Boulevard. In addition, the OCP identified park, trail and bikeway amenities could be developed without the project, with use of development impact fees collected for projects in the Orcutt area. Alternative #1 would retain the designated open space area and the option for a public park, preserving recreational opportunities identified in the OCP Open Space Plan. (IV, <)
- **Public Services –** Use of the site as open space and a potential public park would generate similar or less demand for solid waste services compared to the OASIS project. If a park is developed onsite, the OCP limits structural development to a possible small restroom building. Reduced amenities onsite with the No Project Alternative are expected to generate less demand for sewer services compared to the proposed OASIS project, which proposes an any given time, member and non-member, attendance maximum onsite of 200 people (e.g., onsite classes, weekday lunches, meetings, OASIS events, evening/weekend rental venue events, etc.); (II, <)
- **Schools -** Use of the project site as open space and a future public park would not increase the number of school aged children or otherwise increase demand on local schools, including increased demand for more classrooms; (no impact, =)
- **Transportation/Circulation** – This alternative would reduce vehicle trips, as it is anticipated that users would be primarily nearby residents/recreationists who are more likely to walk or bike to the site than would more mobility limited OASIS seniors attending classes, hot lunches, etc. or those visiting the proposed OASIS facility as part of rental activities (e.g., weddings, parties, fundraisers); (II, <)
- **Water Resources/Water Quality/Flooding:**
-

  Water Supply: Water demand could be similar to the proposed project depending on the extent/type of landscaping installed in a future park. However, OCP policies encourage use of drought tolerant native plants, particularly in areas adjacent to or within designated open spaces and habitat areas. (II, <)

  Water Quality: The No Project Alternative would involve substantially less conversion of natural areas to impervious surfaces with related reduction in potential water quality impacts from transport of degraded runoff to Orcutt Creek. (II, <)

  Flooding: Although no specific park plan has been proposed, there is ample area, within the 8.5-acres designated for a future park, to locate amenities outside of the mapped flood hazard area. Similar to the project, this alternative would not result in significant flooding impacts. (III, <)

7.2.2 ALTERNATIVE #2: OFF-SITE PROJECT ALTERNATIVE EXISTING OASIS LOCATION

The current OASIS facility at 420 Soares Avenue property is owned by Orcutt Union School District (OUSD) and is part of Orcutt Community Plan (OCP) Key Site 17 (KS17). Under Alternative #2, the proposed project would be constructed on the OUSD property located on Soares Avenue (a portion of Key Site 17, see Figure 7-3). This would involve coordination with the OUSD and reconfiguration or redevelopment of existing facilities including the current OASIS building and parking area.

OUSD ~~is in the process of choosing a proposal for~~ has entered into a 99-year lease with TAIT and Associates to develop a senior housing project on part of KS17. The project will also include a community center. On Figure 7-3 (*Orcutt Union School District Key Site 17 Project Site Boundaries*), the housing project area is identified within the dashed lines below and includes four APNs, 105-134-004, 105-134-005, 105-330-005, and 105-330-006). Information regarding the OUSD review and selection process for the senior housing project is available for review on the OUSD website, at: http://www.orcuttschools.net/departments/business_services/keysite_17_r_f_p__r_f_q. The proposed senior housing site is approximately 9.53 acres in size and includes the existing OASIS parking area, which is located on the east side of APN 105-0134-005. but not the OASIS facility. The existing OASIS facility is located on the west side of adjacent APN 105-134-002, which is not included in the proposed KS17 senior housing project site.

Figure 7-3 Orcutt Union School District Key Site 17 Project Site Boundaries
(from OUSD website)



▮▮▮▮ **Proposed Senior Housing Project Site (more visible boundary added)**

Figure 7-4 Orcutt Union School District Key Site 17 Aerial



OASIS

Figure 7-4a Proposed TAIT Key Site 17 Senior Living Project



OASIS

Source: Orcutt Union School District

~~OUSD has not identified a specific developer or project design for the senior housing project at this time. However,~~ The TAIT KS17 project includes 233 units of independent living, assisted-living and memory-care living, a community gathering center and a park accessible to children

with disabilities. ~~i~~ If/when KS17 is developed with a senior housing project, the OASIS parking area could become unavailable. According to Walter Con, OUSD Assistant Superintendent of Business Services (phone call May 20, 2019), he expects that OUSD would allow OASIS to remain onsite, even if KS17 is developed with a senior housing project. If the parking area were to be developed as part of a future senior housing project, OUSD could otherwise provide parking for OASIS (e.g., OASIS could use the parking lot on the east side instead of the west side of their existing facility, and OUSD staff who currently use this lot could park on other nearby OUSD property).

This alternative assumes development of a new OASIS facility similar to the proposed project at the existing 240 Soares Avenue OASIS location. It is assumed that development on the OUSD would involve either a long-term lease or land exchange with OASIS. This would involve a new building limited to the west side of the parcel (APN 105-134-002) in the area of the existing OASIS facility and could include a portion of OUSD KS17 to accommodate parking in conjunction with the senior housing project. As is common in other senior housing projects, it is expected that the KS17 senior housing project would include common areas, including a building (e.g., clubhouse) that would provide exercise amenities, meeting rooms, etc. ~~While a~~

A new OASIS facility ~~in this location~~ could be developed in coordination with the senior housing project at KS17, however, Alternative #2 assumes the OASIS project would be developed as a separate project, with only a potential shared parking component. Parking could also be provided within existing parking areas on the OUSD property. (see Figure 7-3, KS17/Orcutt Union School District). Overall parking demand at the existing Soares site is expected to be lower than for the proposed KS18 site. This is because the existing site is centrally located in Old Town, in proximity to existing Old Town area OASIS members and to new residents of the proposed KS17 development. The topography near the existing site is flat and there is an existing, covered bus stop directly in front of the building. Therefore, the existing Soares site is much easier to access by alternative modes of transportation, including walking, biking, and regular bus service, compared to the KS18 site. As discussed below, conjunctive use of KS17 parking could also be considered.

A Supplemental EIR for the OUSD KS17 General Plan Amendment and Rezone Project (11EIR-00000-00003) evaluates the potential for development of up to 257 senior residential units to be constructed on OUSD KS17. Alternative #2 assumes construction of a larger OASIS facility on the OUSD Soares Avenue site. Impacts of Alternative #2 would be expected to be similar but less than the impacts associated with the KS17 senior housing project site. The OUSD KS17 SEIR is incorporated herein by reference and is available for review via a link on the Santa Barbara County OASIS project webpage at http://www.countyofsb.org/plndev/projects/oasiscenter.sbc, the OUSD website http://www.orcuttschools.net/departments/business_services/keysite_17_r_f_p__r_f_q, or by contacting the OASIS project planner (Natasha Campbell, 805-570-4871, ncampbell@co.santa-barbara.ca.us) or P&D Reception (805-934-6250). The OUSD KS17 SEIR Executive Summary is included in Appendix C.

Figure 7-5 Existing OASIS Facility 240 Soares Avenue

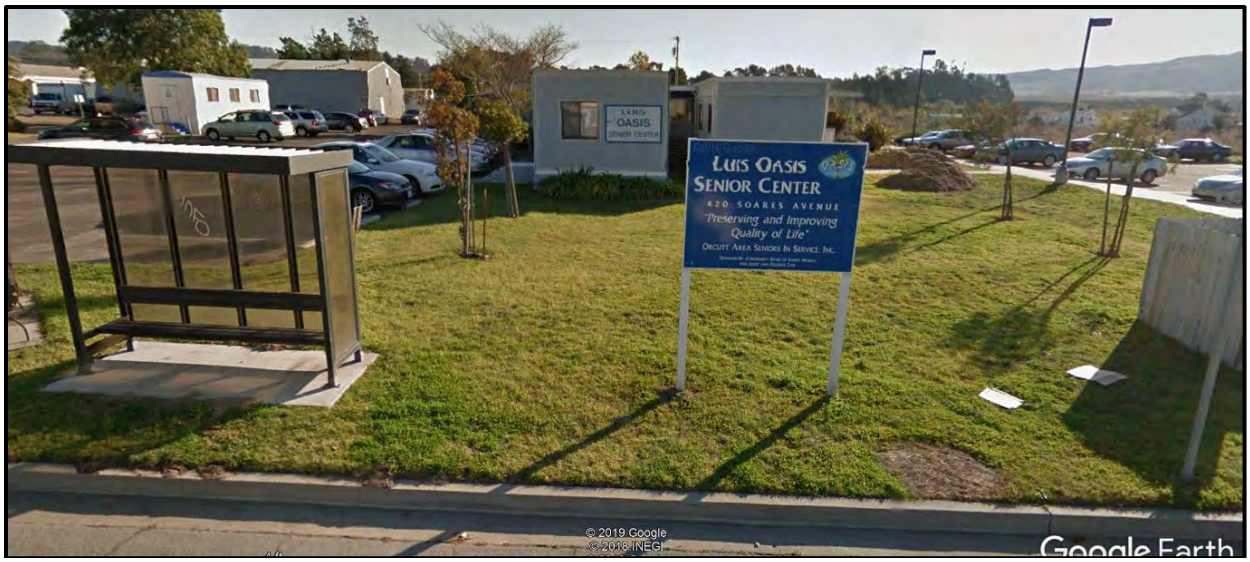
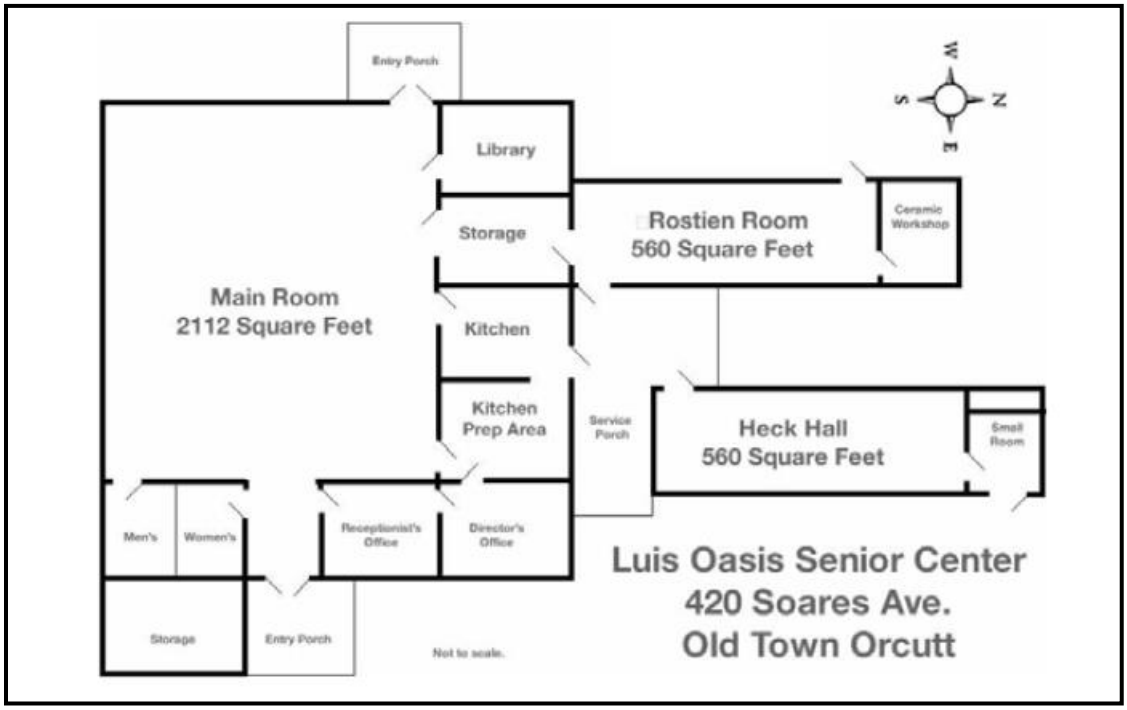


Figure 7-5a Existing OASIS Facility Floor Plan



Compared to the proposed project, Alternative #2 would result in the following impacts:

- **Aesthetics** –Alternative #2 would result in similar visual/aesthetic impacts as identified for the senior housing project in the OUSD KS17 SEIR. This includes potentially significant impacts from loss of open space views south from Soares Avenue and potentially significant impacts from development of new structures that could be

incompatible with the surrounding area, in large part because senior housing and the OASIS facility would not be restricted to one-story along the perimeter and adjacent to new park space (as previously required in the OCP for KS17), which would potentially obstruct scenic views of the Solomon and Casmalia Hills and which would potentially be incompatible with the visual character of the area.

However, a new OASIS facility of up to 15,000 square feet would replace existing OASIS buildings versus converting undeveloped open space. This would minimally change the existing setting compared to construction of 257 new residential units on the adjacent open space, which was evaluated in the OUSD KS17 SEIR, and compared to the proposed project development on KS18 open space, which currently includes unobstructed scenic views across the site. Any potentially significant aesthetic/visual resources impacts would be expected to be feasibly mitigated to less than significant levels by mitigation which requires architecture, building heights, building massing, building location, building orientation, and landscaping to address preservation of existing view corridors across the OUSD property of the Solomon and Casmalia Hills and for materials and colors to be compatible with the visual character of the area. In addition, landscaping of parking areas and around buildings could be required to include plant species and densities which break up the massing of structures and provide partial screening of structures and parking areas.

Compared to the KS18/Southpoint property, which is designated as a large, contiguous, gateway open space, the OUSD/KS17 properties are partially developed and are zoned for high density housing. Although Alternative #2 is expected to result in significant, but mitigable impacts related to aesthetics/visual resources (Class II), Alternative #2 would reduce the magnitude of aesthetics/visual resources impacts compared to the proposed project.

- **Agricultural Resources** – OUSD KS17 does not include existing or recent agricultural operations on site or on adjacent properties. The property is infill urban land and zoned for residential development. In addition, development onsite would not impact agricultural operations in the area; (no impact)
- **Airport Hazards** – The OUSD KS17 SEIR does not identify airport related hazards from development of a senior housing development onsite. Therefore, like the proposed project at KS18, Alternative #2 would not result in hazards related to the Santa Maria Airport. (no impact)
- **Air Quality/Greenhouse Gas Emissions (GHG)/Climate Change** – Compared to the proposed KS18/Southpoint property, the Alternative #2 location is more accessible by transit (Figure 7-5 shows covered bus stop directly in front of the OASIS facility) and is more accessible by non-motor vehicle modes of transportation (walking, biking) due to the level topography of the site and surrounding residential and commercial areas. The closest bus stops to the proposed project site at the KS18/Southpoint property are between 1/3 to 1/2 mile from the proposed OASIS facility entrance (existing bus stops are near Dyer/Clark, Orcutt Road/Clark, and Pacific Avenue/Clark, and no new bus stops are proposed). In addition, seniors taking the bus to the proposed OASIS facility on KS18/Southpoint would need to traverse the pedestrian path from the Foxenwood Lane driveway to the proposed facility along the Orcutt Creek valley. The KS17 location would require considerably less effort to access via bus than would KS18. Easy access to regular bus service would serve to reduce the number of vehicle trips, vehicle miles travelled and associated vehicle emissions compared to reliance on the SMOOTH dial a ride service, which can involve two trips for drop-off and two trips for pick-up.

Alternative #2 would be expected to result in similar, less than significant construction period emissions and less than significant emissions associated with vehicle trips. Increased access to transit and non-motor vehicle modes of transportation, greater retention of natural open space areas/natural vegetation, and reduction in impervious surfaces would also reduce GHG emissions by reducing vehicle emissions and supporting greater carbon sequestration compared to the proposed project. (II)

- **Biological Resources** – The proposed OASIS site includes significant biological resources, including contiguous habitat along Orcutt Creek, which also serves as an important wildlife corridor (see section 4.3, *Biological Resources* for more information). The Alternative #2 site is developed and is not associated with significant biological resources. Therefore, Alternative #2 would reduce habitat fragmentation and direct and indirect impacts to native vegetation and wildlife compared to the project. (III)
- **Cultural Resources** – OUSD KS17 is not known to be associated with sensitive cultural resources, including but not limited to tribal, archaeological, or historic resources. Therefore, impacts to cultural resources would be similar to the proposed project. Either project would be subject to the standard County condition, which addresses requirements in the event resources are unexpectedly encountered during grading/construction. (II)
- **Fire and Police Services** – Alternative #2 would have similar impacts as the proposed project to Fire and Police Services. The proposed mitigation measure for a special event contract for the proposed project would also likely be required for Alternative #2. Although both the proposed project and Alternative #2 are located in the urban area, Alternative #2 would include more than one point of access to the facility and would be located on property adjacent to and at the same elevation as accessible public streets. These features of the project site would facilitate emergency response/access. (II)
- **Geologic Processes** – OUSD KS17 is not associated with geologic hazards. Due to the flat topography and adjacent public street access, Alternative #2 would reduce overall project grading. Grading that would be avoided includes grading for the access road from Foxenwood Lane, including on 50 percent plus slopes north of the access road and grading on 30 percent plus slopes south of the access road, including for installation of retaining walls on the slope below Clark Avenue, to accommodate both the access road and the adjacent pedestrian path. (II)
- **Hazards –** The OUSD KS17 SEIR identified potentially significant impacts to address development in proximity to the adjacent bus yard, potential past use of hazardous materials onsite and to address construction consistent with radon gas potential. The OASIS facility has been located near the bus yard without any known issues and Alternative #2 would locate future development primarily in the same location as the existing OASIS facility. Impacts related to hazards are expected to be similar to the proposed project at KS18, but the SEIR measures would potentially still apply to Alternative #2. Therefore, impacts would be potentially significant, but mitigable through the standard conditions. (II)
- **Land Use/Planning** – Alternative #2 would not require amendments to the General Plan. The OASIS facility is permitted at the existing OUSD property. With regard to resource protective policies and policies which address transportation and air quality, Alternative #2 would be expected to have fewer potential policy conflicts as the existing 420 Soares Avenue site and adjacent OUSD KS17 have fewer biological resources and other constraints (as identified in the OUSD KS17 SEIR, incorporated herein by reference) and the Alternative #2 site would be expected to generate fewer vehicle trips,

fewer vehicle miles traveled and lower associated emissions. (II)

- **Noise** –Noise associated with the proposed project would be expected to be similar to existing noise levels and/or common areas associated with a senior housing project. The same proposed limitations identified for the proposed project at KS18, regarding operational hours, use of amplified sound, any given time attendance, etc. are also assumed for Alternative #2. Because the existing OASIS facility already exists on the OUSD property compared to the undeveloped open space at the proposed KS18/Southpoint project site, Alternative #2 would result in reduced noise impacts compared to the proposed project. (II)
- **Open Space and Recreation:** Alternative #2 would locate the project on a property designated in the OCP for development. Therefore, this alternative would avoid development on KS18, which is designated for open space and over half of the acreage identified for a potential public park. By avoiding development on KS18, Alternative #2 would preserve the contiguous open space and provide greater flexibility in future siting of the Orcutt Creek Trail, including the pedestrian path and paved bikeway component on KS18, and would retain the entire area identified in the OCP for future Orcutt Creek Park (total 8.5 acres, 5.28 acres of which are the proposed OASIS project). The OCP acknowledges that new development contributes to demand for public trails, bikeways, and parks. As a result, the County collects development impact fees from new projects, which are collected to fund identified and prioritized recreational improvements in the Orcutt Planning Area, including the proposed park and trail/bikeway on KS18. Under Alternative #2, OASIS could also provide onsite recreational opportunities in the form of exercise classes at the OUSD site. (III)
- **Public Services –** Alternative #2 would be expected to result in similar demand for solid waste and sewer services compared to the proposed OASIS project); (II)
- **Schools –** Alternative #2 would not increase the number of school aged children or otherwise increase demand on local schools; (no impact)
- **Transportation/Circulation** – Alternative #2 assumes incorporation of similar project description restrictions with regard to maximum attendance, operating hours, etc. The OUSD KS17 SEIR does not identify significant traffic constraints associated with the project, including project location. As discussed under Air Quality, Alternative #2 site is more accessible by bus, walking and biking. Therefore, Alternative #2 would be expected to generate fewer vehicle trips than would the proposed project. Future next-door neighbors residing at the KS17 senior project would also generate minimal traffic. In addition, because OASIS already operates at the Alternative #2 site location, the net increase in vehicle trips would be lower at this location. Transportation/Circulation impacts for Alternative #2 would be less than for the proposed project; (II)
- **Water Resources/Water Quality/Flooding:** Water demand would be similar to the proposed project, with outdoor water demand dependent on the type and amount of landscaped area. (II) Alternative #2 would involve substantially less conversion of natural areas to impervious surfaces as much of the Alternative #2 site is already developed with impervious surfaces (pavement, structural development). Therefore, the net increase in impervious surfaces and related degraded runoff would be less with Alternative #2 than with the proposed project, reducing water quality impacts from transport of degraded runoff to creeks. (II) The property is not mapped as a flood hazard area and Alternative #2 would not result in onsite or offsite exposure to flooding hazards (no impact);

7.2.3 ALTERNATIVE #3: OFF-SITE PROJECT ALTERNATIVE AQUACENTER SITE

This alternative assumes development of a new OASIS facility similar to the proposed OASIS project at the formerly proposed Aquacenter site near the southeast corner of Union Valley Parkway and Hummel Drive. A Mitigated Negative Declaration (MND) was approved for the Aquacenter project in 2007. The Aquacenter project is similar to the proposed OASIS project with regard to size, activity levels, onsite attendance, parking, provision of a trail/bikeway, and accessible public services (water, sewer, solid waste, fire and police services) as the proposed OASIS project site. The Aquacenter MND is incorporated herein by reference and is available for review on the OASIS project webpage (https://www.countyofsb.org/plndev/projects/oasiscenter.sbc) or at Planning and Development P&D), 624 W. Foster Road, Santa Maria upon request by contacting the project planner (Natasha Campbell 805-570-4871, ncampbell@co.santa-barbara.ca.us) or P&D Reception (805-934-6250). The Aquacenter project site is designated and zoned for residential use and includes the Airport Approach Overlay. The project, as conditioned, was determined to be compatible with the Santa Maria Airport. The project was not ultimately developed and is not expected to be developed in the future, as pools were incorporated on other sites in the community, including at local schools.

Figure 7-6 Aquacenter Location



Source: (Santa Maria Times, 3/7/2011)

Figure 7-7 Aquacenter Plan



(Source: Santa Maria Times, 3/16/2007)

Compared to the proposed project, Alternative #3, new OASIS facility at Aquacenter site on Hummel Drive/Union Valley Parkway, would result in the following impacts:

- **Aesthetics** – The OASIS project involves similar but less development area, less structural square footage and less parking than was assumed in the Aquacenter MND. Whereas the proposed OASIS project site (KS18/Southpoint) is identified in the OCP as a scenic open space, the Aquacenter MND does not identify the Hummel Drive site as having particular scenic features or of having scenic views on or through the property. Further, the Aquacenter MND found that the project would not significantly impact views, would not result in construction of incompatible structures and would not otherwise significantly impact the visual character of the area. Compared to the proposed project, Alternative #3 would result in reduced aesthetic/visual resources impacts. (II)
- **Air Quality/Greenhouse Gas Emissions (GHG)/Climate Change** – Vehicle trips would generate the primary project emissions. The site is located across the street from Mariposa Townhomes affordable housing and less than a quarter of a mile from the Hummel Village senior complex. There is also level terrain that would facilitate pedestrian access to the property, which could reduce the overall number and length of project related vehicle trips. The Aquacenter site is located approximately ¼ mile from the closest bus stop (Foster Road), slightly closer than existing bus stops are to the proposed OASIS project site at KS18 (0.3 to 0.5 miles). The terrain between the closest bus stops on Foster Road and the Aquacenter site is also flat, making the walk between the bus stop and Alternative #3 more accessible to any mobility limited seniors compared to bus stop access to the proposed project site at KS18. Although no buses currently run along the property frontage, there is adequate area along Hummel Drive proximate to the Alternative #3 site to provide a bus turnout in the future, if Santa Maria Area Transit determines this would be appropriate. Consistent with the OCP, a Class II bike lane could be provided along Hummel Drive along the Aquacenter site frontage. Compared to the proposed OASIS project at the KS18/Southpoint property, the Alternative #3 Aquacenter location is somewhat more accessible by transit and would be similarly accessible by non-motor vehicle modes of transportation (further from some members, but level topography). Alternative #3 would be expected to result in similar but reduced construction period emissions due to more level topography and less grading required. Alternative #3 would result in similar but less emissions associated with vehicle trips. (II)
- **Agricultural Resources** – The Aquacenter site does not include existing or recent agricultural operations on site or on adjacent properties. The property is infill urban land, zoned for residential development. In addition, development onsite would not impact agricultural operations in the area;

- **Biological Resources** – The proposed OASIS project site, KS18, includes significant biological resources, including contiguous habitat along Orcutt Creek, which also serves as an important wildlife corridor. As discussed in the Aquacenter MND, there are limited biological resources associated with the Aquacenter site (eucalyptus windrow). Compared to the proposed project at KS18, Alternative #3 would avoid habitat fragmentation and impacts to Orcutt Creek from access road grading and to wildlife from increased activity and night-lighting along this wildlife corridor. Some of the typical construction period mitigation would likely be required, including pre-construction nesting bird surveys (for the windrow) and measures to protect water quality during grading/construction. (II)
- **Cultural Resources** – The Aquacenter site is not associated with sensitive cultural resources, including but not limited to tribal, archaeological, or historic resources. Therefore, impacts to cultural resources would be similar to the proposed project. Either project would be subject to the standard County condition, which addresses requirements in the event cultural resources are unexpectedly encountered during grading/construction. (II)
- **Fire and Police Services** – Alternative #3 would have similar impacts to Fire and Police Services as for the proposed project. The proposed mitigation measure for a special event contract for the proposed project would also likely be required for Alternative #3. Although both the proposed project and Alternative #3 are located in the urban area, Alternative #3 would include more than one point of access to the facility and would be located on property at the same elevation and adjacent to accessible public streets. (II).
- **Geologic Processes** – Alternative #3 is not associated with geologic hazards. Due to the more level topography and adjacent public street access, Alternative #3 would reduce overall project grading by avoiding grading required for the proposed project at KS18. Grading that would be avoided includes grading for the access road from Foxenwood Lane, including on 50% slopes north of the access road and grading on 30%+ slopes south of the access road, including for installation of retaining walls on the slope below Clark Avenue, to accommodate both the access road and the adjacent pedestrian path. (II)
- **Hazards –** The Aquacenter property has oil/gas facilities, including oil wells and an oil/gas pipeline. When the wells were operational, there were some past complaints regarding odor. As described in the Aquacenter MND, a quantitative risk assessment prepared in 2001 by Greka Energy evaluated safety risks associated with operation of approved (but not yet installed) oil/water and gas pipelines and a hydrogen sulfide removal system (Reese-Chambers Systems Consultants, 2001). The risk assessment characterized identified hazard footprints as presenting a "minor risk to the public." The risk assessment also evaluated probability (potential for an accident to occur) and consequence (fatalities and injuries) of risks associated with the proposed pipeline and hydrogen sulfide treatment projects. The conclusions of the analysis were compared to the County's risk thresholds and it was determined that the oil well project would not result in a significant health or safety risk to the Aquacenter project, and no mitigation measures were required to avoid risks identified in the assessment. The complete risk assessment report, entitled *Greka Energy Gitte-Ten Oil & Gas Pipeline Quantitative Risk Assessment,* is incorporated herein by reference and is available for review as a link on the OASIS project webpage and may be reviewed at Planning and Development, 624 W. Foster Road in Santa Maria or by contacting the project planner, Natasha Campbell (ncampbell@co.santa-barbara.ca.us, 805-570-4871; P&D Reception 805-934-6250).

Development on both the KS18 and the Aquacenter site would be subject to the County's standard condition requiring suspension of work if signs of soil contamination are encountered, and implementation of any required assessment/remediation to address such contamination. Impacts from oil and gas hazards would be greater than for the proposed project, but based on the risk assessment, Alternative #3 would result in less than significant hazards impacts related to oil/gas facilities. (III)

- **Land Use/Planning** – Alternative #3 would not require amendments to the General Plan. The Aquacenter property is not zoned Recreation, but it is identified in the OCP as part of the proposed Union Valley Park and is included on the OCP Parks, Recreation and Trails Map and OCP Open Space Map. The property is zoned DR-3.3 and has a Comprehensive Plan Designation of Planned Development. The OASIS facility could be permitted at the Aquacenter site with approval of a Development Plan (DVP) and Conditional Use Permit (CUP). Under the DR 3.3 zoning a Meeting Facility would be allowed with a CUP. In addition, a similar use, a Community Center, would be allowed at the Aquacenter site with a DVP and no requirement for a CUP. With regard to resource protective policies and policies which address transportation and air quality, Alternative #3 would be expected to have fewer potential policy conflicts as the Aquacenter site has fewer biological resources and other constraints (as identified in the Aquacenter MND, incorporated herein by reference). The Alternative #3 site would be expected to generate similar but reduced vehicle trips and vehicle miles traveled and associated lower emissions. However, similar to mitigation required for the proposed OASIS project at KS18/Southpoint, Alternative #3 mitigation would likely include required provision of OASIS shuttle service for large attendance activities (e.g., weekday hot lunches, events, etc.) consistent with Clean Air Plan emission reduction direction, which requires reducing emissions, including from vehicle trips. (II)
- **Noise** –The proposed OASIS project description restrictions for operational hours, use of amplified sound, and any given time attendance, are assumed for Alternative #3. Noise impacts, including exposure of residential neighbors to project generated noise, including from amplified voice and music would be potentially significant but mitigable. The Alternative #3 Aquacenter site is located further from adjacent residences and there are fewer residences in close proximity (less than 400 feet) compared to the proposed OASIS project site on KS18. Therefore, Alternative #3 would result in reduced noise impacts compared to the proposed project. (II)
- **Open Space and Recreation:** Alternative #3 would convert currently undeveloped land to the proposed OASIS project. ~~However, the~~The Aquacenter site is zoned DR 3.3 and has a Planned Development 3.3 units/acre in the OCP. In addition, the site is located within the "No Build" Airport Corridor and is identified as part of a future public park, Union Valley Park. Union Valley Park is identified as a 46.2-acre park. The Aquacenter parcel comprises 14.9 acres or approximately 33% of the acreage identified for Union Valley Park). ~~not identified as important or scenic open space in the OCP and is not identified as the site of a future park~~. Alternative #3 would retain and preserve the KS18 contiguous open space and would retain scenic unobstructed views of this natural area in an otherwise developed urban area. By avoiding development on KS18, Alternative #3 would also provide greater flexibility in siting the Orcutt Creek Trail on KS18, including the pedestrian path and paved bikeway component, and would retain the entire area identified in the OCP for future Orcutt Creek Park (total 8.5 acres, 5.28 acres of which are the proposed OASIS project). The OCP acknowledges that new development contributes to demand for public trails, bikeways, and parks. As a result, the County

collects development impact fees from new projects, which are collected to fund identified and prioritized recreational improvements in the Orcutt Planning Area. Alternative #3 would retain OCP identified open space and recreational opportunities on KS18 and provide onsite recreational opportunities in the form of new indoor and outdoor OASIS facilities and a perimeter trail and Class II bikeway at the Aquacenter site. Alternative #3 would result in conversion of approximately 5.16 acres of existing open space land and approximately 11 percent of the acreage identified in the OCP for Union Valley Park. (Development nearby KS12 resulted in dedication of some of the open space area). Alternative #3 would result in similar, but somewhat reduced, impacts to recreation and open space compared to the proposed project at KS18. This is because Orcutt Creek Park is identified as a higher priority park in the OCP and because of the greater amount of flat usable acreage remaining for park uses at the Aquacenter compared to at KS18. Impacts to recreation at the Aquacenter site would be significant and unavoidable (I~~I~~)

- **Public Services –** Alternative #3 is expected to result in similar demand for solid waste and sewer services compared to the proposed OASIS project); (II)
- **Schools –** Alternative #3 would not increase the number of school aged children or otherwise increase demand on local schools. (no impact)
- **Transportation/Circulation** – Alternative #3 assumes access via both Hummel Drive and Union Valley Parkway and includes the same OASIS project description restrictions with regard to maximum attendance and operating hours. The Aquacenter MND notes that project related traffic (890 ADT, 89 PHT) would not result in significant project specific traffic impacts. Alternative #3, like the Aquacenter project, would contribute to cumulative significant impacts under OCP buildout, including the Union Valley Parkway intersections with Foxenwood Lane. Mitigation for full buildout impacts, including extension of Union Valley Parkway, would be funded through traffic fees collected pursuant to the adopted Orcutt Transportation Improvement Plan (OTIP). The OASIS project at the Aquacenter site would generate slightly lower traffic volumes than were anticipated for the Aquacenter project, would provide two points of access which can meet County design standards, and would avoid concentrating additional turning movements at an intersection which does not meet design standards (Foxenwood/Clark). Transportation/Circulation impacts for Alternative #3 would be less than for the proposed project; (II)
- **Water Resources/Water Quality/Flooding:** Alternative #3 water demand would be similar to the proposed project, with outdoor water demand dependent on the type and amount of landscaped area. (II) Alternative #3 would involve substantially less conversion of natural areas to impervious surfaces with related reduction in potential water quality impacts from transport of degraded runoff to creeks. (II); Development of the OASIS project at the Alternative #3 Aquacenter site would not result in onsite or offsite exposure to flooding hazards (no impact);

7.2.4 ALTERNATIVE #4: REDUCED PROJECT REDUCED OASIS FACILITY/PUBLIC PARK/WIDER TRAIL EASEMENT

This alternative assumes the following changes to the proposed project description:

- Reduction in structural development from 15,661 square feet to approximately 8,500 square feet (approximately double the size of the existing OASIS facility at 420 Soares Avenue);
- Reduction in maximum, any given time attendance from 200 to 150 (including employees, caterers at events, volunteers). This is based on OASIS identified maximum attendance at their most popular activity (weekday lunches) of 100 attendees, plus OASIS' estimated 30% increase in attendance at a new facility, plus an additional 20-person buffer for unanticipated increases;
- Inclusion of a 25-foot easement to accommodate a segment of the OCP Orcutt Creek Trail with paved Class I bikeway, parallel pedestrian trail, and planting areas. The easement shall generally follow OASIS' eastern and northern property lines, but shall be located outside of the existing recorded 20-foot access easement to the adjacent properties;
- Inclusion of a 1-acre park in the eastern portion of the OASIS property, at a minimum to include a picnic area, tot lot and small bathroom;

Compared to the proposed project, Alternative #4, with a reduced project and a small park, would result in the following impacts:

- **Aesthetics** – The reduction in structural development and paved areas and related reduction in size needed for the retention basin would preserve more scenic views and open space, reducing these visual impacts. However, the OCP findings note that conversion of the KS18 scenic open space even to an 8.5-acre park with manicured landscaping would be considered a significant adverse impact due to loss of existing unobstructed scenic views of this natural open space. Impacts related to the offsite directional sign and use of temporary structures for events would be similar to the proposed project (Class II). Although overall residual aesthetic/visual resources impacts would remain significant, Alternative #4 would result in a reduction in impacts related to aesthetics and the visual character of the area. (I)
- **Agricultural Resources** – The OASIS property does not include existing or recent agricultural operations on site or on adjacent properties and proposed development onsite would not impact agricultural operations in the area; (no impact)
- **Air Quality/Greenhouse Gas Emissions (GHG)/Climate Change** – Alternative #4 would reduce the number of project-generated vehicle trips and related long-term emissions by approximately 50% (based on an approximately 50% reduction in project square footage and application of the ITE Recreational Community Center land use code, which projects vehicle trips in relation to square footage). The distance and topographic difference between the proposed OASIS project site and the closest bus stops would remain the same, many OASIS members and those attending events onsite would be unlikely to use bus service to access the site and would instead need to rely on personal vehicles or the SMOOTH senior dial a ride service to access the facility, neither of which assist in meeting Clean Air Plan/2016 Ozone Plan goals of reducing vehicle miles traveled/vehicle emissions. As with the proposed project, mitigation would be included to require OASIS to provide a shuttle service for activities, including the

weekday hot lunches and other high attendance events. Alternative #4 would be expected to result in similar but reduced construction period emissions due a reduction in structural development, paved areas, and the ability to move much of the pedestrian path off of the slope and onto level terrain, given the smaller area required to accommodate development and parking. Greater retention of natural open space areas/natural vegetation on KS18 would also reduce GHG emissions by supporting greater carbon sequestration compared to the proposed project. (II)

- **Biological Resources** – Alternative #4 would result in conversion of less undeveloped open space to structural development, parking, road areas, and ornamental landscaping. This alternative would also allow development, paved areas, the trail/bikeway to be setback further back from the riparian habitat/wildlife corridor along Orcutt Creek and allow more room for restoration plantings to better buffer Orcutt Creek habitat from increased human activities and night-lighting. Biological impacts of Alternative #4 would be reduced compared to the proposed project, however Alternative #4 would still result in significant biological impacts and mitigation would still be required to reduce these impacts to less significant levels. (I,II)
- **Cultural Resources** – Alternative #4 would have similar impacts as the proposed project, but given the smaller area of earth disturbance, impacts would be less than for the proposed project. Because the site is not associated with sensitive cultural resources, including but not limited to tribal, archaeological, or historic resources, impacts would be limited to encountering unexpected resources during site grading/construction activities. As with the proposed project, the Alternative #4 project would be subject to the standard County condition, which addresses requirements in the event cultural resources are unexpectedly encountered during grading/construction. (II)
- **Fire and Police Services** – Alternative #4 would have similar impacts to Fire and Police Services, as are identified for the proposed project. However, demand for these services would be less, given the reduced size (~15,661 square feet to ~8,500 square feet) and reduced any given time maximum attendance (200 to 150 maximum) for the facility. The proposed project mitigation requiring a special event contract for events with more than 100 attendees would still be required for Alternative #4. (II)
- **Geologic Processes** – Alternative #4 would have similar geologic impacts as the proposed project, given grading would still be included on the steep slope north of the access road and on a portion of the steep slope south of the access road. Geologic impacts associated with grading and retaining wall installation on the steep slope south of the access road would, however, be reduced compared to the proposed project. This is because grading required for the western portion of the pedestrian path could be relocated to the north onto level topography (or at a minimum less steep topography) given more area available on the level portion of the property with the reduced project design. (II)
- **Land Use/Planning** – Alternative #4 would still require approval of General Plan Amendments to allow for development within the KS18 designated open space. However, this alternative would retain an additional acre of park land and would provide public park amenities as part of the overall project, as well as provide a trail/bikeway more consistent with the language of the OCP. With regard to resource protective policies, Alternative #4 would allow for increased development setbacks from the Orcutt Creek corridor and increased area for restoration plantings to buffer Orcutt Creek riparian habitat and wildlife corridor functions. With regard to transportation and air quality policies, the reduced project design would generate fewer vehicle trips and

associated emissions. With implementation of mitigation requiring provision of shuttle service (to offset lack of other alternative modes of transportation), project conflicts with transportation and air quality policies would be reduced compared to the proposed project. (I)

- **Noise** –The proposed OASIS project description restrictions for operational hours and use of amplified sound are assumed for Alternative #4. Noise impacts, including exposure of residential neighbors to project generated noise would be similar to the proposed project, but noise levels would be reduced given the lower any given time maximum attendance (reduced from 200 to 150). Long-term noise impacts would continue to be potentially significant but mitigable, with lower overall noise levels from Alternative #4 compared to the proposed project. (II)
- **Open Space and Recreation:** Alternative #4 would reduce the amount of open space that would be converted to development and would provide onsite public park amenities and a trail/bikeway segment outside of the conflicting access easement to the neighbor. Impacts would be reduced but the project would still result in net loss of over four acres of parkland and fragmentation of contiguous KS18 open space. (I)
- **Public Services –** Alternative #4 is expected to result in similar demand for solid waste and sewer services compared to the proposed OASIS project,); (II)
- **Schools –** Alternative #4 would not increase the number of school aged children or otherwise increase demand on local schools.
- **Transportation/Circulation** – Under Alternative #4, vehicle trips associated with the OASIS project would be reduced by approximately 50%. The project's contribution to increased congestion and turning movements at the Foxenwood Lane/Clark Avenue intersection would therefore be substantially reduced, but the project would still use the same driveway and primary intersection which do not meet County roadway standards. The project would also incrementally exacerbate significant unavoidable traffic impacts projected to result from buildout of the OCP to Clark Avenue, including the Clark Avenue/Foxenwood Lane intersection (I,II)
- **Water Resources/Water Quality/Flooding:** Water demand would be similar to the proposed project, with outdoor water demand dependent on the type and amount of landscaped area. (II) Alternative #4 would reduce the conversion of natural areas to impervious surfaces, with related reduction in potential water quality impacts from transport of degraded runoff to creeks. (II) Alternative #4 would locate development outside of mapped flood hazard zones and project development would not contribute to offsite flooding (III);

ALTERNATIVE ACCESS

Figure 7-8 Alternative Access Points



Alternative #5 – Access on Clark opposite Norris

Alternative #6 - Access on Foxenwood Lane north of proposed driveway

Alternative #7 - Access via east end of Park Avenue

Alternative #8 – Access on Broadway/California Boulevard

7.2.5 ALTERNATIVE #5: ACCESS FROM CLARK AVENUE AT NORRIS

Figure 7-9 Alternative Clark Access Top of Slope



Figure 7-10 Alternative Clark Access Base of Slope



Alternative #5 assumes the proposed project but with access provided from Clark Avenue near Norris Street. In addition, one of the proposed General Plan Amendment components would be eliminated. The OCP Bikeways Map would not be amended to change the section of Class I bikeway just west of Foxenwood Lane to a Class II bikeway as there would be sufficient width to accommodate a Class I bikeway in the location of the existing dirt road with this alternative. The entire Bikeway section between Foxenwood Lane and Broadway/California Boulevard would remain designated as a Class I Bikeway and part of the Orcutt Creek Trail. Project impacts would be similar to the proposed project with the following exceptions:

Relocating the proposed driveway to opposite Norris Street on the north side of Clark Avenue would reduce the number of vehicle trips and especially turning movements at the constrained Foxenwood Lane/Clark Avenue intersection. This alternative would also eliminate a proposed new driveway on Foxenwood Lane, which would be located less than 200 feet north of the Foxenwood Lane/Clark Avenue intersection. Both the proposed project's new driveway on Foxenwood Lane and the existing Foxenwood Lane/Clark Avenue intersection are inconsistent with County design standards. While the Clark Avenue/Foxenwood Lane intersection would operate at LOS F under cumulative conditions with or without the OASIS project, the Alternative #5 driveway location would exacerbate this impact less, compared with the proposed project driveway location on Foxenwood Lane. Geologic impacts would be similar to, but greater than, the proposed project, as grading would be reduced on the slope north of the proposed project driveway and would increase on the slope north of Clark Avenue. Both driveway locations would involve grading on slopes in excess of 30 percent and in some locations in excess of 50 percent slope. In order to meet County Fire slope requirements for access, Alternative #5 would need to be engineered to follow existing topographic lines from Clark near Norris to an area near OASIS' eastern property line (Public Works). This would involve retaining walls on the steep slope to support the road, which would be likely be taller retaining walls than are identified on the south side of the proposed access road and which may be required on the slope north of the access road. Alternative #5 is expected to result in an increase in overall grading compared to the proposed project. Biological impacts would be similar, but reduced compared to the proposed project, as ~~except that~~ grading for the access road would no longer extend into the riparian canopy near Foxenwood Lane with Alternative #5.

Another option for this alternative would be retain the proposed access on Foxenwood Lane but realign the Foxenwood Lane/Clark Avenue intersection west to Norris, as identified in the OCP EIR. This would reduce the project's impact at the Foxenwood/Clark intersection. In the OCP EIR, this alternative was determined to reduce cumulative traffic impacts at the Foxenwood Lane/Clark Avenue intersection, but the alternative was determined to be infeasible due to increased impacts to biology, geology and flooding, air quality, traffic, and solid waste, as well as increased public infrastructure costs. Depending on the design of the realignment, this alternative could also affect the approved, but not constructed LeBard commercial development. In addition, this alternative would still require the proposed improvements for the existing dirt road, which include grading on steep slopes and within the riparian canopy of Orcutt Creek near Foxenwood Lane. Traffic impacts would be reduced, but geologic impacts would be greater with the option.

7.2.6 ALTERNATIVE #6: ALTERNATIVE ACCESS FROM BROADWAY/ CALIFORNIA BOULEVARD

This alternative assumes the proposed project but with access provided from Broadway/California Boulevard. In addition, one of the proposed General Plan Amendment components would be eliminated. The OCP Bikeways Map would not be amended to change the section of Class I bikeway just west of Foxenwood Lane to a Class II bikeway as there would be sufficient width to accommodate a Class I bikeway with this alternative. The entire Bikeway section between Foxenwood Lane and Broadway/California Boulevard would remain designated as a Class I Bikeway and part of the Orcutt Creek Trail.

Figure 7-11 Alternative California Boulevard Access – Flood Hazard



Figure 7-12 Photo View East from California Boulevard



Project impacts would be similar to the proposed project with a few exceptions.

Biological resources and flooding impacts would be greater under this alternative. The access road would be located within mapped flood hazard zones for Orcutt Creek. This would result in the following potentially significant impacts:

- Flooding: Impacts to maintenance and operation of the Flood Control District retention basin (I);
- Direct impacts to biological resources from removal of vegetation along Orcutt Creek;
- Indirect impacts to biological resources from habitat fragmentation and increased human presence that may impact wildlife in the riparian habitat and adjacent upland areas as well as inhibiting movement of wildlife along the Orcutt Creek wildlife corridor;
- Impacts to biological resources and water quality from placement of fill within the 100-year flood zone to raise the elevation of the roadway;

Alternative #6 would send fewer vehicle trips to the Foxenwood Lane/Clark Avenue intersection, but additional vehicle trips would be routed to Broadway/California Boulevard, including additional turning movements at the Broadway/Clark and California/Union Valley Parkway intersections.

7.2.7 ALTERNATIVE #7: ACCESS FROM PARK AVENUE

Alternative #7 assumes the proposed project but with access provided from the existing terminus of Park Avenue to the west of the project. An access easement would be required over the adjacent open space property to the west, APN 105-020-060/-061. As with the other access alternatives, no General Plan Amendment would be required to modify the Class I Bikeway component between Foxenwood Lane and OASIS' eastern property line as there would be sufficient width in the location of the existing dirt road to accommodate a Class I Bikeway and the pedestrian component of the multi-use Orcutt Creek Trail.

Figure 7-13 Photo Looking West, Park Avenue



Figure 7-14 Photo Looking East from Park Avenue



Figure 7-15 Photo View East from East End of Park Avenue



Alternative #7 impacts would be similar to the proposed project with a few exceptions.

Geologic impacts would be similar or greater, depending on the specific route and specific grading/retaining walls needed to accommodate this access route. Alternative #7 would avoid grading on the steep slopes north and south of the proposed Foxenwood Lane driveway, including within the Orcutt Creek corridor. However, this alternative would result in grading on the steep slope just east of the existing terminus of Park Avenue. (II)

Biological and open space/recreation impacts would be greater as the driveway would traverse and disturb additional undeveloped, protected open space between the OASIS property and Park Lane. (I)

Alternative #7 would send fewer vehicle trips to the Foxenwood Lane/Clark Avenue intersection, but additional vehicle trips would be distributed into the Old Town Orcutt residential neighborhood north of Clark Avenue, onto Clark Avenue intersections between Gray Avenue and Broadway, and the intersections of Broadway/Park Avenue and Broadway/North Avenue. (I or II)

7.2.8 ALTERNATIVE #8: ACCESS FROM FOXENWOOD LANE NORTH OF THE PROPOSED DRIVEWAY

This alternative assumes the proposed project but with access provided from a driveway location further north on Foxenwood Lane, to provide greater separation between the project driveway and the Foxenwood Lane/Clark Avenue and Highway 135 Southbound ramps/Clark Avenue intersections, consistent with design standards. Project impacts would be similar to the proposed project, with the following exceptions:

Biological and geologic impacts would be greater, as grading would occur within more of the riparian area and banks of Orcutt Creek, which also contain steep slopes. Significant fill would be necessary to accommodate this access and short-term construction emissions would increase due to longer grading period and from expected trucks importing fill to the site.

This alternative would benefit operation of the Foxenwood Lane/Clark Avenue intersection, but this alternative is expected to send the same number of vehicle trips to this intersection.

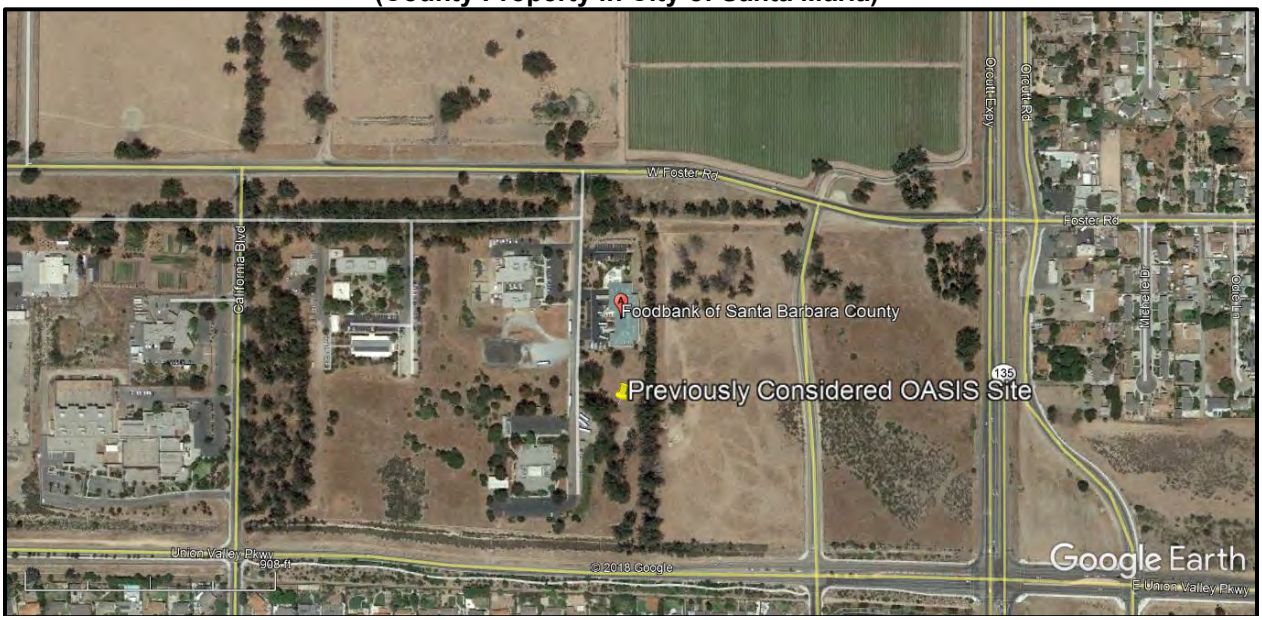
Figure 7-16 Alternative Foxenwood Access North of Proposed Driveway



7.2.9 ALTERNATIVE #9 PREVIOUSLY PROPOSED OASIS PROJECT 400 WEST FOSTER ROAD

Alternative #9 was previously proposed by OASIS. This project involves a similar project request at 400 West Foster Road, adjacent to the Foodbank, on land owned by the County of Santa Barbara and located within the jurisdiction of the City of Santa Maria. This site is on 2.6 acres of a 90.94 acre parcel owned by the County, which is known as the "Curtis Tunnel Center County Complex." The property includes a number of County and other agency offices, including the North County Planning and Development office, and project would be located adjacent to the Foodbank. Although the property is owned by the County, it is located within the jurisdictional boundaries of the City of Santa Maria.

Figure 7-17 Previously Proposed OASIS Relocation Site (County Property in City of Santa Maria)



The City of Santa Maria prepared a Mitigated Negative Declaration (MND) for the former OASIS project request for a similar 15,330 square foot OASIS activity and meeting center for area seniors. The staff report for the project identifies on-site parking, landscaped areas, a variety of indoor and outdoor recreational facilities, including a ceramics room, crafts room, yoga room, a library, reception areas, several meeting rooms, a large dining room, and outdoor patio and barbeque areas. In addition, over 50,000 square feet of outdoor space is included in the project, with a bowling lawn, putting green, vegetable garden, bird/butterfly garden, aerobics areas, and passive outdoor seating areas.

The MND determined the project on Foster Road would result in no significant unavoidable (Class I) impacts. Potentially significant, but mitigable (Class II) impacts are limited to impacts to biological resources. The Class II impacts include impacts to California Legless Lizard, California Red Legged Frogs and California Tiger Salamanders (CTS), to nesting birds, nesting raptors, and from non-native tree removal (eucalyptus and pine). All other impacts were considered less than significant.

The Alternative #9 site is level, located immediately adjacent to an existing public road and existing utilities, which would greatly reducing the extent of earthwork needed for site development and allowing the project to be served by two points of access (driveways) for improved circulation and emergency access.

There are existing SMAT bus stops (Lines 5 and 6) serving the adjacent Foodbank facility, facilitating access to transit.

The site is designated for development (instead of open space and parkland) and the proposed project is a permitted use, consistent with the City of Santa Maria General Plan Classification (Community Facilities "CF") and Zoning Classification (Public Facilities and Institutional ("PF") for the property.

This alternative would avoid the significant and unavoidable (Class I) impacts resulting from the proposed project at KS18, including project specific and cumulative aesthetic/visual impacts, project specific and cumulative biological impacts, project specific and cumulative recreation/loss of open space impacts, and cumulative traffic impacts. According to the applicant, OASIS ultimately withdrew the project request due to the cost of mitigating project impacts to California Tiger Salamander (CTS) habitat. However, the Department of Fish & Wildlife has not identified a dollar amount for this mitigation. In addition, the cost of developing the Foster Road site is expected to be substantially less than developing the KS18 site. The KS18 site would require extensive engineering for the proposed access, pedestrian path, and utility extensions. The Foster Road site does not include limitations on the number, maximum attendance, or type of revenue generating events that could be held at the facility.

In addition to concerns about the cost of CTS mitigation fees, some members of OASIS did not support the Foster Road site because it is isolated from Old Town Orcutt by Union Valley Parkway (Laurie Tamura EIR comment letter).

7.3 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

This discussion identifies the environmentally superior alternative by assessing the degree to which each alternative avoids significant and unavoidable environmental impacts. In some cases, an alternative will avoid one or more significant and/or unavoidable impacts identified for the proposed project but then introduce one or more new significant impacts. Hence, the selection of the Environmentally Superior Alternative requires an overall assessment of the changes in the number and type of significant impacts.

The *CEQA Guidelines* do not define a precise methodology regarding the determination of the Environmentally Superior Alternative. For the purposes of this analysis, each alternative has been compared within each issue area to the proposed project, and a determination has been made as to whether the alternative was superior, inferior, or similar to the proposed project. For the purpose of this EIR, the analysis assumes that each impact is equally weighted. Decision makers and the community in general may choose to emphasize one issue or another, which could lead to differing conclusions regarding environmental superiority. If the No Project Alternative is identified as the Environmentally Superior Alternative for a given issue area, the development scenario among the remaining alternatives that produces the fewest impacts is noted, in accordance with CEQA.

Alternative #9, the previous OASIS project on Foster Road, is considered the Environmentally Superior Alternative as this alternative would avoid all of the proposed project's significant and unavoidable (Class I) impacts and the potentially significant but mitigable (Class II) impacts would be limited to impacts to biological resources, for which the approved City of Santa Maria MND has identified feasible mitigation.

Alternative #9 would feasibly accomplish four of the five project objectives (EIR Section 2.5, Project Objectives). In addition, OASIS proposed this site for their project prior to their acquisition of the proposed project site at KS18.

It is noted that the applicant believes the Reduced Project Alternative (#4) should be the identified Environmentally Superior Alternative as discussed in Letter "A" from Laurie Tamura included in EIR Section 9.0 (Response to Comments). Letter "A" identifies disagreements with the analysis and conclusions regarding the Foster Road site and concludes that the members of OASIS did not support the Foster Road site because it was isolated form Old Town Orcutt by Union Valley Parkway and they wanted to be part of that community.

The EIR continues to identify Alternative #9 as the Environmentally Superior Alternative. Alternative #9 would not result in the benefit of constructing a segment of the OCP Orcutt Creek Trail/Class I Bikeway on KS18 (part of project objective #4). However, the proposed (KS18) project's trail/bikeway segment provides only one piece of the trail/bikeway and would not provide a complete connection between Foxenwood Lane and Broadway/California Boulevard. Therefore, usability of the trail/bikeway would be dependent on completion of the remaining trail/bikeway extension to Broadway/California Boulevard. Development impact fees are collected from new Orcutt development projects to offset increased demand for recreational opportunities resulting from new development and these fees are to be used to fund the recreational priorities identified in the OCP. These funds could be used to construct either all or part of the trail/bikeway segment across KS18, independent of whether the OASIS project is developed on KS18.

Alternative #9 is considered the environmentally superior alternative, based on the following:

- The City of Santa Maria prepared a Mitigated Negative Declaration (MND) for a similar, 15,330 square foot OASIS Senior Center project at the Alternative #9 site;
- The MND determined the project on Foster Road would result in no significant unavoidable (Class I) impacts;
- Both a proposed meeting facility and a community center (the latter a previous description for the OASIS project) are allowed uses at the Foster Road site. This contrasts with the proposed KS18 site, which is designated for open space and a park and requires approval of four amendments to the Orcutt Community Plan, modification to two conditions of approval and two recorded maps for the Southpoint Estates (SPE) subdivision which identify the property as "NOT A BUILDING SITE OPEN SPACE" and development rights to be held by the County, and OASIS' acquisition of the County held development rights to their property.
- Given the differing development restrictions and settings of the KS18 and Foster Road properties, the MND and staff report for the former OASIS proposal on Foster Road did not identify the need for restrictions on the frequency, hours, maximum attendance, use of amplification, etc., for revenue generating events at the Foster Road site. Therefore, this alternative would also allow OASIS to generate more revenue onsite from fewer restrictions on the number, attendance and type of income generating activities that could occur at a new facility compared to the KS18 site.

- The MND determined the project's potentially significant, but mitigable (Class II) impacts would be limited to impacts to biological resources, for which the MND identified feasible mitigation. The applicant has indicated the cost of mitigation was prohibitive, however, a specific mitigation fee was not determined by California Department of Fish and Wildlife. In addition, OASIS now owns an undeveloped open space property along Orcutt Creek, and it is not known whether continued development restrictions at KS18 could be considered in the negotiation of CTS mitigation fees.
- The site is level, immediately adjacent to an existing public road and existing utilities, greatly reducing the amount, ~~and~~ extent, and cost of necessary earthwork for site development and utility extensions, compared to the earthwork and construction of retaining walls required to improve the existing KS18 dirt road for vehicular access meeting County Fire requirements and proposed parallel pedestrian path. ~~and~~
- The Foster Road site would allow~~ing~~ the project to be served by two points of access (driveways) from the abutting public road and two routes of access to Foster Road, for improved circulation and emergency access;
- There is an existing SMAT bus stop serving the adjacent Foodbank facility, accessible over flat terrain, approximately 1/5 of a mile to the north of the site.
- According to the project staff report, the site is designated for development (instead of open space and parkland) and the proposed project is a permitted use, consistent with the City of Santa Maria General Plan Classification (Community Facilities "CF") and Zoning Classification (Public Facilities and Institutional ("PF") for the property. Therefore, the project would not necessitate amendments to the General Plan, modifications to conditions of approval and recorded maps for an approved subdivision, acquisition of County held development rights, or a Conditional Use Permit;
- Development rights to the KS18 open space/parkland granted to the County as partial mitigation for loss of open space impacts would be retained by the County; and
- This alternative would avoid several impacts that were noted as significant and unavoidable (Class I) for the proposed project at KS18, including project specific and cumulative aesthetic/visual impacts, project specific and cumulative biological impacts, project specific and cumulative recreation/loss of open space impacts, and cumulative traffic impacts.

REFERENCES

In addition to the references listed below, see documents included in the EIR Appendices. Any questions regarding reference materials can be directed to the project planner: Natasha Campbell, ncampbell@co.santa-barbara.ca.us, 805-570-4871, 805-934-6250

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PREPARERS

EIR Prepared by Santa Barbara County Planning & Development

Santa Barbara County Planning and Development

County Contracted Special Studies

Associated Traffic Engineers
OASIS Meeting Center Project, County of Santa Barbara, California (July 2019)
Darryl Nelson F. Nelson, Senior Transportation Planner

Storrer Environmental Services
Biological Resources Assessment for the OASIS Meeting Facility/Senior Center (November 2016)
John Storrer, Wildlife Biologist
Jessica Peak, Botanist

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URBAN PLANNING CONCEPTS, INC.
URBAN DESIGN • LAND PLANNING • ENVIRONMENTAL ANALYSIS

October 21, 2019

Natasha Campbell
Planning and Development Department
624 W. Foster Road
Santa Maria, Ca 93455

RE: OASIS Center Project
Draft EIR

Dare Natasha:

Please find below our comments on the Draft EIR. We appreciate your thorough review of the project and addressing the comments and concerns of the community.

We look forward to working with you on the items below and moving this project on to the Planning Commission.

	Page	Paragraph	Comment
A-1		Summary Table	Please make changes to this table based on the following comments below.
A-2	1-2	3	This section should add details on the Le Bard commercial building along with a site plan. See attached.
A-3	1-2	4	With the commercial development at the corner of Clark Avenue and Foxenwood Lane, the OASIS Project will be blocked from most of the views. Please revised this or add this comment to this Paragraph and throughout this document
A-4	2-3	Table 2.3	Please note that in the Surrounding Use and Zoning section that to the south on KS-18 there is an approved commercial building along Clark Avenue.
A-5	2-4	note	Please add to this section, OCP Table 17 and 21 so that the record clearly notes that this site was planned for development and public recreational uses. The community needs to see this information.
A-6	2-5	Figure 2-6	This figure needs to include the approved Le Bard building along Clark Avenue. This is an approved project and reflects how development would occur at this site.
A-7	2-18	Para 1	In the 1960's a group of women in Old Town Orcutt started serving the local seniors at the existing Lion's Club on Broadway. This

			organization grew to the point that the OASIS non-profit was formed in 1984. ….Please add this historical note to this description. Also add that the existing members and attendees for the existing center come through out the Orcutt area and are currently driving or being transported on Clark Avenue and other local streets. The new location will have similar routes for these existing and future members. Also, this section needs to explain that the current facility is located on land owned by the Orcutt Union School District and they have plans to develop Key site 17 for housing. OUSD has notified OASIS that they need to find a new home soon. Please add an aerial photograph of the existing site and it's location to the new site, this will give the public a better sense of where things are located and how they relate to each other. Also the OUSD just approved moving forward with a housing project on Key Site 17. See attached newspaper article.
A-8	2-25	Figure 2-17	The Le Bard project should be shadowed in on this exhibit to clearly illustrate that the approved building will block most of the views from Clark Avenue and Foxenwood Lane.
A-9		Figures	We can add square footages for some of the rooms so that it is easier to understand the size and use of these rooms to serve the senior community
A-10	2-17	Para 2	As noted throughout the document, there is currently an existing 20+-foot dirt driveway from Foxenwood Lane to the OASIS site. This access drive is used by Laguna County Sanitation District to access the existing sewer trunk line and by County Flood Control to access and maintain Orcutt Creek. The future improved driveway will be widened to 26 feet with bike lanes on each side.
A-11			Need to note the depth of basin at 18 inches. This shallow depth allows for recreational activities in this area for most of the year. Also, because it is so shallow it does not require fencing.
A-12	3-2	Figure 3-1	This figure should be changed to show the whole Old Town Orcutt community or add another exhibit to show the regional setting and other key sites.

			The whole Orcutt community plan map open space plan would be the best to show how this project relates to the rest of the community and the open space plan. There is almost 1,000 acres designated for open space/parks and this project is only effect 5.8 acres of which most of it is for recreational uses.
A-13		Table 3-1	For the record #5 KS-30 SFH are completed and occupied, #6 KS-30 should be listed a residential not commercial #7 The Neighborhood is KS21 #14 Rice Ranch is KS12 #16 Le Bard is on KS 18
	4.1 AESTHETICS/VISUAL RESOURCES		
A-14	4.1.1	Para 3	This paragraph needs to clearly note that most of the view of this open space will be blocked by the approved commercial building and landscaping along Clark Avenue.
A-15	4.1.2	Para 2	Please note that most of this site will be blocked from view by future approved commercial development along Clark Avenue.
A-16		Figure 4.1.2	This Figure should the location of the approved commercial building along Clark Avenue.
A-17		Figure 4.1.2b	This Figure should be in the introduction and project setting and should be full page so more details can be seen. The full OCP map should also be in the Introduction and project setting so that readers can see where all the Key Sites are and the urban boundary line.
A-18	4.1.14	Para 1	Need to add the current width of the existing driveway at 20 feet wide and future width at 26 feet width with Class 2 bike trails on both sides.
A-19	4.1.15	Figure 4.1.2	Need to add the footprint of the Le Bard project so can show how the view of the site will be blocked in the future
A-20		Figure 4.1.11	This exhibit does not reflect what will happen to the view once the commercial building is built along Clark Avenue. This will need to be replaced or an additional view figure will need to be added.
A-21	4.1.26	Para 2	Please note that the view will be blocked by the approved Commercial building along Clark Avenue. The improvements to Clark Avenue and median is a condition of this commercial development.
A-22	4.1.31	Para 1	Paragraph one does not reflect the record of the development standards of KS-18 which allowed for commercial development

			along Clark Avenue and active recreational fields, driveway access, parking and buildings in the area being proposed for the OASIS center. The OCP noted that there would be over 1,000 acres of open space and parks in the plan. This 5.28-acre meeting center with recreational uses will result in .5% of the open space being used for recreational and community uses. This was also noted as the site of the active recreational park in the OCP. Please revise this paragraph to correctly reflect the record in the OCP as there is a minimal loss of open space (less than .5%) with this project.
A-23		Para 2	This paragraph should either be deleted in whole or clearly reflect the reason why this property is now owned by the OASIS Center. Currently almost all open spaces created through Key Site Developments have been dedicated to the County of Santa Barbara in fee ownership or to new Homeowner Associations that are required by state law to maintain property in the state it was when the HOA is created. In the case of this property the original HOA created in the 1980's gave up the ownership and responsibility of this property as well as the taxes. The property went up for sale by the county and was purchased by a private owner. It is highly speculative to assume that this situation would happen again. Please delete this discussion throughout the document
	4. 2 AIR QUALITY		
A-24	4.2.1		Note: The paging needs to be corrected in this section.
A-25	4.2.12	Para 3	Change the reference to Table to Table 4.2.6
A-26	4.2.13	Para 4	Please note that this project is a relocation of an existing operation and the increase is projected to be 30% of the existing membership and use. So only a 30% of existing residents in the Orcutt area.
A-27	4.2.15	Para 1	Please delete or revise this paragraph to reflect that this speculative scenario does not reflect how open space ownerships are required by the county now.
A-28		MM AQ-1	Please remove refer to BBQ's in this Mitigation Measure as the project is designed for a traditional Santa Maria Style BBQ area/ building and it would be hugely disappointing to the Orcutt seniors not to be able to enjoy a BBQ at their center occasionally. We agree to having natural gas for the fire pit and the fireplaces in the building.
A-29		AQ-2	OASIS continues to work with SMAT and SMOOTH and other transit services for their members HOWEVER OASIS does not operate their own shuttle service and will not have their own

			because of cost of the vehicles, hiring drivers, insurance and liability. Review this MM to delete any reference to OASIS owned shuttles.
	4.3- BIOLOGICAL RESOURCES		
A-30	4.3-43	Para 3	Please revise this paragraph as noted previously. It should also be noted if there was any other request for such a conversion it would have to go through its own environmental review and approval.
A-31		Para 4	Please revise this paragraph as noted previously. This is a speculative scenario and should not be considered for this project.
A-32	4.3-47	BIO-7	Please revise this MM to allow for three-year bonds not five … this is also consistent with BIO-12 bonding requirements of three years.
A-33	4.3.50	BIO-12	What is the difference between the Multi-Use Trail and the tentative trail location? The site plan shows the trail location on the plans see Figure 2-32.
A-34	4.3.51	BIO-13	Please change this 100-feet area to 50 feet so that anything on the northside of the bike trial will be habitat landscaping versus on the south side would be landscaping tied to the OASIS project.
A-35		BIO-15	Please change the bonding requirement to three years like all the other bonds.
A-36	4.3-52	BIO-17	Please revise this MM to delete the reference to no lighting along the trail. The county requires this on other trails and so no need to have this exclusion provision as it is required by Parks per the OCP.
A-37	4.3-52	BIO-18	Delete this MM as it does not apply to this project. We have clearly illustrated that this project will not impact the creek and as noted we will only need to work with the agencies if a species is found.
A-38	4.3.53	BiIO-19	As indicated by the surveys and the site visit by agencies this project will not impact the Orcutt Creek. Please delete this MM.
	4.5 FRIE AND POLICE SERVICES		
A-39	4.5-1	Para 1	The New OASISS center will be a replacement project not a new one so the impact to Fire Department and Sheriff's should not be great as they are serving the members of the Orcutt community.
A-40		Figure 4.5.1	This figure should also include the existing OASIS site and the new location. This will clearly indicate that there is not a new impact to the Fire and Sheriff's.
A-41	4.5-9	Para 3	Please revise this paragraph as the OCP did have full discussion of a community recreational park at this location. The new OASIS project will only incrementally increase traffic as these members are already on Clark Avenue and the local streets to get to the

			current facility. This will be a better location because it will reduce traffic around the current school operations and students.
A-42	4-5-12	Para 2-3	This cumulative discussion is speculative and should be deleted as noted in previous comments and would require its own environmental review and approval.
A-43	4.5-13	FP-1	Please change this number to 150 people coming to a single non-OASIS event.
	4.6 GEOLOGIC RESOURCES		
A-44	4.6-11	Para 1-2	Please revise this cumulative discussion as requested above.
	4.7 Greenhouse Gas /Climate Change		
A-45	4.7-14	Para 2	Please note that the reference to AQ-2 we are asking to remove the requirement for on-site shuttle.
	4.8 LAND USE		
A-46	4.8.1	Para 4	This paragraph needs to include a description on the commercial development along Clark Avenue that will block views to the OASIS site.
A-47	4.8.3	Para 3	Need to have more information on the commercial development along Clark Avenue.
	4.9 Noise		
A-48	4.9-13	Para 2-3	This is the same cumulative Impacts discussion from other sections, and it should be revised or deleted.
	4.10 PUBLIC SERVICES;		
A-49	4.10-2	Figure 4.10.1	This exhibit needs to be printed better.
A-50	4.10-8	Pare 5-6	This is the same cumulative impacts discussion
	4.11 RECREATION AND OPEN SPACE		
A-51	4.11.1	Figure 4.11.1	This exhibit needs to clearly note the approved commercial development along Clark Avenue.
A-52	4.11.1	Para 1	Please add a description of the Le Bard Commercial building that will block this view.
A-53	4.11.21	Para's	This whole section should discuss the history of the ownership of the property and this should be part of the project description so that the public understands how this property became part of the OASIS ownership. The HOA did not want to have it and let it go to auction.
A-54	4.11-24	Para 4	OASIS will work with the adjacent landowner to address this easement. Please note this in this paragraph.
A-55	4.11.25	Figure 4.11-18	OASIS will work with the adjacent landowner to address this easement. Please note this on these plans.
A-56	4.11-26	Fig. 4.10-10	This figure should be in the project description to show the detail of the driveway.

A-57	4.11-30	REC-1	The OCP and the Parks department only requires the Multipurpose trail easement to be 15 feet in width. Refer to Rice Ranch and Key Site 30 MPT easements. Please correct this MM.
	4.12 TRANSPORTATION AND CIRCULATION		
A-58	4.12-3	Para 1	This paragraph needs to clearly note that this is a replacement project for an existing operation less than a mile away… It would be good to have an aerial photo in this section to show where the existing OASIS site is compared to this new site. It will also show that many of the current members drive through this Orcutt area every day.
A-59	4.12-35	Para all	Each of these impacts should note that the trip levels are like the existing trips to the existing operation. Many of the members use Clark Avenue and other local roads.
	4.13 WATER RESOURCES AND FLOODING		
A-60	4.13-18	Para 3	This paragraph needs to be revised as noted above.
A-61	4.13-19	W-2	Add to the sentence " …or waived by the City based on the small amount of water use. And the fact that this is a relocated project in Orcutt."
A-62	5-2	Para 6	Should note that the county is considering Monterey Community Energy provider instead of PGE.
	6.0 Other Required CEQA -issues		
A-63	6-4	Para 4	This paragraph should be clear that the development rights were deeded to the county but not the fee title and this is what the OASIS owns.
A-64		Para 5	Make it clear in this paragraph that this change only applies to the 5.28 acres site and it only applies to uses in the RECREATION Zone …so it does not significantly increase the development potential of this site.
A-65	6-5	Para 1	This paragraph should be deleted or noted that any request like this would have to go through the same environmental review and decision-making process.
A-66		Para 2	This does not seem to be an appropriate comment as that could be said for any project approved by the county. Please delete this last sentence.
	7.0 ALTERNATIVES		
A-67	7-8		Foster Road is not the superior alternative as most of the discussion in this section was misleading Because CEQA requires a superior alternative to be identified the only one that meets the OCP standards and the objectives for this

			project would be the reduced alternative. Please revision this discussion to reflect this alternative.
A-68	7-9	Para 2	It is very important to note that the land is owned by OASIS and the county would have to purchase it in order to develop a park on this site. Also, other parts of this open space area is privately owned.
A-69	7-10	Figure 7-2	This section should include a layout on a site plan with park facilities from Rice Ranch or other parks in the area to show what a sports field park would look like including parking and bathrooms .
A-70	7-15	Para 2-3	This description does not adequately address the needs for the OASIS project. There will not be 155 parking spaces dedicated to OASIS and there would not be a separate parcel for the OASIS to own. The school district is only planning for lease arrangements for their property. Please add these comments to this section. Please see the attached article that should be referenced in this section.
A-71	7-19	Para 4	This section does not address the added traffic immediately in the vicinity of Orcutt Academy. Moving OASIS off this site would result in a beneficial reduction of traffic in the Soares and Dyer Road neighborhoods.
A-72	7-23	Para 3	This site is part of Union Valley Park as identified in the OCP and is planned for active recreational uses just like KS 18. This rating should be a Class 1 just like KS 18 for the loss of recreational uses. Please make this change to the table also.
A-73	7-30	Alt #5	There is no discussion on the fact that this is the steepest section of the bank at 50% slopes going down to the site and the amount of grading to construction this road would be significant. Also the Fire Department would not be able to go down such as steep slope. This is not an option for access to this site.
A-74	7-37 7-38	Para 4	There are several more reasons why this site would not work for the OASIS center. 1. They would not be able to purchase the site from the County, 2. The lease proposed by the county was for only 20 years. 3. Third the cost for mitigation for CTS was so prohibitive that the OASIS could not afford going forward with this project. 4. This is a dead-end road and farther away from the County Fire Stations 5. The eucalyptus trees and their debris are a major hazard for seniors. They would have to be cut down. 6. The bus stop is several hundred yards away with no sideways to the Foster Road site 7. County programs have expanded at the building across the street and this area is now used for county staff parking.

		8. Finally, the members of OASIS did not support this site because it was isolated from Old Town Orcutt by UVP. They wanted to be part of the that community. This site did not meet the objectives of the OASIS center and should be discounted. Please add this discussion to the end of page 7-38 to fully reflect the record on this site as not the environmentally superior site to develop for the OASIS Center.

A-75

Thank you for a very thorough review of this project and addressing the many concerns of the community. We look forward to moving this project on to the Planning Commission and the Board of Supervisors.

Please feel free to contact us if you have any questions about these comments.

Sincerely

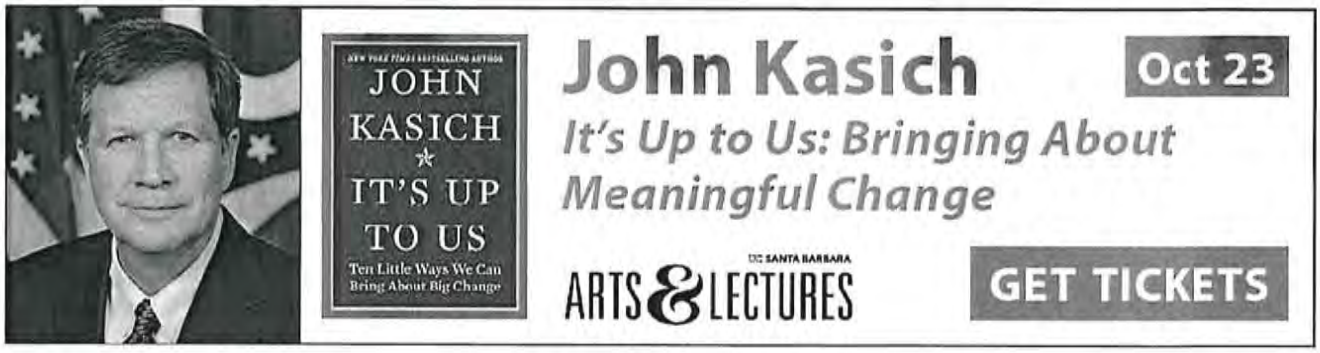
Laurie Tamura

Laurie Tamura, AICP
Principal Planner

Attached: Key Site 30 Map with 15-foot MPT easements
Existing OASIS site aerial photo
Picture of new senior development on KS 17


Untitled Map
Write a description for your map.
Legend
Oasis Senior Center
Orcutt
School District PARKING
4500 #
Google Earth
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Local News

Orcutt School Board OKs Long-Term Lease for Senior Housing Development

Facility is proposed on 9.5 acres on Soares Avenue between Dyer Street and South 1st Street.



A long-term lease has been approved for a senior housing development on Orcutt Union School District surplus land, a project officials expect to provide revenue to boost education coffers in the coming decades. (Contributed photo)

By Janene Scully, Noozhawk North County Editor | @JaneneScully | October 10, 2019 | 9:23 p.m.



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air pollution control district
SANTA BARBARA COUNTY

October 18, 2019

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

Re: Air Pollution Control District Comments on the Draft Environmental Impact Report for the Oasis Center Project, 19EIR-00000-00003, SCH# 2017041065, 16DVP-00000-00002, 16LLA-00000-00004, 16CUP-00000-00006, 16RMM-00000-00001, 14GPA-00000-00020

Dear Natasha Campbell:

The Air Pollution Control District (District) has reviewed the Draft Environmental Impact Report (EIR) for the referenced project, which consists of the construction of the Oasis Center Facility. The facility includes a main building of 14,069 square feet (SF) and an ancillary BBQ/storage building of 1,592 SF.

B-1 Several sizes of meeting and activity rooms are proposed, including the ability to host special events with a maximum of 200 guests up to 12 times a year. Smaller group rooms and classrooms are also proposed. The facility is predominantly 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/Highway 135 and Clark Avenue in the community of Orcutt.

Air Pollution Control District staff offer the following comments on the Draft EIR:

B-2 • **Section 4.2 Air Quality, Table 4.2-1 National and California Ambient Air Quality Standards and Relevant Health Effects, Page 4.1-3:** Please ensure that the information for SO_2 is visible in the table.

B-3 • **Section 4.2 Air Quality, Clean Air Plan Consistency, Page 4.1-9**: The EIR states, "*The 2016 Ozone Plan focuses on reducing ozone precursor emissions through implementation of transportation control measures, which would serve to reduce mobile source emissions, which are the primary source of ROC and NO_x emissions in the County.*" Please update this description to reflect that mobile sources are not the primary source of ROC or NO_x in the county. According to the 2016 Ozone Plan, mobile emissions are the third largest source of emissions for ROC (behind area-wide sources and stationary sources), and the second largest source for NO_x (behind ocean going vessels).

B-4 • **Section 4.2 Air Quality, Short-Term Construction Period Impacts and Long-Term Operational Impacts, Pages 4.1-9 to 4.1-14**: Please include a description of any sensitive receptors (i.e. school children, the elderly, those who are at a heightened risk of negative health outcomes due to exposure to air pollution, and any residential areas) nearby to the project site. The EIR should analyze how those sensitive receptors would be impacted by the short-term construction emissions and long-term operational emissions.

B-5 • **Section 4.2 Air Quality, Table 4.2-4 Construction Emissions Associated with OASIS Project, Page 4.1-10**: PM_{10} values sited in this table should be the project's total PM_{10} emissions due to construction (i.e. 0.2374 tons/yr), not just the fugitive PM_{10} emissions from construction which exclude PM from diesel exhaust. Please revise the PM_{10} estimate shown in Table 4.2-4.

B-6 • **Section 4.2 Air Quality, Impact AQ-2, Pages 4.1-11 to 4.1-12**: 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 scenario. The trip generation rate and estimated average daily trips (504 weekday trips, 320 Saturday trips, and 410 Sunday trips) in the current analysis are based on the standard trip generation rate for a health/fitness club in ITE's *Trip Generation Manual* (Land Use #492), 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 use captured by the ITE trip generation rates as well as trips due to special events and programs.

B-7 • **Section 4.2 Air Quality, Table 4.2-6 Unmitigated Operational Emissions for OASIS project, Page 4.1-12**: We advise making the following revisions to the table:
  - Use the PM_{10} values for total PM_{10} emissions. Only fugitive PM_{10} emissions are currently shown;
  - Note the thresholds for total operational emissions ("area+energy+mobile") (i.e. 55 lbs/day for ROG or NO_X and 80 lbs/day for PM_{10}).

B-8 • **Section 4.2 Air Quality, Long-Term Operational Emissions, Page 4.1-12**: The second full paragraph on this page refers to a "Table 4.2-7" If the discussion was meant to refer to Table 4.2-6, please revise; otherwise, please include a Table 4.2-7 in the analysis as there is no table of this numbering currently provided.

B-9 • **Section 4.2 Air Quality, Long-Term Operational Emissions, Page 4.1-12**: The Draft EIR states "*As shown in Table 4.2-6, project operational emissions would generate up to approximately 1.5 pounds per day (lbs/day) of ROG emissions, 3.2 lbs/day of NOX emissions, and 1.4 lbs./day of PM10 emissions. Construction emissions would not exceed the SBCAPCD threshold of 25 lbs/day for ROC, NOX, SO2, PM10, and PM2.5.*" The last sentence referring to construction emissions should be revised as this section is discussing impacts due to long-term operations. Emissions due to the long-term operation of the project should be compared to the County's significance thresholds for operational emissions of ROG, NOX, and PM_{10}.

B-10 • **Section 4.7 Greenhouse Gas Emissions/Climate Change, Impact Assessment and Table 4.7-3 OASIS GHG Emissions, Pages 4.7-10 to 4.7-13:** The GHG emissions due to construction should include the total CO_2e as a result of construction of the project (i.e. 143.6846 MT CO_2e in 2018 + 82.6464 MT CO_2e in 2019) before being amortized over the life of the project, added to the operational GHG emissions, and compared to the threshold of significance.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8878 or via email at WaddingtonE@sbcapcd.org.

Sincerely,

Emily Waddington

Emily Waddington
Air Quality Specialist
Planning Division

cc: Laurie Tamura, Urban Planning Concepts
Planning Chron File

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Making Conservation a California Way of Life.

October 21, 2019

SB 135 10.40
SCH # 2017041065

Natasha Campbell, Planner
County of Santa Barbara
624 W. Foster Road
Santa Maria, CA 93455

COMMENTS FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE OASIS SENIOR MEETING CENTER PROJECT

Dear Ms. Campbell:

The California Department of Transportation (Caltrans) appreciates the opportunity to review the DEIR for the Oasis Senior Meeting Center Project.

General comments:

C-1 • Caltrans supports local planning efforts that are consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety. We accomplish this by working with local jurisdictions to achieve a shared vision of how the transportation system should and can accommodate inter-regional and local travel.

• Projects that support smart growth principles which include improvements to pedestrian, bicycle, and transit infrastructure (or other key Transportation Demand Strategies) are supported by Caltrans and are consistent with our mission, vision, and goals.

C-2 • Please clearly identify Caltrans right of way (ROW) on the project plans.

C-3 • Any work within, over, or under the State's ROW will require an encroachment permit from Caltrans and must be done to our engineering and environmental standards, and at no cost to the State. The conditions of approval and the requirements for the encroachment permit are issued at

the sole discretion of the Permits Office, and nothing in this letter shall be implied as limiting those future conditioned and requirements. For more information regarding the encroachment permit process, please visit our Encroachment Permit Website at: http://dot.ca.gov/dist05/permit/index.htm.

Traffic and Circulation Study Comments:

C-4 • Due to flaws in the Traffic Impact Analysis provided in the Technical Appendix, it is not possible at this time to determine if this project does or does not have project specific or cumulative impacts that would result in mitigation measures. Please provide any revisions to Caltrans for review.

C-5 • Page 8 – Caltrans requires Highway Capacity Manual (HCM) analysis methodology be used to evaluate all Caltrans facilities. We are grateful that the County requested the HCM analysis, however as stated it is required for Caltrans facilities. While the State of California is transitioning from Level of Service (LOS) to Vehicle Miles Traveled (VMT) as a metric, since LOS was provided for us to comment on please know that Caltrans requires LOS C as the minimum acceptable operating standard. Please make changes to page 8 to properly reflect Caltrans approved methodology and Caltrans acceptable LOS standards.

C-6 • Page 9 – Please make a distinction between Caltrans and County facilities in Table 2.

Technical Appendix Comments:

C-7 • HCM 6th edition should be used not HCM 2010 and the Synchro model should be provided to Caltrans for review.

C-8 • Please update the analysis with the correct existing signal timing, Peak Hour Factor (PHF), existing heavy vehicle/truck and pedestrian counts.

C-9 • Traffic Counts did not include heavy vehicle/Truck counts or pedestrian counts.

C-10 • The existing condition and existing plus project for Clark Ave NB and SB SR-135 Ramps Synchro Analysis (PDF pages 59 to 62) needs to use the PHF determined by the existing traffic counts.

C-11 • It appears that the consultant did not request or use the existing signal timing from Caltrans for the US-135 at Clark Avenue Interchange.

We look forward to continued coordination with the County on this project. If you have any questions, or need further clarification on items discussed above, please contact me at (805) 549-3432 or Jenna.Schudson@dot.ca.gov.

Sincerely,

Jenna Schudson
Development Review Coordinator
District 5, LD-IGR South Branch

O T C

Orcutt Trails Commission
Santa Barbara County Parks Commission
4th District appointees

Chair
Joel Byars

Vice-Chair
Aaron J. Stuges-Melby

Secretary
Bob Albrecht

Members:
Gloria Dias
Cody English
David Olwin

STAFF
Dan Petersen
Jon Menzies
SB County Parks

To: Natasha Campbell, Santa Barbara County Planning
Development Review Division

RE: The "Oasis" Development at Key-site 18.

D-1 After reviewing the Draft EIR, released September 5, 2019, it is the opinion of this body, that the county NOT accept any of the mitigation measures listed, NOR make any changes to the Orcutt Community Plan (OCP).

Key-site 18 was designated as a "No-build" site within the OCP, and while allowances were discussed to accommodate the Oasis Senior Center, the EIR, as it is published, would allow for far too many changes to the OCP and impact neighboring properties / key-sites with the need for further changes and mitigations.

Specifically to the section 4:11 (Recreation and Open Space), the listed mitigation options would alter the OCP to a point of abandoning the spirit of the General OCP.

Listed Rec-1 of the EIR: **Trail/Bikeway Location**.

D-2 The recommendation is to eliminate the "separate class 1 bike way" and widen the pedestrian/bike path to accommodate the mixed use, would in fact just circumvent the property, and worse create a detour of the bike lane on Clark Ave. Also the proposed route would impact neighboring key-sites and eliminate the future development of the Orcutt creek trail, as mandated in the OCP.

Listed Rec-2 of the EIR: **Plans for Bikeway/Trail.** As stated above, this would require significant modification on the OCP and have negative impact on the Neighboring Key-sites.

D-3 Listed Rec-3 of the EIR: **Financial Surety for Public Bikeway/Trail Improvements:** This sound s good on face value, however is not required in the OCP and would also set a president of financial need for future development on neighboring Key-sites.

D-4 Listed Rec-4 of the EIR: **The project would provide an indoor facility and outdoor senior accessible areas with recreational opportunities, a beneficial recreation impact (Class IV)** This would be managed by the Oasis Center management and not guaranteed open access to the general public. The OCP has mandated an open space and trail system, open to the general public for recreation, and an indoor facility is the exact opposite of that mandate.

D-5 Without getting into the Traffic redirection and mitigation issues of redirecting the Class 1 bike lane, the possible environmental impacts of the proposed "widened" class II bike path, and any possible issues with regards to CAL-Trans plans for the immediate approach to Old Orcutt (all planned for within the existing OCP), the Orcutt Trails Commission would like to recommend against and amendments or changes to the OCP regarding the Key-site 18.

Bob Albrecht
Secretary, Orcutt Trails Commission.

LAW OFFICE OF MARC CHYTILO, APC

ENVIRONMENTAL LAW

October 21, 2019

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

By email to ncampbell@countyofsb.org

RE: Comments on the Draft Environmental Impact Report for the OASIS Meeting Center (19EIR-00000-00003; SCH# 2017041065)

Dear Ms. Campbell,

These Draft Environmental Impact Report (DEIR) comments regarding the OASIS Meeting Center Project (Project) are submitted on behalf of Friends of Key Site 18. The Project site is part of a contiguous open space area in the heart of Orcutt, that provides a host of ecosystem services and community benefits, including flood control, visual buffers, habitat for sensitive plants and wildlife, and recreational opportunities including a Class I bike path along Orcutt Creek. Development of the site was restricted in 1979 as part of the Southpoint Estates subdivision to address the visual and land use impacts resulting from conversion and loss of open space site. (DEIR p. 4.11-1.) The site is currently protected and may not be developed due to numerous legal restrictions, including the Orcutt Community Plan (OCP), subdivision conditions, and the County holding the development rights. The proposed OASIS Project proposes to undo each of these protections.

E-1 The Project includes four amendments to the OCP to allow for development of the Project site which was set aside as open space to mitigate the impacts of OCP buildout and adjacent residential development. Specifically, the Project proposes to: amend OCP Policy KS18-1 and DevStd KS18-1 to allow for development currently prohibited on the OASIS property; amend the OCP Open Space Area Map to remove the "Open Space Area" designation from the OASIS property; amend the OCP Parks, Recreation and Trails (PRT) Map to remove the "Proposed Public Park" designation from the OASIS property; and amend the OCP bikeways map to substitute the proposed Class I separated bike path with a driveway shoulder path. Additionally, the Project proposes a Recorded Map Modification to remove restrictions on development required on the OASIS parcel, identified as "NOT A BUILDING SITE – OPEN SPACE" in the Southpoint Estates subdivision conditions and recorded subdivision maps, and the proposed transfer of development rights *back* to the property after having been conveyed to the County to effectuate the prior preservation of the property as open space.

E-2 OASIS, a valued community organization benefitting Orcutt seniors and the broader community, happened to secure ownership of their KS-18 property through a series of strange and unpredictable events. First, a private developer – keen on developing his adjacent commercial property – allegedly began maintaining the private open space area that belonged to Southpoint Estates and acquired title to the undevelopable property through "adverse possession". The private developer then gifted the property to OASIS. This strange series of events resulted in OASIS owning valuable

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open space in the heart of Orcutt, and pursuing plans for their new meeting center at this location instead of elsewhere such as the W. Foster Road location under consideration in 2011

E-3 Development of the proposed Project at the KS-18 property causes significant unmitigable (Class I) impacts in numerous impacts areas, and is fundamentally inconsistent with the OCP including policies protecting visual resources, open space, parks, recreation, and trails. While the DEIR acknowledges the existence of numerous Class I impacts, it discounts others, and generally equivocates with respect to numerous clear policy conflicts.

E-4 We do not doubt that OASIS seeks to benefit the community through development of a new meeting center. However, we do question the wisdom of utilizing this protected site, when other less constrained properties are available to accommodate the proposed development at a much lower cost to the environment and Orcutt community. Ultimately, the Project calls into question whether County open space protections codified in governing planning documents are meaningful, or whether any project that provides "enough" other community benefit can nullify these protections.

E-5 County decisionmakers can only meaningfully evaluate the Project if the EIR includes a complete and accurate disclosure of the existing environmental baseline (including existing policy) and analysis of Project impacts and alternatives. The below comments identify areas of the DEIR that require revision to ensure that the public and decisionmakers are adequately informed of the environmental impacts of the Project, and feasible means of avoiding and/or mitigating those impacts.

1. Environmental Baseline

"An EIR must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, from both a local and regional perspective." (CEQA Guidelines § 15125 (a).) "The environmental setting will normally constitute the baseline physical conditions by which a Lead Agency determines whether an impact is significant." (*Id.*) Accordingly, the DEIR must fully and accurately describe the environmental setting both to fulfill CEQA's disclosure requirements and as a necessary prerequisite for an adequate impact analysis.

In our scoping comments, we emphasized the importance of the DEIR's discussion of inconsistencies between the proposed project and applicable policies. Specifically:

E-6 The DEIR must fully discuss any inconsistencies between the proposed project and applicable general plans, specific plans, and regional plans. (CEQA Guidelines § 15125 (d).) This discussion is particularly important here, where the Project would change the status quo with respect to the land use designation and zoning of Key Site 18, and in apparent conflict with the Orcutt Community Plan. The draft EIR must explain the role of KS 18 in the Orcutt

> Community Plan process, and the open space values the Community Plan intended to protect in designating KS 18 as open space, including the public benefits.

(LOMC Scoping Comments, p. 3.)

Unfortunately, detailed in the Impact Analysis section below (e.g. Aesthetics, Land Use), the DEIR includes an incomplete and misleading discussion of applicable policies and development standards and a deeply flawed analysis of the Project's consistency with them. Policy provisions clearly applicable to the Project site and developed specifically to mitigate impacts of OCP buildout are glossed over or omitted. Policies, development standards and other provisions applicable in areas identified for development specifically *exclude* and disqualify the Project site (*see* OCP Policy KS-18.1, DevStd KS-18.1, 18.2.) The result of these omissions and misplaced emphasis is an inaccurate and misleading environmental baseline from which numerous Project impacts were analyzed. In particular the DEIR's analysis of aesthetics, land use, and recreation impacts is flawed and requires revision.

E-7

In our scoping comments we also emphasized the importance of conducting adequate and seasonally appropriate surveys for sensitive plant and wildlife species. However, discussed in the context of the Biological Resources impact analysis, below, the DEIR relied on inadequate surveys to assess Project specific and cumulative impacts to sensitive aquatic species including California red-legged frog (CRLF), Western spadefoot toad, and Southwestern pond turtle. Updated surveys must be conducted for the DEIR to accurately identify the environmental baseline with respect to these important wildlife species.

E-8

2. Environmental Impact Disclosure

To effectuate the fundamental purpose of CEQA, an EIR must "inform the public and responsible officials of the environmental consequences of their decisions before they are made." (*Laurel Heights Improvement Assn. v. Regents of Univ. of Cal.* (1993) 6 Cal.4th at 1112, 1123.) To do so, an EIR must contain facts *and* analysis, not just an agency's bare conclusions. (*Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 568.) Additionally, an EIR must identify feasible mitigation measures to mitigate significant environmental impacts. (CEQA Guidelines § 15126.4.) The DEIR must fully and adequately evaluate all Project impacts including indirect and cumulative impacts, and support that analysis with facts.

E-9

a. Aesthetics

The DEIR's discussion of aesthetic impacts is misleading regarding the role of the Project site in the OCP and OCP EIR. Overall the DEIR emphasizes sections of the OCP and OCP EIR applicable to development within *other areas* of KS18, glossing over or entirely omitting sections applicable to the Project site itself which is designated open space and on which only specific and very limited development (e.g. bike path) is allowed. The DEIR's discussion of prior environmental review fails to

E-10

E-11 include OCP EIR Impact VIS-1 which covers the fragmentation and loss of open space, and OCP EIR Mitigation Measures VIS-1a-1c which specifically set aside open space areas including the Project site to mitigate Impact VIS-1. These omissions and mischaracterizations, detailed below, must be rectified in revisions to the DEIR to avoid misleading the public and decisionmakers regarding the visual impact of developing protected open space.

E-12 The DEIR refers to OCP Policy KS-18.1 for the proposition that development within KS-18 must protect and enhance the visual gateway. (DEIR §4.1, p. 2.) However, Policy KS-18.1 *does not apply* within the portion of KS-18 designated open space, as clarified by Development Standard KS-18.1 which states:

> *The entire site, with exception of the residential and commercial areas noted in Policy KS18-1 above, shall remain in natural, undeveloped open space. On parcel 105-020-22, 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 bikepath/multi-use trail shall be permitted within the open space.*

OCP, p. KS18.2 (emphasis added). The DEIR's reference to Policy 18.1 misleadingly implies that the OCP envisioned development of the Project site which it clearly did not. This reference must be clarified in revisions to the DEIR.

The DEIR's discussion of prior environmental review of aesthetic impacts is also misleading. The DEIR emphasizes discussion in the OCP EIR and KS-18 Mini-EIR applicable to developable areas, and largely omits any discussion of the OCP EIR's impact analysis related to the loss of open space, and mitigation measures the OCP EIR relied on to mitigate the significant impacts of OCP buildout including protection of designated open spaces including the Project site. The below E13 provisions in the OCP EIR regarding visual impacts from the loss of open space generally including Mitigation Measures VIS-1a – VIS 1-c, and the below KS18-specific policies and development standards must be articulated in the visual impact section of the DEIR, to make clear that it was in fact *preventing* development of the Project site that served to mitigate visual impacts of OCP buildout, not policies and mitigation measures governing development in other portions of KS18.

> OCP Impact VIS-1: Transformation from semi-rural to urban area. The location and extent of development permitted under the community plan would result in a significant and unavoidable visual impacts to the community through elimination of the community's existing urban perimeters, completing the transformation of the community from semi-rural to urban, and disrupting or eliminating scenic natural resources through:
> - development and/or fragmentation of the community's major open space corridors in the foothills, along Orcutt Creek, along US Hwy 101, and in west Orcutt;
> - potential loss of major scenic natural resources including eucalyptus windrow/groves, oak woodlands, creek corridors and large tracts of open grassland; and

- visual intrusion on, and incompatibility of, new development within and adjacent to remaining open space areas.

(OCP EIR p. 5.15-8.)

OCP Mitigation VIS-1a: Concurrently with the adoption of the Orcutt Community Plan, the County shall adopt an Open Space Overlay for the community of Orcutt to provide for the protection of contiguous bands of open space within the northern Orcutt, Orcutt Creek, Solomon Hills and West Orcutt open space corridors. The purpose and intent of this overlay shall be to provide for long term protection of contiguous bands of public and private open space. This overlay system shall be designed to protect the community's most scenic natural resources and landforms, including oak, eucalyptus and riparian woodlands, hillsides, ridgelines and significant windrows. Figure 2-14 depicts the recommended location and extent of this overlay. (addresses Impacts VIS-1, VIS-7, VIS-8, VIS-13, VIS-14, VIS-17.)

OCP Mitigation VIS-1b: As part of adoption of the Open Space Overlay, the County shall adopt a unified open space plan for the general location and intensity of allowable uses within the open space overlay. The open space plan shall set standards for protection of significant natural resources, for provision of active and passive recreation and for the mitigation of the aesthetic impacts from development adjacent to designated open space areas. (addresses Impacts VIS-1, VIS-7, VIS-8, VIS-13, VIS-14, VIS-17.)

OCP Mitigation VIS-1c: Landscape-Open Space Maintenance District. The County shall form a Landscape and Open Space District to provide long term management of public open space areas, protection of natural resources, installation and maintenance of both passive and active public recreation, maintenance of landscape planter strips and medians along major travel corridors, and landscape maintenance of regional retention basins. All new development shall provide a per-unit fee that will partially fund the Orcutt Community Landscape and Open Space District. Said fee shall be used for capital improvements to enhance, acquire, and preserve public landscape and open space areas. The amount of this one-time fee will be decided by the Board of Supervisors and is estimated to be between $100 and $500 per unit. Examples of how funds can be used include, but are not limited to: purchase of property and conservation easements, installation of park benches, trail maps and signs, habitat restoration, fencing, fire protection, etc. Maintenance would be separately funded by a voter-approved special assessment.

E-14

(OCP EIR p. 5.15-12.)

OCP Policy KS18-1:Key Site 18 is designated Res 3.3 and zoned DR 3.3 on APNs 105-020-18 and -22; designated General Commercial and 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

E-15 *Space and zoned REC on the remaining parcels, as shown on Figure KS18-1. Any proposed development on Key Site 18 shall comply with the following development standards.*

OCP DevStd KS18-1:The entire site, with exception of the residential and commercial areas noted in Policy KS18-1 above, shall remain in natural, undeveloped open space. On parcel 105-020-22, 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 bikepath/multi-use trail shall be permitted within the open space.

(OCP p. KS18.2.)

E-16 Adding to the misleading discussion of the OCP/OCP EIR, the DEIR states that the "OCP EIR recommended that an Open Space Overlay be developed and applied to a number of parcels in the planning area in part to reduce identified significant adverse impacts from loss of open space views in a community transitioning from rural and semi-rural to expanded urban development." (DEIR §4.1, p. 8) In fact the OCP EIR did not so "recommend", it *required* the adoption of an Open Space Overlay. (*See i.e. OCP* EIR p. 5.15-12 "Mitigation VIS-1a: Concurrently with the adoption of the Orcutt Community Plan, the County shall adopt an Open Space Overlay for the community of Orcutt…" (emphasis added) Additionally, OCP Mitigation VIS-1b requires that "[a]s part of adoption of the Open Space Overlay, the County shall adopt a unified open space plan[1] for the general location and intensity of allowable uses within the open space overlay. The open space plan shall set standards for protection of significant natural resources, for provision of active and passive recreation and for the mitigation of the aesthetic impacts from development adjacent to designated open space areas." (OCP EIR p. 5.15-12.) Further, OCP Action OS-O-6.3 requires that the Parks Department develop an implementation plan for the open space plan[2]. Revisions to the DEIR

E-17 [1] DEIR §4.1, p. 5 identifies Policy OS-O-1 as providing "The County shall adopt an Open Space Plan to avoid hazards, preserve the semi-rural character of Orcutt, protect natural resources, and to provide active and passive recreation opportunities in the community." While this policy appears generally consistent with the OCP and OCP EIR, we could not find this language in the OCP and the Land Use section of the DEIR identifies Policy OS-O-1 as including wholly different language consistent with the actual text of the OCP. Please clarify the origin of the policy language described on DEIR §4.1, p. 5, and how it relates to OCP Action OS-O-6.3.

E-18 [2] The Parks Department shall commence upon adoption of this Action and complete 36 months thereafter the development, in coordination with Planning and Development Department and interested members of the community, of an adequate implementation plan which further develops the OCP's "active" and "passive" parks, recreation and open space plan, and identifies how the specific elements of that plan will be accomplished. In developing said plan, the Parks Department will give consideration to the requirements of Government Code § 65564 and the guidance of the California Office of Planning and Research, including but not limited to the

must clearly describe the requirements applicable to the Open Space Overlay including the Open Space Plan and its implementation plan, and their relationship to the Project site.

E-18 A thorough revision of the Aesthetic impact section including the section on prior environmental review and the OCP, and Impact VIS-1, is required by CEQA to fully and accurately disclose the Project's impact on aesthetics from the loss of open space.

b. Biological Resources

E-19 The Project site abuts Orcutt Creek, which according to the DEIR is intermittent and only supports surface flows during storm events. (DEIR p. 4.3-5.) Nonetheless, the Project site has potential habitat for a number of sensitive plant and wildlife species including CRLF, Western spadefoot toad, and Southwestern pond turtle. (DEIR p. 4.3-9.) However, the DEIR reports that with respect to wildlife surveys, "[n]o water was present in Orcutt Creek during the survey interval therefore no aquatic surveys were performed as part of the Assessment." (4.3-3.) Instead, the DEIR relied on surveys conducted in 2010 on a neighboring parcel to the southeast, one quarter mile from the Project site for CRLF, Western spadefoot toad, and Southwestern pond turtle (DEIR pp. 4.3-15-17). These surveys are both outdated and not conducted on the subject parcel, and accordingly are patently inadequate to establish the nature of any potential habitat on the Project site, whether the Project may significantly impact such habitat (or result in significant cumulative impacts), and what mitigation measures may be necessary to reduce potential impacts to insignificance.

c. Land Use

E-20 Pursuant to the County's thresholds, "the Project would result in a significant land use impact if it . . . Conflict with any land use plan, policy, or regulation, including, but not limited to the general plan, or zoning ordinance, adopted for the purpose of avoiding or mitigating environmental effects." (DEIR p. 4.8-8.) The DEIR analyzes this potential impact (Impact LU-2) and concludes the impact can be mitigated to a less than significant level. The DEIR's analysis and conclusions of "potential consistency" is flawed, incomplete, and lacking in evidentiary support.

E-21 It is worth noting that County staff previously determined that amending the OCP to allow for the OASIS meeting center was *inconsistent* with the Comprehensive Plan and recommended that the Planning Commission decline to initiate the General Plan amendment on that basis. (*See* 6/11/15 Staff Memorandum, attached hereto.) This constitutes substantial evidence of a potential inconsistency and

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General Plan Guidelines and the publication Putting Action Into the Open Space Element. This implementation plan shall address, at a minimum, the community's priorities for regional "active" and "passive" park, recreation and open space resources, including a botanic garden, and identify prospective sources of funding for construction and operations and maintenance of regional "active" and "passive" park, recreation and open space lands.

potentially significant land use impact (*The Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 930 ("[I]f substantial evidence supports a fair argument that the proposed project conflicts with policies [adopted for the purpose of avoiding or mitigating an environmental effect] this constitutes grounds for requiring an EIR."); Guidelines, App. G, § IX (b).). No mitigation measures are identified to address the key policy conflict caused by allowing prohibited development on a parcel specifically designated to remain free of such development in the OCP in order to protect views and Orcutt's semi-rural character, among other things.

E-22

The Policy discussion in DEIR Section 4.8-15 omits any serious discussion of whether the Project is consistent or inconsistent with the OCP with respect to the Open Space Overlay and Open Space Plan[3], including the implementation plan called for in OCP Action OS-O-6.3. A much greater level of detail is plainly required for a Project of this nature before any determination of consistency or inconsistency – potential or actual – can be made.

E-23

Moreover, the DEIR's discussion of whether the Project is consistent with the PRT policies in the OCP appears inconsistent with the recreational impact discussion in Section 4.11. Specifically, the Policy discussion states that "Compliance with Section 4.11 mitigation would ensure feasibility of the OCP Class I Bikeway/Orcutt Creek Trail segment in a location that would be accessible to the public in the long term." (DEIR p. 4.8-18.) However, Section 4.11 acknowledges the various uncertainties including easement rights that may or may not be resolved, acknowledges that only a Class II, not Class I bikeway will extend through the project site, and identifies significant and adverse impacts associated with the loss of recreational amenities (Impacts Rec-2 and Rec-3). Accordingly, the policy discussion in section 4.8 and conclusions that the project is "potentially consistent" with the OCP's PRT policies are not supported by substantial evidence.

E-24

The nature and magnitude of the amendments to planning documents required for this Project, and the significant and unavoidable impacts identified elsewhere in the DEIR associated with those amendments, demonstrates that in fact the Project will cause significant and unavoidable land use impacts with respect to the Project's inconsistency with applicable policies designed to protect the environment. (*See Pocket Protectors,* 124 Cal.App.4th at 930.)

E-25

d. Parks, Recreation, and Open Space

Uses currently allowed on the recreationally-zoned Project site include various recreational

[3] OCP Mitigation VIS-1b requires that "[a]s part of adoption of the Open Space Overlay, the County shall adopt a unified open space plan for the general location and intensity of allowable uses within the open space overlay. The open space plan shall set standards for protection of significant natural resources, for provision of active and passive recreation and for the mitigation of the aesthetic impacts from development adjacent to designated open space areas." (OCP EIR p. 5.15-12.)

amenities that the Project will preclude. Importantly, the Project would eliminate a Class I separated
E-26 bike path proposed between Foxenwood Lane and the OASIS property, and proposes a driveway shoulder substitute.

In its discussion of thresholds, DEIR includes a reference to the CEQA Appendix G Initial
E-27 Study Checklist that appears to be incorrect. The actual language of the Guidelines with respect to recreation provide:

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

(CEQA Guidelines Appendix G, § XIV (Recreation).) This should be corrected for accuracy.

The DEIR's conclusion with respect to Impacts Rec-2 and Rec-3 concerning the Class I bikeway is not supported by the analysis or the evidence. The DEIR explains that because OASIS conveyed the easement rights to a commercial developer, there is not sufficient width to accommodate
E-28 both a potential driveway serving vehicular traffic on the adjacent parcels (as required by the easement), and the Class I bikeway identified in the OCP. The DEIR concludes "[b]ecause provision of these recreational amenities consistent with the requirements of the OCP cannot be assured, this is considered a potentially significant impact. (Class II)." (DEIR p. 4.11-24.) However, stating they "cannot be assured" in the CEQA context is meaningless – mitigation measures must be fully enforceable through permit conditions or similar means. (CEQA Guidelines § 15126.4 (a)(2) ("Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally binding instruments.")) Here, the Project will effectively preclude provision of the Class I bikepath and other amenities required by the OCP and promised to the community. There is no mitigation proposed for this loss, and accordingly the impact should be identified as Class I, significant and unmitigable.

The DEIR's analysis of Impact Rec-3 is badly flawed. Contrary to statements in the DEIR, the
E-29 proposed shared bikepath is not of "similar recreational value to what was envisioned in the OCP". (*See* DEIR p. 4.11-27.) A shared bicycle lane along the driveway shoulder is a wholly inadequate substitute, does not mitigate the loss of the Class I bikepath, and affects the County's ability to provide safe bicycle access as envisioned in the Orcutt Community Plan and may pose specific new safety risks to bicyclists and chill regional bicycle use, confounding County progress in meeting alternative transportation goals in the Regional Transportation Plan, OTIP, Clean Air Plan, Climate Action Plan and other regional public health and safety plans. These additional impacts must be acknowledged in the discussion.

e. Traffic Impacts

E-30 In our Scoping Comments we identified two sets of traffic thresholds that should be used in the DEIR's traffic impact analysis. First, we stated that the traffic impact analysis should include both existing CEQA traffic thresholds and the most recent guidance on traffic impact evaluation including the use of Vehicle Miles Traveled (VMT) as a measure of transportation impacts. The Office of Planning and Research's technical recommendations and proposed CEQA guideline are available at http://opr.ca.gov/ceqa/updates/sb-743/.

Second, we stated that the traffic impact analysis also must apply all relevant County CEQA thresholds. Pursuant to the County's Environmental Thresholds for determining when a project would cause a potentially significant CEQA impact, a significant traffic impact would occur when the:

> Project adds traffic to a roadway that has design features (e.g., narrow width, road side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with substantial increases in traffic (e.g. rural roads with use by farm equipment, livestock, horseback riding, or residential roads with heavy pedestrian or recreational use, etc.) that will become potential safety problems with the addition of project or cumulative traffic. Exceeding the roadway capacity designated in the Circulation Element may indicate the potential for the occurrence of the above impacts.

(Santa Barbara County Environmental Thresholds and Guidelines Manual pp. 143-144). The County's Environmental Thresholds and Guidelines Manual further provides that "[i]n order to reduce project impacts to levels of insignificance the proposed mitigations (e.g., road improvements, trip reductions) must restore affected intersections to an acceptable LOS (C) and/or reduce safety impacts to insignificance." (Santa Barbara County Environmental Thresholds and Guidelines Manual p. 144).

Regrettably in previous environmental documents the County has not meaningfully evaluated project impacts pursuant to this threshold, and although we identified this in our scoping comments as necessary for a legally adequate impact analysis, the DEIR did not include this analysis. This threshold specifically speaks to traffic safety, as a function of user type and roadway characteristics. This evaluation is separate and distinct from the capacity of roadways and intersections typically evaluated with LOS and other quantitative analyses. The DEIR's traffic analysis must specifically consider traffic *safety* and whether the Project accessway and additional drivers entering and exiting at that location would significantly impact traffic, bicycle, and pedestrian safety.

E-31 Additionally, in our Scoping Comments, we noted "If the Project includes facilitating access for other projects, the environmental analysis should examine that project's direct and cumulative impacts in detail." The DEIR acknowledges that OASIS conveyed an easement to a commercial developer, however fails to analyze the potential traffic impacts associated with use of this easement.

Without the above analysis, the DEIR does not disclose the full extent of the Project's traffic

impacts, fails to include necessary mitigation, and precludes an adequate comparison of Project alternatives.

3. Conclusion

E-32

We respectfully request that the above comments receive a thorough response and that the DEIR be revised to address the issues raised herein.

Thank you for your consideration of these comments.

Respectfully submitted,

LAW OFFICE OF MARC CHYTILO

/s/ Ana Citrin

_____

Ana Citrin
Marc Chytilo
For Friends of Key Site 18

Attachment: 5/11/15 Staff Memorandum to Planning Commission

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: County Planning Commission

FROM: Alice McCurdy, Deputy Director
Staff Contact: Dana Eady, Planner

DATE: May 21, 2015

HEARING DATE: June 11, 2015

RE: Oasis Application for a General Plan Amendment
Case No. 14GPA-00000-00020
No Site Address, Key Site 18, Orcutt, APN's 105-020-063 and 105-020-064
Fourth Supervisorial District

1.0 REQUEST

Hearing on the request of Vivek Harris, agent for the owner, Oasis Inc., to consider Case No. 14GPA-00000-00020 [application filed on December 31, 2014] for initiation of a General Plan Amendment (GPA) to amend the Orcutt Community Plan Key Site 18 Policy KS18-1, Development Standard KS18-1, and Figure KS18-1 to remove APN's 105-020-063 and -064 from the designated open space area, and allow for the construction of the Oasis Meeting Facility/Senior Center.

2.0 RECOMMENDATION

Your Commission's motion should include the following:

1. Decline to accept the General Plan Amendment application for processing; and

2. 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.

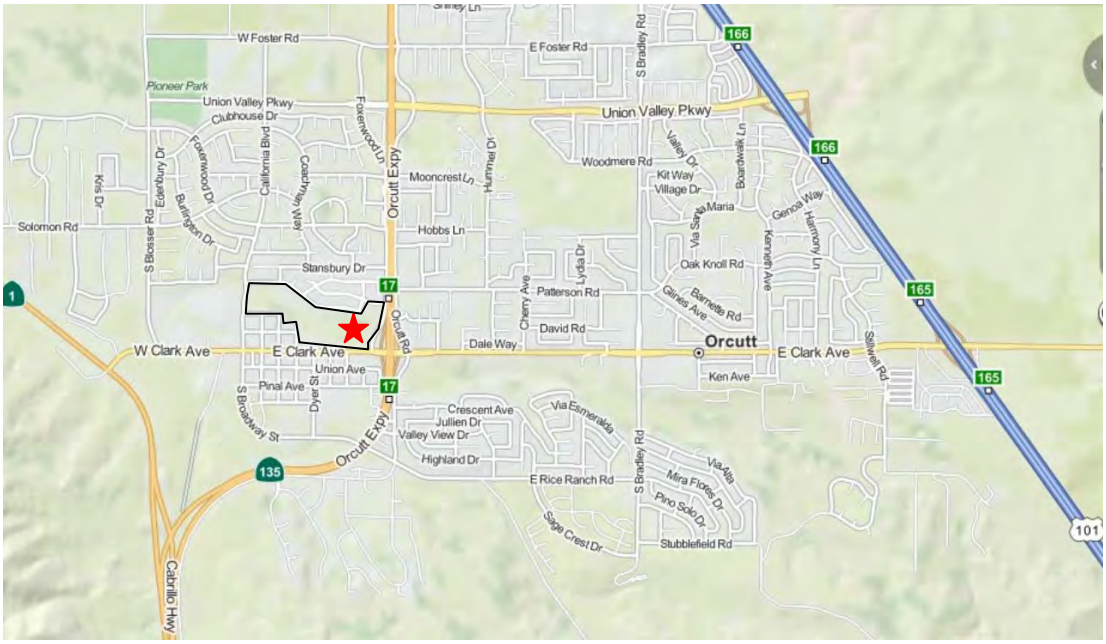
Please refer back to staff if your Commission takes other than the recommended action.

3.0 PROJECT SITE INFORMATION

3.1 Location

The subject GPA application involves two parcels totaling 5.28 gross acres located on Key Site 18 (Southpoint) in the Orcutt Community Plan (OCP) area. Key Site 18 is located northwest of the corner of Foxenwood Lane and Clark Avenue. It is bounded by Foxenwood Lane on the east, Clark Avenue and existing residential and commercial development to the south, California Boulevard to the west, and Hartnell road and existing residential development (Southpoint Estates) to the north. The majority of the 39.73 acre site is undeveloped with the exception of a single family residence located near the northeast corner of the site, and private recreational amenities for Southpoint Estates located in the northwest corner of the site.

Vicinity Map



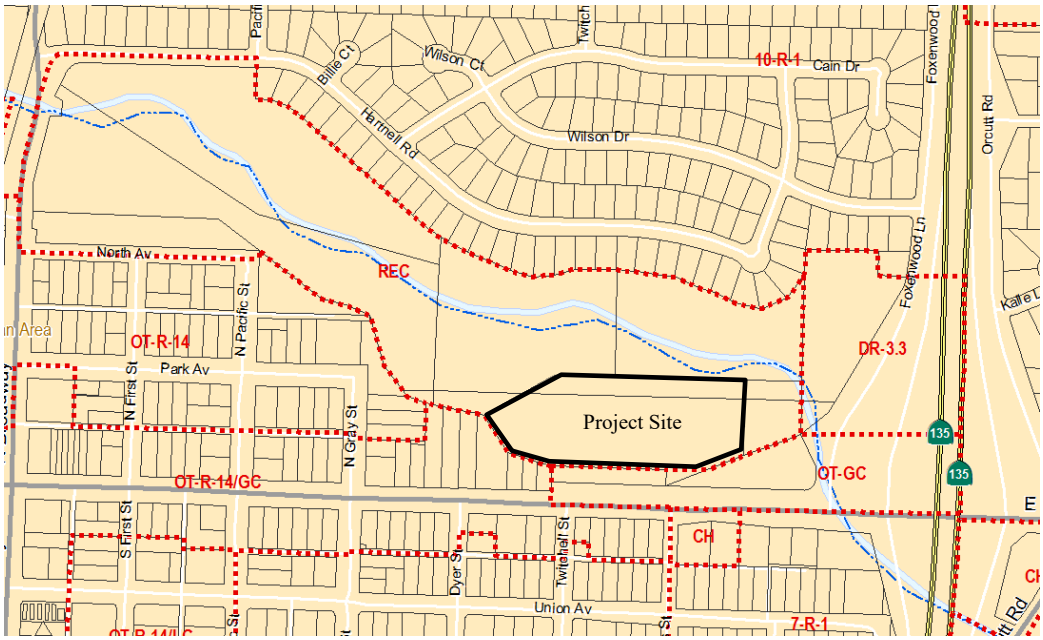
3.2 Zoning and Land Use Designations

Key Site 18 is zoned Design Residential (DR-3.3) with an underlying land use designation of Residential (Res-3.3) in the north east corner of the site, and zoned Old Town General Commercial (OT-GC) with an underlying land use designation of General Commercial (C) along Clark Avenue. The remaining 35 acres of the site is zoned Recreation (REC) with an underlying land use designation of Recreation/Open Space. According to the OCP, build-out of Key Site 18 could result in the construction of approximately 8 residential units, and 30,000 sq. ft. of general commercial space, with approximately 8.5 acres of public recreational space.

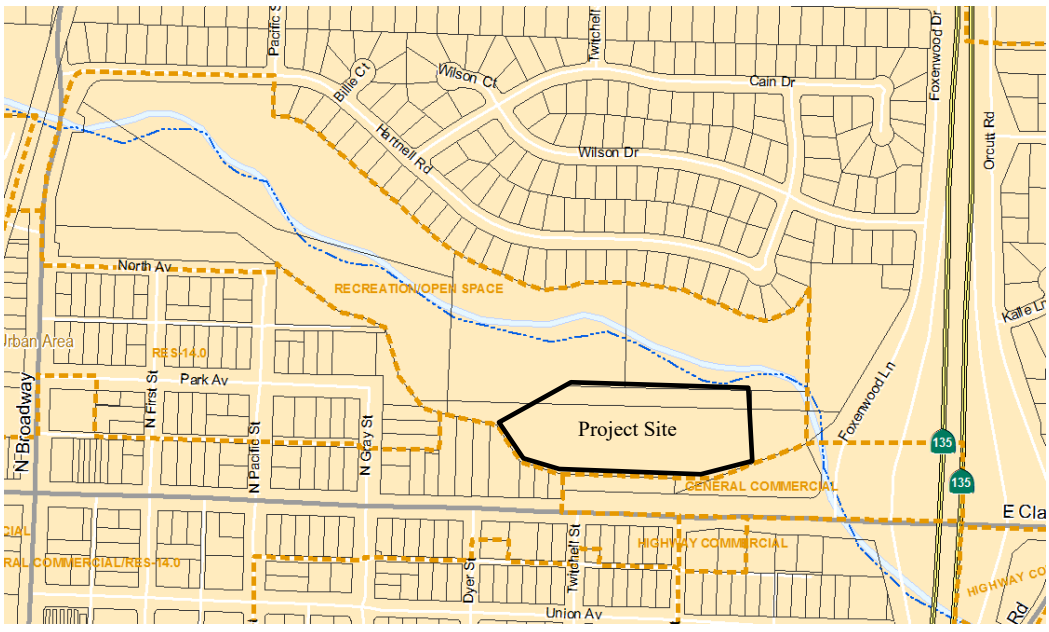
The subject parcels (APNs 105-020-063 and -064) are 4.16 and 1.12 gross acres in size, respectively. The majority of APN 105-020-063 is zoned REC with a small portion in

the southeast corner of the parcel zoned OT-GC. APN 105-020-064 is located entirely within the REC zone district. Both parcels are located within the OCP Open Space area, which also contains a designated trail corridor. OCP Figure KS18-1 (Attachment A) depicts a future park located on the subject parcels which would include picnic areas, informal recreational facilities, tot-lots, and active recreational facilities such as volleyball courts or outdoor basketball courts. OCP Figure KS 18-1 also depicts a class I bike path/multi-use trail across the subject parcels.

Zoning



Land Use Designations



3.3 Site Constraints

Key Site 18 is constrained for development due to the location of Orcutt Creek, which extends across the site from east to west. Any future development on the site is required to be located outside of the Orcutt Creek Floodplain and setback at a minimum of 50 feet from the top-of-bank of the creek. Additional requirements for the preservation of onsite biological resources and visual qualities, compatibility with adjacent development, access issues, and preservation of recreational resources make the majority of the site constrained for development.

The OCP envisions future commercial development on Key Site 18 to be located on parcels zoned OT-GC at the southern terminus of Foxenwood Lane and Clark Avenue, and along the site's frontage with Clark Avenue. The types of commercial development could include retail shops, restaurants, banks, doctor's offices, or other uses generally compatible with surrounding residential development. The 35 acres of the site zoned REC is to remain as designated open space area.

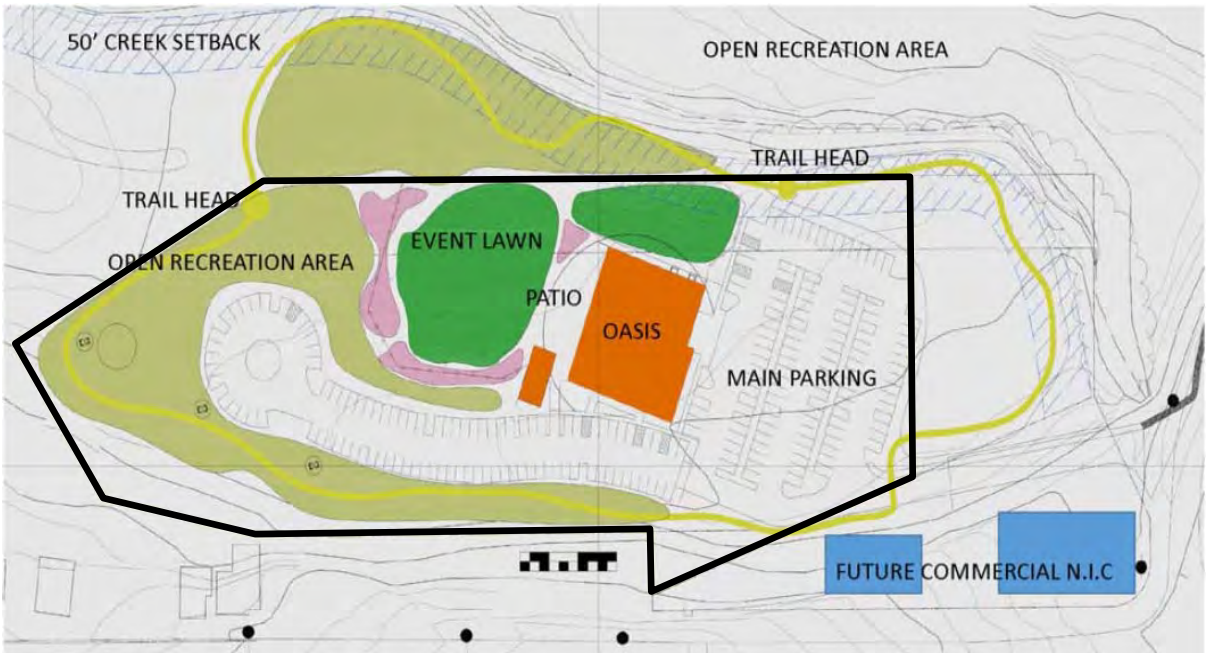
4.0 PROJECT DESCRIPTION

The proposed project is a request by the property owner for approval of a General Plan Amendment to amend the Orcutt Community Plan Key Site 18 Policy KS18-1, Development Standard KS18-1, and Figure KS18-1 to remove APN's 105-020-063 and -064 from the designated open space area, and to allow for the future development of the Oasis meeting facility/senior center. If the application is accepted by the Planning Commission for initiation, the owner would submit permit applications to construct the facility.

Proposed development would consist of a 15,900 sq. ft. meeting facility, 170 parking spaces, outdoor event areas with barbeques and benches, recreation lawns for the community, and walking trails. Structural development and impervious surfaces would cover approximately 2.28 acres of the 5.28 acre site. The meeting facility/senior center would offer over 50 weekly programs and classes at the facility and throughout the Santa Maria valley. Though mainly focused on seniors, programs would be open to all ages and would include educational and training opportunities, a meeting facility for Orcutt community groups, assorted exercise classes, a daily hot lunch, public benefit counseling, computer classes, library, blood pressure screenings, travel opportunities, recreational activities, and support groups. The applicant has indicated that the facility would be made available for events. However, the specific details on the types and frequency of events has not been determined.

Access would be provided by a private access easement over the adjacent parcel to the east from Foxenwood Drive. Public access to trail heads and picnic areas during controlled hours would be allowed. Water would be provided by the Golden State Water Company, and sanitary services would be provided by the Laguna County Sanitation District.

Conceptual Site Plan



5.0 ISSUE SUMMARY

5.1 Planning Commission Referral

The Director of Planning and Development has determined that the request for initiation of the subject GPA is inconsistent with the Comprehensive Plan including the Orcutt Community Plan. The inconsistency would not be resolved by approval of the amendment. In addition, approval of the GPA would be precedent setting in nature. Therefore, in accordance with LUDC Section 35.104.040, the Director of Planning and Development is referring the application to the Planning Commission to determine whether to accept the application for processing. If the Commission declines to accept the application for processing, the application will be referred to the Board of Supervisors for a final decision regarding whether to accept the application for processing. If the Commission accepts the application for processing, staff would begin processing it along with the additional applications necessary to construct the proposed facility.

5.2 Loss of High Priority Open Space Area

According to OCP Key Site 18 development standard KS18-1, Policy KS 18-1, and Figure KS 18-1 (Attachment A), the entire site, with the exception of the parcels which are zoned for residential and commercial uses, shall remain in natural, undeveloped open space. No development other than a park, retention basin, and class I bike path/multi-use trail shall be permitted within the open space area. The proposed GPA would amend this Development Standard, Policy, and Figure to allow the designation of "open space" to be removed from the subject parcels (APN's 105-020-063 and -064), and allow the parcels

to be developed with approximately 2.28 acres of development (i.e. 15,900 sq. ft. meeting facility/senior center and associated parking areas).

Key Site 18 serves as a visual "gateway" into Old Town Orcutt and is highly visible from adjacent roads and residential areas. According to the OCP (page KS 18.1), Key Site 18 is recognized for providing significant open space in an area of Orcutt that contains a high level of urbanization. Table 21 (Key Site Open Space) of the OCP Parks, Recreation, and Open Space section identifies Key Site 18 as a high priority site for public open space. Approximately 35 acres of the 40 acre site zoned REC (including the subject parcels) is to remain in open space. Removing the 5.28 acres of land identified as high priority open space from the designated open space area, and allowing it to be developed with a 15,900 sq. ft. meeting facility/senior center and associated development would not be consistent with the intent of the OCP which designated the subject parcels as open space, and the future location for a public park.

5.3 Southpoint Estates Tract Map (TM 13,345)

The subject parcels were created by the Southpoint Estates Tract Map (TM 13,345), and are designated as "open space not a building site" on the final map. Condition No. 20 of the map requires that the owner "provide open space in a sufficient amount with each unit of development in order to maintain a balanced density and an average lot area equal to the required base zone lot size". This condition was applied in order to offset the reduction in the 10,000 sq. ft. minimum parcel size required by the 10-R-1 zone district. The Board of Supervisors allowed a reduction in the required parcel size provided that compensatory open space was provided to make up the difference between the actual vs. required lot size.

In order to develop the subject parcels with the Oasis facility, a Recorded Map Modification would be required to revise the applicable conditions of TM 13,345. Staff's initial review of the project indicates that removing the 5.28 acres from designated open space would allow Southpoint to continue to meet the open space requirements under the conditions of approval. However, as discussed in Section 5.2 above, removing this area from open space would not be consistent with the intent of the OCP.

6.0 CONCLUSION

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. The proposed project would result in the conversion of 5.28 acres of land designated as high priority public open space area for the community of Orcutt to developable area. This area of Key Site 18 was specifically identified as the future location for a public park to include picnic areas, tot-lots, and active recreational facilities such as volleyball and basketball courts. Although the proposed project would include recreational lawn areas and public trails, the overall intensity of uses associated with the proposed project would not be appropriate considering the site constraints discussed in Section 3.3 above.

The OCP provides for significant residential and commercial development within the community of Orcutt. According to the Parks, Recreation, and Open Space section of the

OCP, open space areas in Orcutt are deficient, and as a result, public and private open spaces need to be preserved to maintain the community's semi-rural character, provide protection from natural hazards and protect valuable resources. The designated open space areas in the OCP are integral to the plan as they provide aesthetic relief from urban development and public and private open space areas. Key Site 18 in particular is recognized for providing significant open space in an area of Orcutt that contains a high level of urbanization.

7.0 APPEALS PROCEDURE

The action of the Commission to refer an application to the Board of Supervisors is final and not subject to appeal. The Board of Supervisors may accept or decline to accept the application for processing. The decision of the Board of Supervisors is final.

Attachments:

A) Orcutt Community Plan Key Site 18 (Southpoint) Policies and Development Standards
B) APN Page
C) Proposed Oasis Meeting Facility/Senior Center Project Plans

FRIENDS OF KEY SITE 18

October 12, 2019

Natasha Campbell
Project Planner
Santa Barbara County Planning and Development
624 W. Foster Rd. Suite C
Santa Maria, California 93455

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

Dear Ms. Campbell,

F-1 We thank the County of Santa Barbara for the opportunity to comment on above applications to develop the OASIS Community Center on Lot 89 of Orcutt Community Plan (OCP) defined as Key Site 18. We have a personal interest in this project proposal, and in live in close proximity and issues of Quality of Life and loss of beneficial interests are at stake.

LOT 89 BASELINE SETTING

F-2 There have been four certified EIRS (Environmental Impact Reports) prepared involving Key Site 18 property, since 1979. Decision makers have shaped the setting and therefore Baseline of Key Site 18 open space, Non-Commercial recreational use properties with approval decisions of Southpoint Estates residential development, conditions of approval, Zoning Ordinance 3106, Tract Maps identifying open space lots as "NOT A BUILDING SITE" OPEN SPACE, and Grant Deed of Development Rights executed, "in order to establish and preserve the open space character and the noncommercial recreational use of the property..." Additionally, conditions of Southpoint Estates approval and Zoning Ordinance 3106 provide for Southpoint subdivision open space lot size compensation.

F-3 EIR, Mini-EIR and 1997 OCP identify this Orcutt Creek Corridor as Key Site 18 (KS-18), with protections of this unique open space buffer to benefit Foxenwood, Southpoint and neighboring communities. The OCP is a wonderful long range blueprint for the entire community and especially Key Site 18, which includes proposed OASIS development, off the southern terminus of Foxenwood Ln. and Clark Avenue.

CLASS I IMPACT INDICATORS

F-4 Unlike the April, 2017 OASIS Draft Neg. Dec, OASIS DEIR (Draft Environmental Impact Report) identified up to 11 Significant and Unavoidable Class I impacts associated with OASIS lot 89 and proposed development. Baseline Setting, shaped by Southpoint Estates approval and conditions, along with the long range vision OCP, were established to safeguard against conflicted and incompatible land use of the planning area and specifically KS-18.

4.1 Aesthetic/Visual Resources

F-5 OASIS DEIR states; "The totality of project improvements would substantively alter views of the OASIS portion of the OCP KS18 open space, as viewed from public roads and surrounding residential properties and also alter views from the eastern gateway to Old Town. In addition, the change in open space views would occur on a property that was set aside, in part, to offset cumulative loss of open space impacts and to preserve open space views along the Orcutt Creek corridor, in an area otherwise surrounded by urban development. Therefore, the project's contribution to cumulative loss of scenic open space views would be considerable and significant. (Class I)."

F-6 OASIS DEIR refers to *Mitigation Measures VIS-1 through VIS-9* when analyzing the SIGNIFICANCE AFTER MITIGATION, by stating; "*Impact VIS-1* (Impacts to Scenic Views/Visual Character of Eastern Gateway to Old town): the proposed project would increase development and result in significant aesthetic/visual resource impacts due to the loss of unobstructed scenic views of the Key Site 18 contiguous natural open space setting along Orcutt Creek and to the visual character of the eastern gateway to Old Town Orcutt (Class I)." The conclusion is that the proposed project would have an unavoidably significant impact even after applying nine mitigation measures.

F-7 Public record of the OASIS development include many neighbor's comments as to the value and meaning of visual character of the Orcutt Creek corridor, which includes the site of proposed OASIS development and Key Site 18. The proposed development would cause permanent change and deny the community, my neighbors and I of invested and appreciated aesthetic benefits of this wonderful open space buffer. The impact is a quality of life issue and I concur with above conclusions of the OASIS DEIR.

4.3 Biological Resources

F-8 In no way has Key Site 18 anticipated a development of the scope and intensity of the proposed OASIS development. All of the long range studies, anticipated impacts and threshold assumptions of OCP, are absent provision for the proposed OASIS community Center. This development is in conflict with the OCP as well as the Southpoint conditions of approval, subdivision tract map restrictions and Grant Deed of Development Rights. All structures, pervious and impervious surfaces (parking lots, roads, and BBQ areas) and the project's decomposed granite walking trails are considered permanent impacts. Key Site 18 is definitely a large open space wildlife corridor and sure to change for the worst, as a result of proposed improvements and activity of the OASIS, Inc. development. The existence of quail, bobcat, deer, Coyote, Cooper's Hawk, Red Tail Hawk, falcon, owls, lizards, garter snakes, gopher snakes, red legged frogs, tiger salamander, skunk, rabbits, mountain lions, rattlesnakes and gophers all have been known to reside within this open space corridor, under protections provided by OCP and Southpoint Estates conditions of approval.

4.8 Land Use and Planning

F-9 The OASIS DEIR references 135 land use policies and development standards that relate to the proposed project. All seventy-six tables of study section 4.8, concluded with Potentially Consistent findings. The DEIR twists like a pretzel to reach those conclusions, requiring changed rules in the form of modifications to OCP and the County General Plan in addition to inappropriate deferred analysis mitigation measures in some cases, which would bypass critical review by the Planning Department leadership, Planning Commissioners and even Board of Supervisor members. The final determination of consistency with policies ultimately rests with the Board of Supervisors. We respectfully disagree with the staff's planning policy conclusions of consistency with applicable policies of the General Plan.

Never was a 15,333 sq. ft. building and a 155 space parking lot envisioned for the well documented Orcutt Creek wildlife and riparian corridor open space. Never, did decision makers intend to deny community members benefits of baseline settings of Key Site 18. Truth has clarity and prior decision making, environmental reviews and Orcutt
F-10 Community Plan (OCP) provide wise guidance. On the other hand, the DEIR appears to be analyzing the OASIS, Inc. relocation – as it inferred in the April, 2017 Neg. Dec. and actually states in this DEIR, and therefore clouds this environmental review. The Planning Director could not have said it better in the 6-11-15 memo to Planning Commissioners, recommending to not accept the OASIS application, by stating; "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 OCP." Additionally, the June, 2015, Planning Director, Planning Commissioners and even the Case Planner were all unaware that OASIS, Inc. did not even have development rights to develop proposed project on Lot 89 of Key Site 18. Decision makers should be protecting those perfected mitigated open space Southpoint interests.

4.9 Noise

The OASIS DEIR states; "Residential neighbors, who are considered noise sensitive receptors, are located to the north, south and west of the OASIS site on Hartnell Road, Foxenwood Lane, Clark Avenue, Gray Street, Park Avenue, Pacific Avenue, and North Avenue." Further, the DEIR states; "Noise levels from outdoor events, from activities
F-11 involving large numbers of attendees, and from activities involving amplified music or voice can be considered nuisance noise and generate neighborhood compatibility complaints from nearby residents who are accustomed to existing ambient noise levels. The proposed OASIS operations have the potential to expose nearby residents to substantial, intermittent increases in noise levels compared to the existing setting."

The DEIR conclusion identified in Impact N-3: "Sensitive receptors (surrounding residential neighbors) would be exposed to a potentially significant increase/change in noise levels during the life of the OASIS project, compared to
F-12 existing noise generated from the undeveloped open space. This includes exposure to a considerable increase in periodic peak noise levels compared to the existing setting without the project (Class II)."

The following *OASIS DEIR Impact N-3* follow-up says; "Impact N-3 would be reduced to an adverse, but less than significant level by implementation of Mitigation Measures NS-3 through NS-8 (Class II)." The NS-3 mitigation
F-13 measure is highly speculative and unproven in its use with projects in Santa Barbara County. Further, the acoustical study initially states that an outdoor amplified event would have a 1 hour sound rating of 80.5 dBA. Then this statement is contradicted on page 4.9-12 (paragraph 5), where it states: "...an assumption of 80.5 dBA for an event involving amplification onsite would not be considered a reasonable worst case assumption in evaluating potential noise impacts under CEQA..." (Underline Added). Given the foregoing information, impact NS-3 should result in a Class I impact as no feasible mitigation has been provided.

Noise Element of S.B. County Comprehensive Plan states; "Noise affects both physiological and psychological well
F-14 being. In addition to causing hearing loss, noise interferes with activities such as communication, sleep and thought. Noise can be a source of great annoyance for many persons and may be a contributing factor in stress related health disorders."

F-15 The OASIS DEIR fails to address traffic noise generated by motor vehicles from proposed OASIS development. Baseline setting of KS 18 undeveloped open space, anticipated no traffic generated from OASIS lot 89 activities. OASIS DEIR fails to provide neither Noise Study analysis nor mitigation measures of this anticipated OASIS specific

traffic noise nuisance. Residential sensitive receptors along the Clark Ave. and especially Foxenwood Ln travel corridors are already within the County Noise Element contours of 65 + dBA. Any new OASIS specific traffic noise nuisance contribution, would be considered a Significant and Unavoidable Class I impact, along these corridors.

F-16 Proposed OASIS development mitigation measures fail to reduce anticipated noise nuisance levels below an adverse level. Baseline setting of Key Site 18 and therefore OASIS Lot 89, has been largely established by the EIR and approvals of Southpoint Estates subdivision. Approval Condition #9 already identified residential units as impacted sensitive receptors, even with open space buffer protections of Ordinance 3106, Grant Deed of Development Rights and Tract Map identification as "Not a Building Site" Open Space.

OASIS DEIR Section 4.9 Noise is incomplete and inadequate in its analysis and conclusions. This is a Quality of Life issue for residential properties of DEIR identified residential neighborhoods.

4.11 Recreation and Open Space

F-17 DEIR *Impact REC -1 closes* with the following statement; "The proposed conversion of open space/parkland to development would increase the previously identified significant unavoidable loss of open space, scenic open space views, and recreation impacts identified in the OCP EIR and Southpoint Estates Orcutt 13 EIR, 79 EIR-1, (Class I)"

Even without knowledge of the 1981 recorded Grant Deed of Development Rights involving OASIS Lot 89, the Planning and Development Department recommended denial of acceptance of this OASIS Inc. development application at the 6-11-2015 Planning Commission Hearing. In a very concise memo, the Planning Director commented; "This area of Key Site 18 was specifically identified as the future location for a public park to include picnic areas, tot – lots and active recreational facilities such as volleyball and basketball courts. Although the proposed project would include recreational lawn areas and public trails, the overall intensity of uses associated with the proposed project would not be appropriate considering the site constraints discussed in Section 3.3 above." Planners completed their findings, by stating; "the OCP provides for significant residential and commercial development within the community of Orcutt. According to the Parks, Recreation, and Open space section of the
F-18 OCP, open space areas in Orcutt are deficient, and as a result, public and private open spaces need to be preserved to maintain the community's semi-rural character, provide protection from natural hazards and protect valuable resources. The designated open space areas in the OCP are integral to the plan as they provide aesthetic relief from urban development and public and private open space areas. Key Site 18 in particular is recognized for providing significant open space in an area of Orcutt that contains a high level of urbanization." Site constraints, cited in Section 3.3 of this memorandum included: location of Orcutt Creek, requirements for the preservation of onsite biological resources, visual qualities, compatibility with adjacent development, access issues and preservation of recreational resources.

F-19 DEIR *Impact REC -2 and Impact REC – 3*, both address issues of the Class I Bikeway/Multi-use Trail according to provisions of the OCP, including discussion of Mitigation Measures. The DEIR concluded in that discussion, as such; "However, the project would result in a net loss of open space and a reduction in land available for a public park onsite therefore the project would exacerbate previously identified cumulatively significant, unavoidable open space and recreation impacts resulting from OCP build-out, as identified in the board's findings for OCP adoption. (Class I)

The OASIS application was initiated in December, 2014 and has yet to produce a legitimate plan for a Class I Bikeway/Multi-use Trail and public records reveal multiple misrepresentations that OASIS development would
F-20 provide a Class I Bikeway to meet OCP specifications. The Applicant's grant of Lot 87 and 88 access easements over planned Class I Bikeway/walkway represent a complete disregard to needs and desires of neighbors and the community as stated in the OCP. The DEIR findings would clearly enable substandard use of valuable recreational and open spaces resources.

Proposed Mitigation Measures defer both analysis and mitigation measures. At the very least, timing of *REC – 1 MM* should mandate plans for a Class I Bikeway/Trail easement as part of the Staff Report for this OASIS DEIR. The OASIS
F-21 site plan misleads reviewers of onsite Class I Bikeway, despite DEIR advisement that a proposed CLASS I BIKEWAY is "not feasible". The proposed Bikeway-Multi use trail mitigation measures will offer substandard recreation benefit to the entire community. It has been nearly 5 years and together with cumulative Significant and Unavoidable, Class I, impact – this 4.11 Recreation DEIR analysis appears to be one more fatal flaw of the proposed project.

4.12 Transportation and Circulation

F-22 The proposed OASIS project includes construction of a new 15,333 (net) square-foot Community Center with 155 parking spaces as shown on Figure 2-17 (Overall Site Plan). Access to the site is proposed via a private driveway from Foxenwood Ln. via access easement across the adjacent corner commercial parcel.

The project has only one point of access. Therefore, 100 percent of project related traffic must utilize the
F-23 Foxenwood Ln. entry way. Approximately 45 percent of OASIS vehicle trips are estimated to be distributed to the Foxenwood Ln./Clark Ave. intersection (Table 4.12-5, Project Trip Distribution and Figure 4.12-5, Trip Distribution and Assignment). Further, the OASIS Neg. Dec. relied on an 8/25/16 Stantec Traffic Study indicating proposed traffic design would operate at Level of Service (LOS) F, "which is unacceptable".

The proposed driveway does not meet design standards, due to proximity to the Clark Avenue/Foxenwood Lane intersection, for which a design exception has not been approved. In addition, the driveway entrance would potentially be blocked by vehicles queuing to turn left onto Clark Avenue could impact operation of this intersection,
F-24 including responding public safety vehicles. The OASIS driveway does not meet the 250-foot separation standard from the Foxenwood Ln./Clark Ave. intersection or the 150-foot separation standard from existing Park n Ride driveway, just across the street. Cal Trans should be concerned about access and possible misuse of the public parking facility.

The Project's added traffic to this intersection would exceed the cumulative impact threshold. Therefore; the Project
F-25 would result in a significant cumulative impact at the Foxenwood Ln. / Clark Ave. intersection. (Class 1 Impact) The Traffic Study reflects cumulative impacts would grade out at Level of Service (LOS) F.

F-26 Public records contain many comments about the close proximity of the S.B. offramp of SR 135, which is why County development standards and analysts recommend relocation of Foxenwood Ln. to Norris St. to remedy this hazardous traffic circulation design.

F-27 The applicant presented a traffic design request to the Roads Coordination Committee on December 18, 2017. The Committee required the applicant to provide evidence that other access connections were not feasible (i.e.

California Blvd, Clark Ave., Park Ave, Foxenwood Ln. to the North) before making a decision on the requested exception. Additional information was submitted by the applicant on January 23, 2018. Public Works responded to this submittal with an updated request for information regarding feasibility of the access options. The project has not returned to the Committee for additional consideration of the proposed driveway traffic design exception and therefore no decision has been made.

OASIS DEIR *Mitigation Measure (MM) TC-1* is grossly inadequate that would defer analysis and mitigation to construction phase. Hazards, mitigation measures and design flaws are long standing and prudent requirement and timing of mitigation measure is to provide proposed Class I Bikeway/Multi-use Trail Plan and Traffic Design Exception approval prior to Planning Staff Report. Planning has allowed applicant to slide on these important components.

Further, traffic impacts are not mitigated by turn lanes, concrete medians, striping roadways and widening streets
F-28 when there is no room to do so. Proposed OASIS development Mitigation Measures are absolutely inadequate for this stop sign-controlled, Class I, LOS F intersection at Clark Ave. / Foxenwood Ln. This is huge when it comes to emergency vehicles and police arriving in a timely fashion. The burden placed on the community by this project proposal is unacceptable. As long as traffic/circulation remains a Class I impact, no mitigation is available to overcome the project's impacts. Citizens of this community deserve better than this.

OTHER ENVIRONMENTAL IMPACT ANALYSIS

4.5 Fire and Police Service

Proposed OASIS project includes construction of a new 15,333 square foot Community Center with 155 parking spaces. Access to the site is proposed via a private driveway from Foxenwood Ln. via access easement across
F-29 adjacent corner commercial parcel. Project description calls for large Non-Oasis events and an increasing OASIS membership. Data presented in Tables 4.12-10 and 4.12-11 illustrates Cumulative+Project traffic volumes. The Traffic Study-area intersections are generally forecast to operate at LOS C or better during the A.M. and P.M. peak commute periods, which meets the County's LOS D standard (for these Clark Avenue intersections). S.B. Public Works traffic count (with actual peak hours, including 2:00 P.M to 4:00 P.M), reflecting a cumulative traffic finding of LOS F. The Project's contribution to traffic at this intersection would exceed the cumulative impact threshold. Therefore; The Project would result in a significant cumulative impact at Foxenwood Lane/Clark Avenue intersection.

The OASIS Project has only one point of entrance and exit from the site. Entry lane is a 10% grade down to the project site which could prove very difficult for emergency vehicles responding onsite with shared access with OASIS
F-30 development traffic, Class II Bikeway and pedestrian lane, new Lot 87 & 88 access easement, corner commercial site's diagonal parking entry way, plus the steep slopes of access roadway design. Additional impediment is the DEIR identified Significant Unavoidable Class I intersection of Foxenwood Ln. and Clark Ave., also classified as LOS F and unacceptable – according to OASIS August, 2016 Stantec Traffic Report.

OASIS DEIR documents the stretched resources of both Fire and Police services and in each case, the potential of
F-31 delayed response. Impact FP-1 indicates the project would add to demand for fire services and would add traffic to the area road network, which was not accounted for in the OCP. Impact FP-2, documents the public and law enforcement concerns over potential excessive demands of service, related to the proposed new development.

Importantly, the DEIR says; "A specific concern is that any large event at the OASIS site, whether it includes alcohol or not, that doesn't have sufficient private/contracted security and appropriate traffic mitigation might severely impact the SBSO's ability to respond to and administer to the rest of the community."

F-32 Fire mitigation measures include "standard Fire Department conditions and payment of standard development impact fees. March, 2016 Fire Department Conditions for Certificate of Compliance call for impact fees in the amount of $0.77 per sq. ft., or $11,800.00 (rounded). Unlike the March 22, 2016 conditions, DEIR discloses only a single access outlet is required in favor of the Fire Department standard of two access outlets, despite chokepoint conditions of access lane and known potentially hazardous and Class I Foxenwood Ln. / Clark Ave. intersection.

F-33 The DEIR provides Mitigation Measure (FP-1), for potentially significant impacts on Police services, in the form of private security/traffic control mandates. Applicant will be assessed a "police protection mitigation fee. Also, applicant has adjusted program attendance – yet no changes made to the building and parking lot footprint.

F-34 Comment: Private Security employees are not trained, or certified to do the job of firemen and police. The DEIR documents potential for both Fire and Law Enforcement to be stretched too thin to always guarantee adequate response times and Rent-a-cops are inadequate to comply with the DEIR mitigation measure requirements. It is unfair for the entire community to be encumbered with potential unintended impacts, not envisioned by the OCP.

4.6 Geological Resources

F-35 All of the long range studies, anticipated impacts and threshold assumptions of The Orcutt Community Plan (OCP), are absent impacts of proposed OASIS Community Center. The OCP and "Mini EIR" reinforce prior covenants of open space recreational use, by stating; "No development other than the proposed park, retention basin and class I bikepath/multi-use trail shall be permitted within the open space." In no way has Key Site 18 anticipated a development of the scale and intensity of the proposed OASIS development.

F-36 The May, 2016 Geotectnical Report (GSI) did not address slope stability, despite well documented identification of unstable soils, 30% Slopes to the south and 50% + slope to the north along the OASIS proposed entry lane off of Foxenwood Ln. OCP Impact KS18-GO-I, states; "Unstable Slopes: Slope engineering for expansion of access roads serving the proposed park could result in potentially significant impacts due to unstable cut slopes. The weight of structures along Clark Avenue could also increase the potential for slope collapse." OCP Impact KS18-GEO-2 states "siltation of Orcutt Creek: Grading and clearing in the short term and construction of impervious surfaces (buildings, parking) in the long-term from increased runoff over the site's erodible soils, would result in potentially significant increases in erosion, and subsequent siltation of Orcutt Creek."

The DEIR states, "A separated pedestrian path is included just south of the access road. Slopes to the south of the access road exceed 30% slope. Retaining walls are proposed along the slope south of the access road (along approximately 400 feet)." The DEIR goes on to say: "No retaining walls are currently determined to be necessary north of the access road...retaining walls will be installed if determined to be necessary to ensure no grading would extend into the creek banks."

Mitigation Measure , GEO-1 states Owner /Applicant shall submit the SWPPP, SWMP or ESCP using Best Management Practices (BMP) designed to stabilize the site, protect natural drainage systems keeping contaminants

and sediments on site and timing of action is to be prior to grading, to be monitored by P & D. *Mitigation Measure, GEO-2* states Grading plans shall clearly address slope stability and soil collapse issues for the access road, pedestrian path, bikeway and buildings, including the use of retaining walls or other slope stabilization methods and Plan requirements and timing are to be submitted for P & D review and approval prior to land-use clearance.

Comment: The OASIS development application is approaching the fifth year and applicant has just submitted Stantec's grading plan, dated 8-28-19.

- There is no stabilization study or plan on the 50% slope at the edge of supersensitive creek side. Proximity to Orcutt Creek riparian corridor are obvious risks and unacceptable for this valuable habitat.
- Retaining walls are planned on the 30% south slope elicit concerns of unstable sandy slopes and collapse from weight of potential commercial properties above.
- Further, there is no apparent drainage plan on this 10% grade entry lane and word is OASIS is to receive and manage the corner commercial property storm water runoff.
- DEIR is running all the stop signs, by deferring analysis and mitigation measures to OASIS construction phase. Mitigation Measure timing should be no less than prior to Planning Department Staff Report.
- This OASIS DEIR release is premature and autopilot is unacceptable.

Bus Services

F-37 OASIS proposes to promote the use of transit, but is not proposing new bus stops to serve the project. While some OASIS members/volunteers/employees could take the bus, the distance and topography of the pedestrian route from the existing bus stops to the community center would restrict many members from utilizing the fixed route transit service. Large busses of the "SMAT" transit system would not be expected to be suitable to negotiate constraints of the OASIS entry lane and the Class I Foxenwood Ln./Clark Ave. intersecton. OASIS has indicated many members would utilize the Santa Maria Organization of Transportation Helpers (SMOOTH) Senior Dial-A-Ride service, which provides seniors with individual door to door drop off and pick up transit service, although Dial-and-Ride requires 4 vehicle trips, contributing to traffic load.

Pedestrian Facilities

F-38 Currently a sidewalk exists along the south side of Clark Avenue from Broadway to the State Route 135 interchange. The DEIR is incorrect, there is no sidewalk on north side of Clark Ave., from Twitchell St. to State Route 135, as well as, along Foxenwood Ln., from Clark Ave. to Wilson Dr. The Project includes on-site pedestrian facilities that would connect to Foxenwood Lane. The proposed access road includes a separated ADA-accessible pedestrian path immediately south and parallels the proposed driveway. At OASIS' eastern property line, there is an option to cross the driveway (via presumed steps between the higher pedestrian path and the lower driveway elevation, see Figure 2-32, Preliminary Grading Plan) to continue on the multi-use Orcutt Creek Trail/Class I bikeway, which would be constructed generally along OASIS eastern and northern property lines. The Class 1 Bikeway has been downgraded to a Class 2 or may be relocated. OASIS decided to remove the proposed stairway, connecting the senior center to the Old Town commercial core, interestingly on 30% slope.

OTHER CEQA – REQUIRED DISCUSSION

6.1 Growth Inducing Effects

F-39 The DEIR provides a "Growth Inducement Impact" and precedent- setting effect paragraph for 8 of the 13 sections studied for environmental impacts. The DEIR clearly recognizes the conversion of perfected mitigated open space to the OASIS Community Center, will change the Orcutt Creek Corridor forever. Unlike the 2017 OASIS Neg. Dec. this OASIS DEIR reveals a large number of Significant and Unavoidable Class I impacts to Key Site 18 and therefore OASIS Lot 89. Development should bring benefits, not a degraded environment.

The DEIR states; "Without approval of these requests, development would be limited to a public park. Therefore, approval of these requests would greatly increase the development potential of this open space parcel and would set a precedent for removing development restrictions and relinquishing development rights on similarly restricted open space lands, reversing previous decisions to set aside such lands as part of development approvals."

F-40 An obvious precedent-setting and growth-inducing action is the April, 2018 OASIS Access Easement grant to the adjacent lots 87 and 88 of Key Site 18, providing access to those vacant open space lots on the north side of Orcutt Creek. Lots 87 and 88 were landlocked, prior to OASIS actions. The access easement would be expected to convert lot usability with expanded land use options, not possible in prior land locked condition.

6.1.1 Population Growth

F-41 The OASIS DEIR states "the project is not expected to result in population growth, as OASIS proposed to continue to serve the existing community, primarily local seniors."

Comment: OASIS is one of only two larger senior centers in the Santa Maria Valley. OASIS expects an increase in membership/attendance of 30% assuming existing local seniors access the program. With such a significantly larger center, the DEIR does not take into account the draw of attendees from other areas to the Orcutt area. This can increase the population of Orcutt not just with temporary day visitors but also the lure of convenience in living close to the vastly expanded OASIS center. This could greatly impact the population of Orcutt and the demand for housing.

6.1.4 Development of Open Space/Vacant Land

F-42 The OASIS DEIR states, "Approval of the project requests may encourage similar requests to convert other similarly situated, open space properties to development. This would include, but not limited to, other KS18 open space parcels as well as properties throughout the unincorporated area that are designated as open space with development restrictions."

Comment: This could potentially open up the flood gates for unlimited development for recently purchased adjacent properties in KS18. It also Sets precedent and disregards the OCP across the entire Orcutt area.

6.3 Significant Irreversible Environmental Effects

F-43 The OASIS DEIR states, "The project would result in an irreversible commitment of law enforcement, fire protection, water supply, wastewater treatment, and sold waste disposal services."

Comment: In addition to affecting the riparian habitat and wildlife corridor, the existence of OASIS meal program services and outdoor event food preparation will undoubtedly draw unwanted and nuisance wildlife scavenging or attempting to scavenge for food.

7.2.1 Alternative #1: No Project" Alternative Existing General Plan-Orcutt Community Plan

F-44 In order to be consistent with covenants of Southpoint Estates Tract approval and intent of the Orcutt Community Plan, the only finding of this OASIS DEIR would be a no project conclusion. There are superior alternative sites that would leave Southpoint Estates tract conditions unchanged, OCP unmodified and the SB County General Plan intact. A No Project conclusion would reduce the number and severity of Class I impacts to the area and leaving the baseline setting of Key Site 18 as it was clearly intended by prior environmental analysis and decision maker conclusions.

7.2.2 Alternative #2: Off-Site Project Alternative Existing OASIS Location

Comment: Friends of KS 18 committee met with the Orcutt School District Asst. Superintendent in May, 2019 and asked that School District to consider leaving a window for the existing tenant, OASIS, Inc. to co-locate with Senior Housing development, on Key Site 17. On October 11, 2019 a press report was released regarding the winning bid to enter into a 99 year ground lease of KS-17 school surplus property, for "Senior Housing". The press release also
F-45 included the following comment: "What really gets me excited is the community center, and I think the better word is the kindness center', TAIT CEO Tom Tait said, adding that the site will connect senior citizens who can share their wisdom while children provide energy." Co-location with KS-17 Senior Housing would be a near perfect fit for the senior component of OASIS, Inc. Alternative #2 has no Class I impacts and would not require General Plan Amendment, OCP modification, changed Southpoint Estates approval conditions, lot line adjustment and acquisition of development rights. It's a far superior alternative location.

7.2.3 Alternative #3: Aqua Center Site

The OASIS DEIR states, "The terrain between the closest bus stops on Foster Road and the Aqua center site is also
F-46 flat, making the walk between the bus stop and Alternative #3 more accessible to any mobility-limited seniors compared to bus stop access to the proposed project site at KS18."

Comment: This location is also situated within reasonable walking distance to the Mariposa Townhomes affordable housing and Hummel Village senior housing complex.

7.2.9 Alternative #9: Previously Proposed OASIS Project 400 West Foster Road

The OASIS DEIR states: "Alternative #9, the previous OASIS project of Foster Road, is considered the Environmentally
F-47 Superior Alternative as this alternative would avoid all of the proposed project's significant and unavoidable (Class I) impacts and the potentially significant but mitigable (Class II) impacts would be limited to impacts to biological resources, for which the approved City of Santa Maria MND has identified feasible mitigation."

Comment: According to the Santa Maria Times, January 3, 2019, the Santa Maria Public Airport actively sought
F-48 zoning change for development of the area to "include all of the community facility uses that are currently allowed." The area has been described as "ideal for light industrial uses and public facilities." According to the Airport General Manager Dennis Hastert, the airport has specifically "planned to reserve a portion of the space for public facilities."

Further, Mr. Hastert declared, "This piece is one of the easier-to-develop pieces, biologically, with salamanders and all of that."

CONCLUSION

Conclusions and mitigation measures provided in this analysis do not fit the radical conversion of the valuable open space resources of existing KS-18, Orcutt Creek riparian and wildlife corridor. Mitigation Measures are dependent on approved amendments, modifications, tract condition changes and deferred analysis, which fail to offer adequate
F-49 solutions to the large number and severity of Class I and Class II impacts. This 15,333 sq. ft. building by itself represents the worst of commercial encroachment creep, envisioned and avoided in both Southpoint Estates Tract development and OCP analytics. The DEIR has sufficiently demonstrated that Alternatives #1, 2, 3 and 4 are all far superior alternatives to the OASIS Key Site 18 location, without need of GPA amendment, OCP modification, Southpoint Tract condition changes. The DEIR does identify the high degree of inconsistency and incompatibility with surrounding residential neighborhoods and the OCP, with this proposed project. The OASIS DEIR is inadequate and could very well enable a substandard and obvious bad fit for KS-18 and the community – we deserve better than this.

Best Regards,

D. Rosing

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October 18, 2019

RECEIVED
OCT 21 2019
S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT

Natasha Campbell
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Re: OASIS Development Case Nos. 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006, 16DVP-00000-00002, 16LLA-00000-00004, 17CUP-00000-00013, 18GOV-00000-00005, SCH No. 2017041065

Dear Ms. Campbell,

G-1 Thank you for the opportunity to comment on above applications to develop the OASIS Community Center on Lot 89 of Orcutt Community Plan (OCP) defined as Key Site 18. This is the second written comment letter submitted on this OASIS Draft Environmental Impact Report (DEIR), with the first as Chairman of Friends of Key Site 18 - a collaborative effort of neighbors and findings of our Study Group review of DEIR. This letter represents my own personal comments regarding DEIR.

OASIS PROJECT LOT 89 BASELINE SETTING

G-2 There have been four certified EIRS (Environmental Impact Reports) prepared involving Key Site 18 (KS-18) property, since 1979. Decision makers have shaped the setting and therefore Baseline of Key Site 18 open space, Non-Commercial recreational use properties with approval decisions of Southpoint Estates residential subdivision, conditions of approval, Zoning Ordinance 3106, Tract Maps identifying open space lots as "NOT A BUILDING SITE" OPEN SPACE, and Grant Deed of Development Rights executed, "in order to establish and preserve the open space character and the noncommercial recreational use of the property..." (See Attachment "A").

G-3 EIR, Mini-EIR and 1997 OCP further shape existing baseline setting of this Orcutt Creek Corridor open space, with protections of this unique open space buffer to benefit Foxenwood, Southpoint and neighboring communities. The OCP is a wonderful long range blueprint for the entire community and especially Key Site 18, which includes proposed OASIS development, off the southern terminus of Foxenwood Ln. and Clark Avenue. This Baseline Setting will be useful as foundation for each of the following Fair Argument discussions of my DEIR findings

CEQA FAIR ARGUMENTS

PROJECT SPECIFIC TRAFFIC NOISE

G-4 My November, 2018 OASIS EIR Scoping Comment Letter included a request to include OASIS development specific Traffic Noise Impact in proposed DEIR, which I find inadequate acknowledgement, discussion and no mitigation measures.

- Baseline Setting, as described above, contains zero anticipation of project site generated traffic, and therefore traffic noise.
- OASIS application documents detailed anticipated OASIS Program attendance (time periods included) expectations, based on historic and trending membership increases.
- DEIR reveals multiple project traffic studies and revisions, with great detail as to OASIS project specific generated traffic counts and percentage which disburse to the northbound Foxenwood Ln. travel corridor and also Southward to Clark Ave, the only two ways to exit the OASIS site.
- Every single noise bearing vehicle trip related to OASIS site ingress and egress exacerbates existing excessive noise along the Foxenwood Ln. traffic Corridor.
- As you know Hwy 135 runs parallel to Foxenwood Ln, as identified by the Noise Contour map (See attachment "B" from 1982 Southpoint Estates EIR and "B.1" from OCP).
- Residential property sensitive receptors are situated northward on Foxenwood Ln.exposed to the 65 dBA + contours of Hwy 135/Foxenwood Ln. Traffic noise.
- Not counting the effective high block sound wall of the residential units to the N.E. corner of Foxenwood Ln/UVP, the only roadside mitigation is a six foot chain link fence.
- SBCAG August, 2013 2040 Santa Barbara County Regional Transportation Plan and Sustainable Communities Strategy FEIR reports the State Route 135 as the second most heavily traveled State highway in the County.
- Further, 1982 EIR and Condition #9 of Southpoint Estates residential tract approval identifies the existence of non-conformance and need for mitigation. Sound Study recommendation included sound wall at Hwy 135.
- My neighbor to the south and I have elevated lots, leaving us exposed to 10 lanes of traffic noise at my curb, separated by chain link fence, a 3' to 4' K Rail center expressway divider and small dirt patches, in between.
- I have a hand held dBC meter, and confirm regular noise readings in excess of 50-55 dB interior and 65-75dB exterior noise. I notice my peak noise periods are in the 5 A.M. – 9:00 A.M. to 10:00 A.M. and 3:00 to 7:00 P.M., with no noise at night time periods and lighter midday and evening noise and intermittent less intense weekend noise. OASIS traffic noise will backfill the midday lull and weekend to boost weighted dBA further in excess of acceptable levels. Existing traffic noise is a Significant Unavoidable Class I impact.
- This is definitely a Quality of Life Issue. Traffic Noise is bad enough, without proposed OASIS contribution.
- I'm a retired property appraiser, including tax appeal hearing expert witness. Traffic Noise is one of the most common and measurable causes of diminution of property value. I feel my property value would be significantly impaired by this increased OASIS specific traffic noise. At baseline, there is zero anticipated traffic at proposed OASIS development site, according to OCP.

OASIS specific traffic noise up the Foxenwood Ln. travel corridor is as identifiable, measured and impactful as onsite amplified sound dumped on noise sensitive receptors. This noise source can be measured, considered significant and contribute to existing well documented excessive traffic noise. I anticipate cumulative noise, plus project would not

be abated and remain a Significant Unavoidable Class I Impact. For me, this is definitely a quality of life issue. DEIR is inconsistent with CEQA mandate to determine significance and mitigate identified impacts. Combined with other inadequacies, corrective actions and re-circulation of DEIR, are recommended. A Fair Argument.

PROJECT DESCRIPTION: OASIS COMMUNITY CENTER

G-5 In November, 2018 I commented on OASIS EIR Scoping Document about redefining proposed DEIR Project Description for impact evaluation purposes.

- I also provided a "fair argument" for a more definitive "Community Center" vs. OASIS Meeting Center, project description in the OASIS April, 2017 Neg. Dec. (DND). My comment was, that Planning misquoted the LUDC Table (2-24), advising it seemed misleading to reviewers and advised of the correct LUDC REC Zone Matrix table 2-25 (See Attachment "C"). I also pointed out OASIS promotional booklets and roughly half of June, 2015 Planning Commission written public comments, referred to the OASIS development as OASIS Community Center.
- I have since learned from the Audio minutes of the April 24, 2015 NBAR meeting, OASIS agent, V. Harris responded to questions about "large events" that it was just semantics. He said it's a Community Center.
- I also learned that LUDC Glossary Definitions (pg. 11-34) reveal Meeting Facility, Public or Private further defined as "A facility for public or private meetings, including community centers..." This definition also does not include: sports or commercial facilities...
- In the October, 2018 OASIS EIR Scoping Document, I noticed the same Erroneous LUDC Table 2-24 quoted to identify land uses allowed in REC Zoned property.
- It appears an intentional concealment that a Community Center is not an allowed land use of the S.B. County Land Use Development Code (LUDC). The correct LUDC Table is 2-25 and further, if a "Meeting Center" is equivalent to a "Community Center", by policy a "Meeting Center ",IS NOT ALLOWED.
- The scope and scale of proposed OASIS development makes it clear to everyone that this project is in fact a Community Center. Both OASIS and Non-OASIS events are planned and necessary to make this a success.

The April, 2017 OASIS DND was found inadequate, I believe, because the evaluation was consistently understating the scope, intensity and therefore impacts of proposed development. Redefining proposed OASIS project a Community Center would allow applicant to celebrate all the intended uses and DEIR to identify the full range of impacts. By redefining this project a Community Center, OASIS development is not allowed by LUDC REC Zone Table 2-25 matrix standards. This nearly five year old application, an inadequate DND and current 1000 + page DEIR are all indicators that a superior environmental alternative should be sought to accomplish the dream of a new and vibrant OASIS Community Center. A Fair Argument.

ZONING ORDINANCE NO. 3106 – SOUTHPOINT ESTATES HOA OPEN SPACE MAINTENANCE

G-6 In my OASIS Project 89 Baseline Setting, I reference Board of Supervisor's approval of Southpoint Estates residential subdivision and enabling Zoning Ordinance No. 3106. Although, OASIS DEIR makes reference to the existence of this Santa Barbara County ordinance, I see no impact analysis and no mitigation measures proposed to one important provision of the ordinance. This Ordinance No. 3106, along with Southpoint Estates Condition #22 indicates the entire parcel (common Open Space lot 165) is to be maintained by the Homeowners Association.

DEIR has CEQA obligation to identify potential impacts regarding the proposed OASIS development of Lot 89, within Key Site 18 in Orcutt. The identified Lot 165 of Ordinance 3106 is the original parent parcel to the OASIS lot 89, therefore I'm concerned that I would have maintenance responsibilities and especially liability within this defined OASIS jurisdiction. At one time, I lived in Paradise, California and would not enjoy an unexpected event as occurred to the town and PGE's maintenance liability, a result of that tragic fire last year. You have a copy of Ordinance 3106 in the DEIR appendices. I request proposed corrective actions and mitigation measures in DEIR environmental review. A Fair Argument.

SOUTHPOINT ESTATES SUBDIVISION - LOT REDUCTION COMPENSATION

G-7 Southpoint Estates residential subdivision was at first denied at the S.B. County Planning Commission level by a 3-2 vote, only to be appealed to the Board of Supervisors, who approved the tentative map July 16, 1979, with a long list of conditions. One condition was for reduced lot size compensation. A Deed of Development Rights was recorded on August 3, 2081 for the Southpoint Estates subdivision tract 12,679 Unit I (lots 1-38) and remains the only perfected mitigated open space/recreation lot intended for Southpoint lot compensation, of the five unit Subdivision. In search of the Surveyor's office public records, I noticed a second Grant Deed of Development Right for Southpoint Estates Tract 12,679 Unit 2 – but this deed was signed by only developer, SPE Corp. and SB. County Counsel, but not by the Board of Supervisors and importantly, was unrecorded. I obtained a copy of this unrecorded deed. This is important, because Unit I includes half of existing OASIS Lot 89. Unrecorded development rights deed for Tract 12,679 Unit 2 (lots 39 – 77) included the western half of existing OASIS Lot 89.

At the 6-11-15 Planning Commission Hearing, Planning Department provided a memo recommending denial of OASIS Application, with no apparent mention of the recorded Grant Deed of Development Rights to County of Santa Barbara, applicant power point presentation reveals no mention of absence of development rights.

The April 26, 2017circulated OASIS DND, made no mention of the recorded Grant Deed of Development Rights.

October, 2018 OASIS EIR Scoping Document identifies new OASIS application: Government Code 65402 Consistency finding (18GOV-00000-00005), revealed the following statement; "In order to approve the OASIS' project, OASIS must acquire the development rights to the property that are held by the Board of Supervisors pursuant to the Southpoint Estates project conditions of approval (TM 12,679 Condition No. 18 and TM 13,345 Condition No. 21)."

Summer, 2017 Contract planner discovers existence of the recorded Grant Deed of Development Rights. Summer, 2018 Planner Case Notes, reveal a request for OASIS Inc. acquisition of Santa Barbara County owned development rights for OASIS Lot 89, in closed session of the Santa Barbara County Board of Supervisors.

OASIS DEIR now reveals very-very little detail about this critical perfected mitigated non-commercial open space protection Grant Deed of Development Rights. DEIR offers no mention of impacts on Southpoint Estates subdivision - lot compensation, nor mitigation measures. In the DEIR, OASIS Senior Center map (Figure 2-35) reflects Doc. #81-31872 is an Easement of Exclusive development Rights, while public records indicate reveal development rights deed to the County . This Southpoint Estates homeowner feels a thumb on the scale and asks that our public servants bring clarity and protect our interests ...not sell us down the river in a fog bank. A Fair Argument.

RECORDED Lot 201 ACCESS EASEMENT CROSSES OASIS LOT 89

G-8 DEIR page 2-5 reflects an OASIS Center Site Plan (Figure 2-6). In Lot 89's N.E. sector, cuts a 25 ft. wide access easement that connects Legal Lot 201 and California Blvd. Figures 2-6 erroneously documents the easement as a Utility easement and DEIR allows this apparently misleading identification to become public record for DEIR reviewers – as fact. Without reviewing Appendices, I see at least 20 maps that reflect this access easement. Public record reflects this same easement on Surveyor Tract Maps (12,679 Unit 2...), KS 18 Title Search documents and available in many locations of public record.

- DEIR studied Alt 6 on page 7-31.
- DEIR studied Section 5.4 - Hazardous Materials (This Access easement is intended for oil extraction ingress/egress between Oil Site Lot 201 and California Blvd, dating back to the 1930's according to multiple recorded documents with S.B. County Recorder.
- Lot 201 Access Easement cuts across the OASIS granted and problematic April, 2018 access easement to Lots 87 and 88.
- Access Easement cuts across the problematic proposed Bikeway on the Eastern and North Eastern boundaries of OASIS Lot 89 – conflicting with proposed bikeway.
- Access Easement cuts across the OASIS parking lot and right next to proposed OASIS building.
- DEIR makes not a mention of impact of this Lot 201 Oil Recovery Access Easement.

It is possible I am mistaken...but there is absolutely no clarification within DEIR of any analytics of apparent problematic Lot 201 Oil Extraction access easement. DEIR must acknowledge the large body of access easement public record, study the CEQA impacts and provide mitigation measures for a host of conflicts. Applicant just cannot enter erroneous access easement details and DEIR posts as fact and the truth. Just significant misinformation – it appears intentional to me. In my view, egregious oversight and correction, analysis and recirculation are imperative. A Fair Argument.

REQUEST FOR ADDITIONAL ALTERNATIVE ACCESS – FOXENWOOD LN. TO NORRIS ST.

G-9 Orcutt Community Plan (OCP) identified mitigation measure of relocation of the Foxenwood Ln./Clark Ave. intersection to Norris St. as a cure of existing hazardous Significant Unavoidable Class I configuration. Cal Trans and OCP 2012 Amendment continued to support the efficacy of the realignment cure. DEIR apparently gave passing thought to Mitigation CIRC 7, by stating; "the OCP EIR alternative that included realigning Foxenwood Lane to the west was rejected due to its greater impacts to biology, geology and flooding, air quality, traffic, and solid waste while involving significantly greater public infrastructure costs, all disproportionate to offsetting community benefits." I recall this determination by Public Works in the past. Interestingly, there exists a development project that would involve grading on 50% slope in the vicinity of Orcutt Creek over the box culvert drainage facility and discussion of de-watering the creek.

Attachment "D" is an aerial photo of the Hwy 135 and Clark interchange, prior to Foxenwood Ln. The configuration reaches the Clark Ave./Norris St. intersection and serves as a model of proposed realignment solution. As the EIR identified, the LeBard commercial lot would take an interior location with plenty of room to save the community from the hazardous and poorly designed diagonal parked corner site. The OCP 2012 Amendment degraded the Level

of Service benchmark to LOS D and projected the Norris/Clark intersection to be LOS F. OCP Mitigation Circ 7 realignment proposal would solve multiple traffic design problems. The close proximity of Hwy 135 off-ramp and public safety would benefit from this option and I recommend Mitigation Circ 7 replace DEIR Access Alternative #5, as the superior use of Clark Ave. traffic corridor – per OCP. A Fair Argument.

ABSENCE OF OASIS COMMERCIAL LOT ACCESS EASEMENT

G-10 OASIS development plan is totally reliant on an access easement across the LeBard Commercial lot to Foxenwood Lane. OASIS Legal Lot 89 is landlocked, tract map restricted as a no build site, encumbered with provisions of the Orcutt Community Plan, covenants of Southpoint Estates subdivision approval conditions and most of all, absent development rights to build proposed development plan. Review of public records, including OASIS development files, I see no indication of an access easement sufficient to service this OASIS development plan. A significant burden has been placed on public planning resources and public time and money expenditures, absent this crucial means of development attainment. DEIR must acknowledge this potential significant impact and provide mitigation measures for complete resolution prior to Staff Report to the County Planning Commission. A Fair Argument.

LOT LINE ADJUSTMENT AS COMMERCIAL ENCROACHMENT

G-11 Section 4.0, page 4-3 of DEIR is most informative, in describing proposed Lot Line Adjustment between land owned by OASIS, Inc. and S. LeBard. DEIR is incomplete in describing the Baseline Setting of this proposed exchange. The facts are, proposed Lot Line Adjustment (LLA) is a pure conversion of perfected mitigated non-commercial recreational - open space property, as part of Legal Lot 89 of OCP defined Key Site 18 (See Attachment.

- Baseline setting above clearly identifies the intent to maintain the Orcutt Creek Corridor "green belt" as open space and not a building site. OCP development standard (DevStd 18-1) implements intent of OCP to preserve the natural open space character of Key Site 18. Recorded Grant deed of Development Rights specifically identifies land use is to be for Non-Commercial purposes.
- Following published 1997 OCP (See Attachment "E"), County Planning and Old Town Orcutt Reviatalization Committee (OTORA) have collaborated on a number of initiatives, policies and amendments to OCP, intended to improve Old Town Orcutt, examples include, Old Town Streetscape, Old town Orcutt Pedestrian Area Overlay (See Attachment "F"), Level of Service (LOS) D reduction standards (See Attachment "G"), extension of the Old Town Commercial Core to the corner lot of Foxenwood Dr. and other improvement initiatives (See Attachment "H")
- At some unknown point, the Commercial Zone overlay was added to the southerly tip of Lot 89 and is subject to this OASIS to LeBard Lot Line Adjustment, despite the existing REC Zone and non-commercial land use restrictions of the recorded Grant Deed of Development Rights.
- Planning and Development public record reflects an OASIS Senior Center permit filed 7-1-2014 (See Attachment "I).
- Owner of Foxenwood Ln. and Clark Ave. corner commercial lot acquired Legal Lots 87, 88 and 89 of Key Site 18 via Judgment Quieting Title By Adverse Possession (See Attachment "J"), Doc No. 2014-0040383.
- S. LeBard and D. LeBard then sold Legal Lot 89 to OASIS, Inc. on 12-2-2014 (See Attachment "K")
- OASIS, Inc. submitted Application No. 14GPA-00000-00020 to Santa Barbara County Planning & Development (See Attachment "L" and "L.1").

Proposed Lot Line Adjustment (LLA) represents just one of many systematic Old Town Revitalization initiatives converting Baseline Setting to commercial use. Additionally, granting proposed LLA will serve to eliminate the landlocked Legal Lot 89 of a reasonable access easement as envisioned by OCP (Mitigation CIRC7 and 13), Cal Trans
G-12 and Traffic Study professionals. Why is LAFCO not reviewing this conversion of Key Site 18 lot and Old Town Commercial. A Fair Argument.

OVERWHELMING IMPACT ASSESSMENT – UNDERWHELMING MITIGATION MEASURES

G-13 Thank you for the Summary of Impacts and Mitigation Measures, contained in the OASIS DEIR Executive Summary. The sheer size of this CEQA document, speaks volumes for large number of environmental impacts involving this precious community resource. The primary reasons for this should be obvious, well known and documented site constraints and the level of inconsistency and incompatibility imposed on the community.

OVERWHELMED

- The DEIR Impact Summary Tables alone, include 16 pages of Significant Unavoidable (Class I) Project Specific Impacts. There are actually more Significant Unavoidable Class I Impacts, that relate mostly to OCP Build-out and Cumulative impacts, like 4.2 Air Quality,4.5 Fire Department, 4.9 OASIS Traffic Noise (in my view Significant Unavoidable Class I)
- DEIR Summary Tables include 19 pages of less than Significant Impacts (Class II). In my view a number of OASIS DEIR Class II Impacts are the result of questionable Mitigation Measures that could easily be viewed as Significant and/or Significant Unavoidable impacts.
- This 1,000 plus page DEIR (Appendices included) is of remarkable size and 35 pages of impacts that are either Class I or Class II IS a good indicator of what a poor fit this project is for this Key Site 18 location.
- It is not surprising that Alternatives 1,2,3 and 9 of OASIS DEIR, are by far environmentally superior to the proposed development plan.

UNDERWHELMED

G-14
- DEIR provides multiple Mitigation Measures that require Orcutt Community Plan modification. This methodology is no mitigation at all. OASIS Site and Key Site 18 have incurred the closest of scrutiny as to highest and best use of the site and area. Decision makers, Planning Staff and public input have provided extremely wise foundations for this Baseline Setting. As I type this comment letter – OASIS Inc. does not even own the development rights to build-out proposed plan. DEIR is negligent in going along with proposed modifications, policy changes and tract approval condition changes as mitigation measures.
- OASIS DEIR on many occasions defers analysis and mitigation measures. CEQA Section 15126.4 (a)(1)(B),says this on deferred mitigation; "Formulation of mitigation measures shall not be deferred until some future time." Paragraph "B" ends with this; "Compliance with a regulators permit or other similar process may be identified as mitigation if compliance would result in implementation of measures that would be reasonably expected, based on substantial evidence in the record to reduce the significant impact to the specified performance standards."
- Deferred analysis and mitigation means to me, very important people with oversight responsibility are bypassed and as the Planning Director advised at the June, 2015 OASIS Planning Commission Hearing, "The

G-15 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." To bypass those who are charged to set policy and provide seasoned decision making in favor of line technicians, who, capable as they may be, are there to simply implement the wishes of the applicant and provider of questionable mitigation measures.

G-16

- Example: Applicant has had nearly five years to present a bonafide Class I Bikeway /Multi-Use Trail Plan. Applicant sold the public and Planning Commissioners on a bikeway proposal to meet OCP standards. No level of oversight responsibility should be bypassed. The community deserves a Class I Bikeway not a Class II. OASIS DEIR enables a substandard Bikeway proposal...there is no plan and never has been a Class I option, because of the constrained entry way. It hasn't changed since the December, 2014 application. I recommend no less than a viable Class I Bikeway Plan, as provided in OCP, for your review and make a part of your Staff Report. Your supervision should be able to review that plan and factor the findings into his/her recommendations to Planning commission.

G-17

- Example: Applicant has had nearly five years to present a traffic plan that does not expose both OASIS site participants and community members to the hazardous conditions of Clark Ave./Foxenwood Ln. and OASIS entry lane. A design exception is no mitigation, and fails right there – it's been identified as a Class I, Significant and Unavoidable impact for many years – and with OCP recommended mitigation measure to cure the problems. But, to defer analysis and mitigation measures to the line technicians of the construction phase is actually abuse of discretion, in my view. Every person responsible for oversight needs to have full illumination of this known traffic design hazardous chokepoint condition. Four Traffic Studies (2 are revisions) have been conducted on this flawed traffic design/corridor, which should be a red flag alone. As you know, August 25, 2016 Stantec Revised Traffic Study says; "The southbound approach of the Clark avenue/Foxenwood Lane intersection would operate in the LOS F range, which is considered unacceptable." The February 11, 2008 Penfield & Smith was the foundation for traffic circulation policy of the OCP 2012 Amendment (Part 3 – Old Town Revitalization), and cited the alternative of Foxenwood/Clark intersection realignment to a signalized Norris/Clark intersection. On page iv of the Penfield Smith, the traffic study discusses the left/right turn lanes at the S.B. Foxenwood stop sign, by saying this; Widen the southbound approach to provide separate left-turn and right-turn lanes. This would allow right - turning vehicles to enter Clark Avenue unobstructed by left-turning vehicles waiting for a gap in traffic on Clark Avenue. It is noted that this improvement would not significantly reduce the overall average delays or level of service." DEIR enables a hazardous traffic safety condition by allowing a design exception – It's substandard – it's unacceptable. Supervision and every level of oversight should bring the spotlight on this design flaw. I recommend no less than a traffic plan that solves the LOS F and Significant Unavoidable (Class I) conditions, be available to your supervision for inclusion in the Staff Report to Planning Commissioners.

G-18

- Example: Applicant has had nearly five years to present a safe and sound plan for the OASIS Foxenwood entry lane. It is inconceivable to me that DEIR relies on a 2016 Fire Department no condition Compliance Certification. Condition letter advises that any changes, mandate reporting and re-evaluation. The DEIR defers analysis and mitigation measures for the slope stability on Northern slope, above the box culvert. Worst part is, the entry lane is now being widened and surface traffic is shared by proposed regional Bikeway traffic, trail and pedestrian traffic, OASIS

vehicle and van traffic (including 7 Non-OASIS Events a year), Lot 87 and 88 traffic, thanks to the brilliant access easement granted by OASIS. If Foxenwood/Clark intersection wasn't bad enough, OASIS is poised to bring a level of service (LOS) F to their entry way. Planning now advises, that LUDC standards for parking require 228 parking spaces. Give it 5 years and OASIS will be back to pack an additional 70 vehicles to the project. My recommendation is for DEIR to mandate all components of the entry lane to provide legitimate plans for the widening of this challenged access way. Plans should be in the hands of Planning Supervision, for review and full recommendations via the Staff Report to Planning Commission.

- Finally, regarding Mitigation Measures, the April , 2017 OASIS Draft Neg. Dec, provided hopelessly frail Mitigation Measures and I am grateful the Planning Department ordered this EIR. Examples of anticipated ineffective Mitigation Measures, are as follows.

G-19

  - Largely a result of Sheriff's Department comment e-mail regarding the potential overload demand of OASIS large events, the project description set a maximum attendance at 200 participants, which improves traffic and potentially some noise nuisance impacts. I view this as a token adjustment, in that the building and parking footprint remain the same. In fact, the plans haven't changed since submission of the application in December, 2014. Point being, the OASIS development full service dining accommodates 300 and at 15,333 sq. ft. the OASIS development will be at only 2/3 capacity. Which further means this under-utilized space means unnecessary open space is lost, which was the number one or two survey rating, as for ranked importance in the OCP survey responders. DEIR ought to recognize that with no change to the capacity, once the General Plan, Orcutt Community Plan, Southpoint Estates Conditions of approval are changed and the County sells development rights that actually were intended for others – OASIS will be back for the whole package. The fear is, when applicant returns, it will include the newly discovered 228 parking spaces that now appears to be the standard for a building of this type.
  - OASIS April, 2014 Draft Neg. Dec. traffic plan has not changed at all, relying on the Mitigation

G-20 Measure of dedicated Right and Left turn lanes, divided by a 60 foot stripe. A SMAT bus is approximately 34 ft. long, modern vehicles are in the 18 ft. long range. 155 vehicle parking spaces are to empty with Foxenwood/Clark at a Level of service (LOS) F on a cumulative basis. DEIR has provided for mitigation measure requiring a transit plan, to address non-attainment and Ozone air pollution control standards. The DEIR identifies the mitigation measure as sufficient to reduce the large vehicle capacity pollution to less than significant. 2040 Santa Barbara Regional Transportation Plan and Sustainable Communities Strategy FEIR, dated August 2013, presents mobility statistics indicating 82.6 % of Orcutt drivers do so alone, which is the fifth highest in the county. Only 2.3 % use public transit. SMOOTH Dial A Ride public transit system, indicated they require 3-5 day in advance appointments and the service would require 4 vehicle trips, which impacts challenged OASIS traffic circulation. The SMAT Public Transit system, will not enter the OASIS site (probably because the busses are so long) and would require seniors and others to walk up the 10% grade to Foxenwood Ln. and to the nearest bus stop on Clark Ave. A no project solution, would resolve all the questionable mitigation measures, as well as not create the impact in the first place.

Proposed Mitigation Measures of the OASIS DEIR do not adequately resolve the many multiple impacts, as identified
G-21 in this environmental review and the proposed OASIS development plan bears almost no resemblance to the Baseline Setting of both OCP and Southpoint perfected mitigated subdivision approval. The DEIR Summary of Mitigated impacts also summarize just how inconsistent proposed project really is.

FATAL FLAWS

G-22 The April, 2017 OASIS Draft Neg. Dec. (DND) reasoned it was in search for any "fatal flaws". The DND, found none, and remarkably, closed the environmental review with the statement; "There is no known disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of any of the project's environmental effects. At this point in the process, no disagreements regarding project impacts have been raised." My comment to that is the OASIS development plan remains today, essentially exactly the same as when application was submitted in December, 2014. Same building and parking footprint, nearly exactly the same traffic circulation plan, same single entry lane, same anticipation of meeting senior program expectations of the OASIS mission statement. Today, OASIS still lacks the development rights to build-out proposed development plan. We have the exact same baseline setting conditions as envisioned in OCP and the same perfected mitigated non-commercial recreation open space of the Southpoint Estates subdivision approval conditions. We now have a 1000 + page DEIR that identifies blinking red lighted impacts – in full view. The fatal flaws are now better understood, but essentially the same.

TRAFFIC CIRCULATION AND PARKING

G-23 The Foxenwood/Clark intersection is identified by OCP, as situated within the Hwy 135 interchange (See Attachment " M"), and is a well documented hazardous condition, largely a result of the close proximity to the Hwy 135 off-ramp. It is identified as a Significant Unavoidable (Class I) impact. The intersection is identified as a LOS F, cumulative intersection. A June 4, 2019, County Board of Supervisor's agenda item included a study and initiative by the collaborative efforts of US DOT, Cal Trans, SBCG and SB Public Works. The Santa Barbara County, California Local Road Safety Plan presents a study of elevated risk intersection, Orcutt Rd. and Clark Ave. this intersection was chosen as one of only a handful of Orcutt risk challenged locations. This intersection is the mirror opposite of the Foxenwood/Clark intersection (which is a T design and inferior stop sign controlled intersection). Multiple layers of traffic control experts have spent time and money, in the interest of providing safe streets to this community. Why on earth create a new elevated risk intersection to this safety plan endeavor via proposed OASIS development plan? DEIR now advises the LUDC Standard for parking would be 228 parking spaces. DEIR fails to include the new Key Site 17 Senior Housing to it's list of cumulative project indicators. It's true this is a late breaking development, yet it is the current home of OASIS Inc. operations and mentioned reason for OASIS proposed move to Key Site 18. It belongs in the cumulative impact analysis and projects to be building in the same time span as OASIS projections. Cumulative impacts are therefore, understated. Somehow, DEIR analysis waives the standard for proposed 155 spaces. The building is 15,333 sq. ft. and hasn't changed since the December, 2012 application. Applicant will be back for approval to pump the parking capacity to the 228 standard, and happily develop a plan to utilize the fullest capacity possible. After applicant has acquired development rights, modified, changed, eliminated all the baseline settings necessary to obtain approval, the cat is out of the bag. It's too late and all the Class I and Class II impacts identified...don't get better, they get worse with expansion. The OASIS development traffic circulation plan is a safety hazard and substandard. This condition has been a fatal flaw from day one.

CONFLICTED OASIS ENTRY LANE

G-24 There are multiple components of the proposed OASIS development entry lane, of of Foxenwood Ln. OASIS DEIR describes those elements, yet a reviewer is likely unable to grasp the complexity and risk of this substandard accessway. After nearly five years, we now learn that the entry lane must be widened to accommodate proposed Class II designed Bikeway. That road surface expansion, will encroach upon the Orcutt Creek riparian canopy on slopes of 50% and in the vicinity of the box culvert drainage facility of Orcutt Creek. Public records are well documented with determinations in favor of protections of this riparian creek-side habitat. Incredibly, the grading engineer has no plans to study the slope stability (the 2016 Geology Report failed to study slope stability) or placement of retaining walls to shore up the 50% slope above the creek and major drainage facility. The plan is to do those determinations, if necessary. We will let you know when we get there, approach...that's too late. The 2016 Geology Report did document the sandy soils, prone to slide. Prior EIR's and OCP document erosive soil concerns and proximity to Orcutt Creek. It is a primary reason the open space area of Orcutt Creek Corridor is a "no build" designated zone. It's a primary reason Long Range Planners did not designate Key Site 18 as a commercial Zone and why a Community Center is not allowed according to Land Use Development Code (LUDC) Table 2-25 matrix. S. LeBard Commercial traffic, OASIS and Non-OASIS event participant traffic, Fire Trucks, delivery trucks, public transit vans, Class II bike path users, Trail enthusiasts and now we learn of the OASIS granted access easement to formerly landlocked interior lots 87 and 88 (prospective traffic). All of these traffic circulation contributors must share this conflicted entry lane – which lies 120 feet from Significant Unavoidable (Class I) impacted and Level of Service (LOS) F Foxenwood Ln. /Clark Ave. Proposed OASIS front door is nothing more than a hazardous chokepoint. Fire Department has waived the standard dual access standard, in favor of this single access lane. This conflicted chokepoint access lane has been a fatal flaw, since day one.

CLASS I BIKEWAY/MULTI-USE TRAIL

G-25 Applicant has championed a bikeway/trail to meet standards of OCP from day 1. Citizen Access, Planner Case Notes reveal a number of times, requests for a bikeway/trail plan. As of this DEIR review, there is no plan. And still applicant is given deferred analysis and mitigation measure privilege of more time to meet the request. It's been nearly 5 years. The access entry lane, alone, appears to make the OCP blueprint for Class I Bike/trail – impossible. Proposed OASIS project is encumbered with multiple conflicted access easements. There is a community center proposed for lot 89 and a 15,333 sq. ft. Community Center (2 - story and 25 ft. high ceiling design) is not allowed, according to LUDC land use matrix. DevStd of OCP identified the highest and best use of this OASIS site as natural, undeveloped open space, and no development other than the proposed park, retention basin and Class I Bikeway/Multi-Use Trail. DEIR floods the Section 4.11 with discussion of Class I bike way from California Blvd. to Foxenwood Ln. OASIS Lot 89 is landlocked and well over half of the discussed property is in the hands of other property owners. OASIS development plan does not meet standards and the inability to provide this Bikeway/Trail, to standard, is a fatal flaw, from day one.

LAND USE – INCONSISTANT AND INCOMPATIBLE

G-26 Development Rights of OASIS Legal Lot 89 are under County of Santa Barbara County ownership, for a reason. We all know the totality of reasoning for this mitigation measure conveyance. The DEIR provides over 1,000 pages of documentation as to need to preserve and protect the Orcutt Creek riparian and wildlife corridor. Key Site 18 is a

G-27 natural buffer, by planning design. DEIR Section 4.8 Land Use and Planning appears a fundamental review for the newest OASIS Consistency Determination application. Further, DEIR loads up planning policy matrix to prevent and control consistency factors of the plan area – and remarkably concludes 76 of 76 review determinations, to be potentially consistent. The 4-2017 OASIS DND and this 1000 + page DEIR are not consistent with Section 4.8 analysis. Prior Environmental reviews, decision maker conclusions, OCP, Neighbor observations are not consist with Section 4.8 conclusions. The proposed OASIS development is a bad fit, and enabling DEIR might well contribute a substandard development plan, and not in the best interest of the entire community. Inconsistency and incompatibility of proposed OASIS development has been a fatal flaw from day one.

SUPERIOR SITE ALTERNATIVES

G-28 OASIS DEIR provides documentation of four environmentally superior site alternatives. Alternative 1,2,3 and 9 were reviewed in an excellent comparative matrix array, with the former OASIS, Inc. Foster Rd. site the best of the group. This site is just off the northern terminus of Foxenwood Lane and is situated among the a North County office complex, along with Food Bank and other non-profit enterprises. The 1,000 + page OASIS DEIR provides documentation of extensive conflicts of inconsistency and incompatibility, requiring massive changes to policy, County General , OCP, Southpoint Estates Conditions of Approval and neighborhood incompatibility, not to mention introduction of additional impacts to well documented existing impacts. Any one of these alternatives would serve OASIS Inc. well, in their goal of developing a viable community center, or even just senior center.

CONCLUSION

G-29 The OASIS Draft Environmental Impact Report has highlighted the many reasons proposed OASIS development is a bad fit for Legal Lot 89 of Key Site 18. The sheer volume of Significant Unavoidable (Class I) impacts, in combination with questionable, less than significant Class II impact conclusions are clear indicators of the level of inconsistency and incompatibility proposed project would introduce. The 15,333 sq. ft. building by itself are indicative of the departure from Key Site 18 Baseline Setting, shaped by many multiple environmental reviews, mitigation measures, decision maker rulings and public investment and acceptance of quality of life issues provided by this location. It is impossible for proposed DEIR mitigation measures to resolve this basket load of conflicts. Superior alternative sites are available for OASIS to meet their dream of a new home for operations. Review of OASIS DEIR, proposed Key Site 18 location is a very poor fit.

Best Regards,

Todd Wilson

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(805)287-9363

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SANTA BARBARA CO., CALIF.
HOWARD C. MENZEL
CLERK-RECORDER

WHEN RECORDED, MAIL TO:

Clerk of the Board of Supervisors
Santa Barbara County, California

Date: 5-7-81

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RECORD

Recording requested by and
when recorded return to

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GOV. CODE 6103

Grantor Declares Consideration
Less than $100.00.

CLERK OF THE BOARD

Katherine F. Kiesewetter

GRANT DEED OF DEVELOPMENT RIGHTS

5/04/81 .00NSTO

In order to establish and preserve the open space character and the noncommercial recreational use of the real property hereinafter described (the "Property") and in satisfaction of Condition 6 of the conditions of approval of Tract 12679, as approved by the Board of Supervisors of Santa Barbara County on July 16, 1979, SPE Corporation, a California corporation ("Grantor") hereby conveys and grants to the County of Santa Barbara ("Grantee") all rights to develop or use the Property, EXCEPTING AND RESERVING, however, to Grantor, its successors or assigns, the exclusive right to develop, use, and maintain the Property for open space and noncommercial recreational purposes, including without limitation landscaping, walkways, patios, barbeque pits, horseshoe pits, bicycle paths, putting greens, tennis courts, handball courts, volleyball courts, basketball courts, baseball fields, swimming pools, driveways, private roads, restrooms, and any other related or similar open space or noncommercial recreational uses, together with (i) the right to install and use all underground utilities, including water, sewer, gas, electric, cable TV, and telephone, and the right to grant all easements needful therefor, including the granting of the right to any utility company or service district to construct and/or maintain its equipment and underground services thereon, (ii) the right to grant easements and/or title to any municipal, county, state, or federal agency for the purpose of public roads, and (iii) the right to construct buildings and facilities appropriate for the excepted and reserved rights.

FURTHER EXCEPTING AND RESERVING, however, to Grantor, its successors, transferees, lessees, or assigns, the exclusive right to develop, use and maintain for natural resources recovery purposes,

✓ This document is being re-recorded to show the book and page of the map of Tract #12679 which was inadvertently left off.

ATTACHMENT "A"

including the exploration, drilling, and extraction of minerals, hydrocarbons and oil, of that portion of the Property now or hereafter approved by the County of Santa Barbara as natural resources recovery sites, provided, however, that any and all exploration, drilling and extraction conducted on such sites shall conform to the Oil Drilling Combining Regulations of Zoning Ordinance 661, and all amendments thereto, and shall also conform to all conditions and restrictions imposed on the development or use of such natural resource recovery sites by the County of Santa Barbara, and provided further, that if any such natural resource recovery site shall be or become non-productive and no longer used for the exploration, drilling or extracting of minerals, hydrocarbons or oil, the same shall become part of the Property to be thereafter developed, used or maintained for open space and noncommercial recreational purposes, subject to all of the reservations (excepting the natural resource recovery reservations), terms and conditions hereof.

In the event there shall be a taking of the entire Property or any portion thereof under the power of eminent domain by any agency, authority, or public utility, including the County of Santa Barbara, all rights conveyed hereunder to Grantee shall terminate and automatically revert to Grantor, its successors or assigns, as to the property taken as of the date upon which title to the property taken passes to and vests in the condemnor. As used hereinabove, the term "taking" shall include a voluntary conveyance by Grantor, its successors or assigns, to an agency, authority, or public utility, including the County of Santa Barbara under threat of a taking under the power of eminent domain in lieu of formal proceedings.

If Grantee shall abandon, convey, transfer, or otherwise release any or all of its rights hereunder, the rights so abandoned, conveyed, transferred, or released shall terminate and automatically revert to the Grantor, its successors or assigns.

Nothing contained herein shall be construed as a grant or other conveyance to Grantee or any other party, including without

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limitation the public, of the fee simple interest in the Property or any portion thereof, and Grantor expressly reserves to itself and its successors or assigns such fee simple interest and said other rights and the right to convey to any person or entity such fee simple interest and said other rights to all or any portion of the Property, subject to the rights of the Grantee herein. It is understood that this grant of development rights is intended only to preclude the development, use, and maintenance of the Property by Grantor, its successors or assigns, for any purpose other than those permitted hereunder.

The real property above referred to as the "Property" is more particularly described as Lot 197 of Tract 12679, Unit 1 as recorded in Book 121 of Maps at Pages 13 through 19, Official Records of the Recorder of the County of Santa Barbara, State of California.

Dated: April 21, 1981

GRANTOR:

SPE CORPORATION, a California corporation,

By: _____
Robert J. Krause, President

By: _____
Hunter Wilson, Secretary

Approved as to form:

KENNETH L. NELSON, County Counsel

By: _____

_____
Chairman of the Board of Supervisors

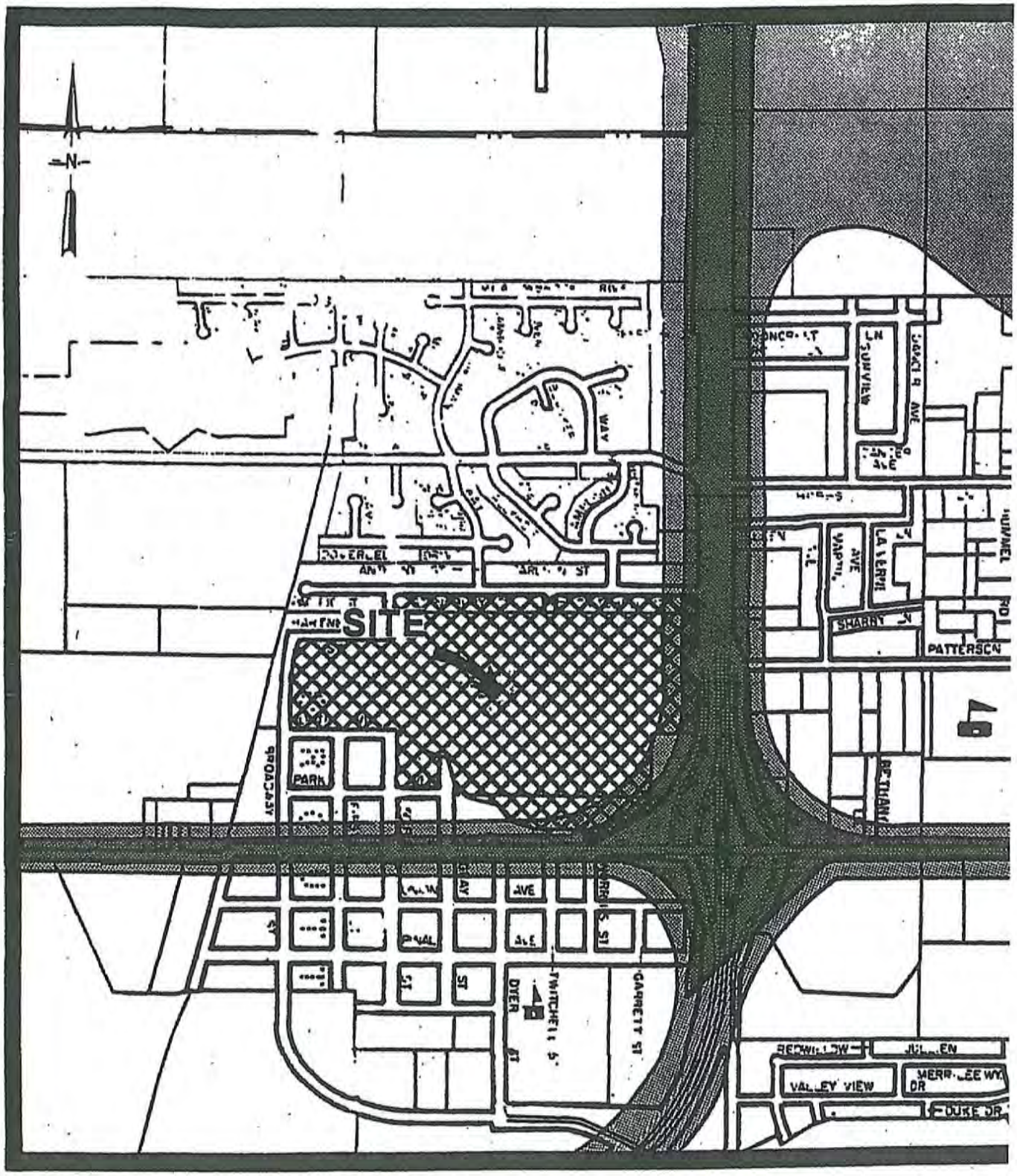
STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.

On this 21st day of April, 1981, before me, the undersigned Notary Public in and for said State, personally appeared ROBERT J. KRAUSE, known to me to be the President, and HUNTER WILSON, known to me to be the Secretary of the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

OFFICIAL SEAL
SHIRLEY JO DOLAN
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires APR 27, 1982

_____
Shirly Jo Dolan
Notary Public in and for said County and State.



LEGEND

ATTACHMENT "B"

60-64dBA CNEL

65-69dBA CNEL

Figure 6 Current Highway Noise Contours (Source: S.B. County Comprehensi Noise Element)

Table 40
Key Sites Affected By 65 dB(A) Noise Levels

	Distance to 65 dB(A)*		
Key Site	Existing	Buildout	Comments**
1	Clark Ave-104' Highway 101-266'	Clark Ave-132' Highway 101-366'	1,800' border with US 101 and 1,000 feet with Clark Ave; Gateway parcel
2	Clark Ave-104' Highway 101-227'	Clark Ave-132' Highway 101-280'	600' border along Clark Ave and 1,000' border with US 101; Gateway parcel
3	Highway 101-227'	Highway 101-280'	4,000' border with US 101; low-lying terrain
4	Clark Ave-104'	Clark Ave-132'	borders Clark Ave for 900'
5	n/a	Stillwell Rd-24'	1,800' border with Stillwell Rd; rolling terrain
9	Clark Ave-104'	Clark Ave-132'	250' frontage along Clark Ave
10	Bradley Rd-73'	Bradley Rd-96'	1,600' border with Bradley Rd
11	Clark Ave-114'	Clark Ave-132'	900' frontage with Clark Ave; low-lying terrain
13	Highway 135-126' Rice Ranch Rd-32'	Highway 135-171' Rice Ranch Rd-54'	1,700' border with Highway 135 and Rice Ranch Rd; low-lying terrain
14	Highway 135-126'	Highway 135-171'	Highway 135 borders 3,600' of site
15	Highway 135-126' Highway 1-44' Rice Ranch Rd-32'	Highway 135-171' Highway 1-106' Rice Ranch Rd-54'	2,500' border with SR 135; 4,000' with SR 1; and 1,500' with Rice Ranch Road; Gateway parcel
17	Rice Ranch Rd-32'	Rice Ranch Rd-54'	2,200' border with Rice Ranch Road
18	Clark Ave-54' Highway 135-141'	Clark Ave-77' Highway 135-204'	1,200' border with Clark Ave and 1,000' with SR 135; Gateway to Old Town
21	Highway 1-59'	Highway 1-95'	3,750' border with SR 1; West Orcutt gateway
22	Highway 1-59' Black Rd-37'	Highway 1-95' Black Rd-57' E St-79' UVP-64'	9,000' border with SR 1, 5,000' with Black Rd, 4,500' with UVP and 5,000' with E Street; Gateway parcel
23	Foster Rd-37'	Foster Rd-30' UVP-91'	2,700' border along Foster Rd and UVP
25	US 101-280' Santa Maria Wy-72'	US 101-374' Santa Maria Wy-90'	1,800' border along US 101 and Santa Maria Way; Gateway parcel
26	Highway 135-141' UVP-16'	Highway 135-204' UVP-83'	1,500' border with SR 135 and 1,200' with UVP
27	UVP-16'	UVP-83'	550' border with UVP
30	Bradley Rd-89'	Bradley Rd-106'	1,350' border along Bradley Road
31	Highway 135-141'	Highway 135-204'	400' border with SR 135

ATTACHMENT "B.1"

Table 2-25 - Continued

Allowed Land Uses and Permit Requirements for the Special Purpose Zones

E	Allowed use, no permit required (Exempt)
P	Permitted use, Land Use or Coastal Permit required (2)
MCUP	Minor Conditional Use Permit required
CUP	Conditional Use Permit required
S	Permit determined by Specific Use Regulations
—	Use Not Allowed

LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	PU	PU CZ	REC	REC CZ	TC CZ(3)	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES						
Boat club	—	—	CUP	—	—	
Campground	—	—	P	P	—	
Commercial entertainment - Indoor	—	—	—	—	—	
Community center	—	—	—	—	—	
Conference center	CUP	CUP	CUP	CUP	CUP	
Country club, swimming and tennis club	CUP	CUP	CUP	CUP	CUP	
Equestrian facility - Public or commercial	CUP	CUP	CUP	CUP	CUP	
Fairgrounds	CUP	CUP	CUP	CUP	CUP	
Fitness/health club or facility	—	—	—	—	—	
Fitness/health club or facility, accessory	—	—	—	—	—	
Golf course	CUP	CUP	P	P	CUP	
Historical park	—	—	CUP	—	—	35.42.180
Library, museum	CUP	CUP	CUP	CUP	CUP	
Meeting facility, public or private	CUP	CUP	CUP	CUP	CUP	
Meeting facility, religious	CUP	CUP	CUP	CUP	CUP	
Park, playground - Public	—	—	P	P	—	
Park, playground - Private	—	—	—	—	—	
Private residential recreation facility	—	—	—	—	—	
Recreational vehicle (RV) park	—	—	P	P	—	
School	CUP	CUP	CUP	CUP	CUP	
School - Business, professional, or trade	CUP	CUP	CUP	CUP	CUP	
Shooting range	—	—	CUP	—	—	
Sports and outdoor recreation facilities	CUP	CUP	CUP	CUP	CUP	
Sports and outdoor recreation facilities, accessory	—	—	—	—	—	
Studio - Art, dance, martial arts, music, etc.	—	—	—	—	—	
Theater - Indoor	—	—	—	—	—	
Trail for bicycles, hiking, or riding	—	—	P	P	P	
Trout farm	—	—	CUP	—	—	
Zoo	—	—	CUP	CUP	—	

Key to Zone symbols

PU	Public Works Facilities	TC	Transportation Corridor
REC	Recreation	CZ	Coastal Zone

Notes:

(1) See Article 35.11 (Glossary) for land use definitions.

(2) Development Plan approval may also be required; see Section 35.26.030.C.

(3) Uses allowed as a "P" in abutting zones and in compliance with any applicable specific use regulations.

ATTACHMENT "C"

Coastal Zone. The land and water area within the County extending seaward to the State's outer limit of jurisdiction, including all offshore islands, and extending inland to the boundary shown on the official Coastal Zone Maps, as amended from time to time.

Cogeneration. The sequential use of energy for the production of electrical and useful thermal energy, as provided by Public Resources Code 25134.

Commercial Entertainment - Indoor. A facility accommodating and/or providing indoor amusement and recreation activities for a fee or admission charge. Examples of this land use include the following:

bowling alleys	electronic game arcades (video games, pinball, etc.)
card rooms	ice skating and roller skating
coin operated amusement arcades	internet cafes
dance halls, clubs and ballrooms	pool and billiard rooms as principle uses

This use does not include adult oriented businesses, which are separately defined and regulated in County Code Chapter 35, Article XIII. Does not include theaters, which are separately defined ("Theater"). May also include commercial facilities customarily associated with the above indoor commercial recreational uses, including bars and restaurants.

Commercial Entertainment - Outdoor. A facility accommodating and/or providing outdoor amusement and recreational activities for a fee or admission charge. Examples of this land use include the following:

amusement and theme parks	golf driving range
go-cart tracks	water slides

May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars and restaurants, video game arcades, etc. See also "Outdoor Festival."

Commercial Livestock Feed Yard. A place where livestock are confined for feeding prior to commercial sale or slaughter, where the number of livestock exceeds the normal carrying capacity of the combined carrying and feeding capacity of the property.

Commercial Vehicle. A vehicle or article of equipment used primarily in conjunction with a business or industrial use, but not including vehicles or equipment used primarily in conjunction with the permitted use of land in residential or agricultural districts.

Community Apartment. A development of real property in which an undivided interest in land is coupled with the right of exclusive occupancy of a designated apartment located thereon and therein.

Community Care Facility. Any facility, place or building that is licensed by the State and is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster family agency services for adults, children, or adults and children, including the physically handicapped, mental impaired, incompetent persons, and abused or neglected children.

Community Center. A public meeting place where members of a community may gather for cultural, public information, social, recreational, and other purposes. Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. Does not include conference and meeting rooms accessory and incidental to another primary use that are typically used only by onsite employees and clients, and occupy less floor area on the site than the offices they support (see "Offices"). Does not include: sports or other commercial entertainment facilities (see "Theater," and "Sports and Entertainment Assembly"); or convention centers (see "Conference Center"). Related onsite facilities such as day care centers and schools are separately defined, and separately regulated.

Composting Operation. A commercial facility that produces compost from the organic material fraction of the waste stream and is permitted, designed, and operated in compliance with the applicable regulations in California Code of Regulations, Title 14, Division 7.

Composting Facility. A commercial facility that produces compost from the organic material fraction of the waste stream and is permitted, designed, and operated in compliance with the applicable regulations in California Code of Regulations, Title 14, Division 7.

ATTACHMENT "C.1"



ATTACHMENT "D"

Figure 9

ATTACHMENT "E"

Fish and Wildlife Service as an Endangered Species on August 4, 2004, and has been documented in proximity to the site.

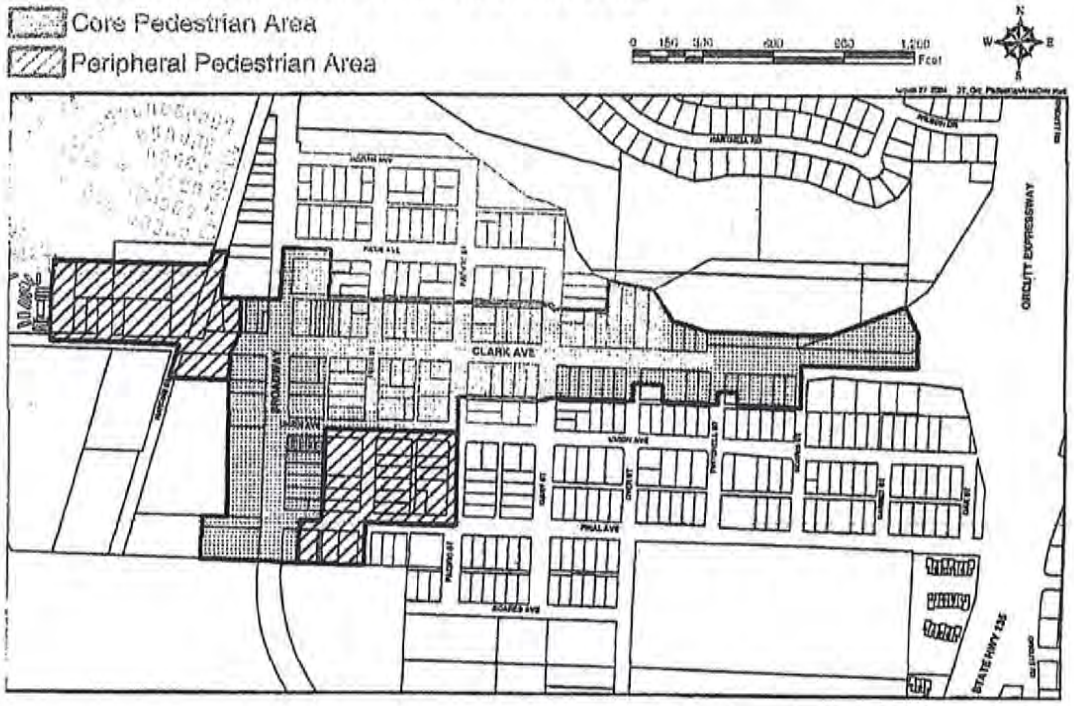
The wetlands delineation to be removed from Key Site 22 is depicted on three figures in the OCP, with two of the three figures represented in the Final EIR. These maps are the Map of Orcutt Significant Vegetation (Attachment C, Exhibit C), Biological Habitat Map West (Attachment C, Exhibit D), and the Key Site # 22 Map (Attachment C, Exhibit E). For comparison, the existing and amended versions of these maps are included in SEIR pages 2-15 through 2-25. OCP and OCP FEIR text amendments striking references to the wetland delineation are listed in Attachment C, Exhibits F and G.

4.3 Amendment #3: Clark Avenue Level of Service Reduction (LOS D)

Since the OCP was adopted in 1997, the County of Santa Barbara Board of Supervisors has implemented several OCP policies calling for creation of a revitalized pedestrian friendly downtown in Old Town Orcutt. These actions have included creation of a new Pedestrian Area-Old Town Orcutt (PA-OTO) Overlay zone to reduce development and parking requirements; travel lanes on Clark Avenue were reduced from four to two lanes and striped for angle-in parking; and the Board adopted the Old Town Orcutt Design Guidelines and Streetscape Concept Plan. The Old Town Orcutt Pedestrian Area Overlay is shown in Figure 1 below.

Figure 1

Old Town Orcutt Pedestrian Area Overlay



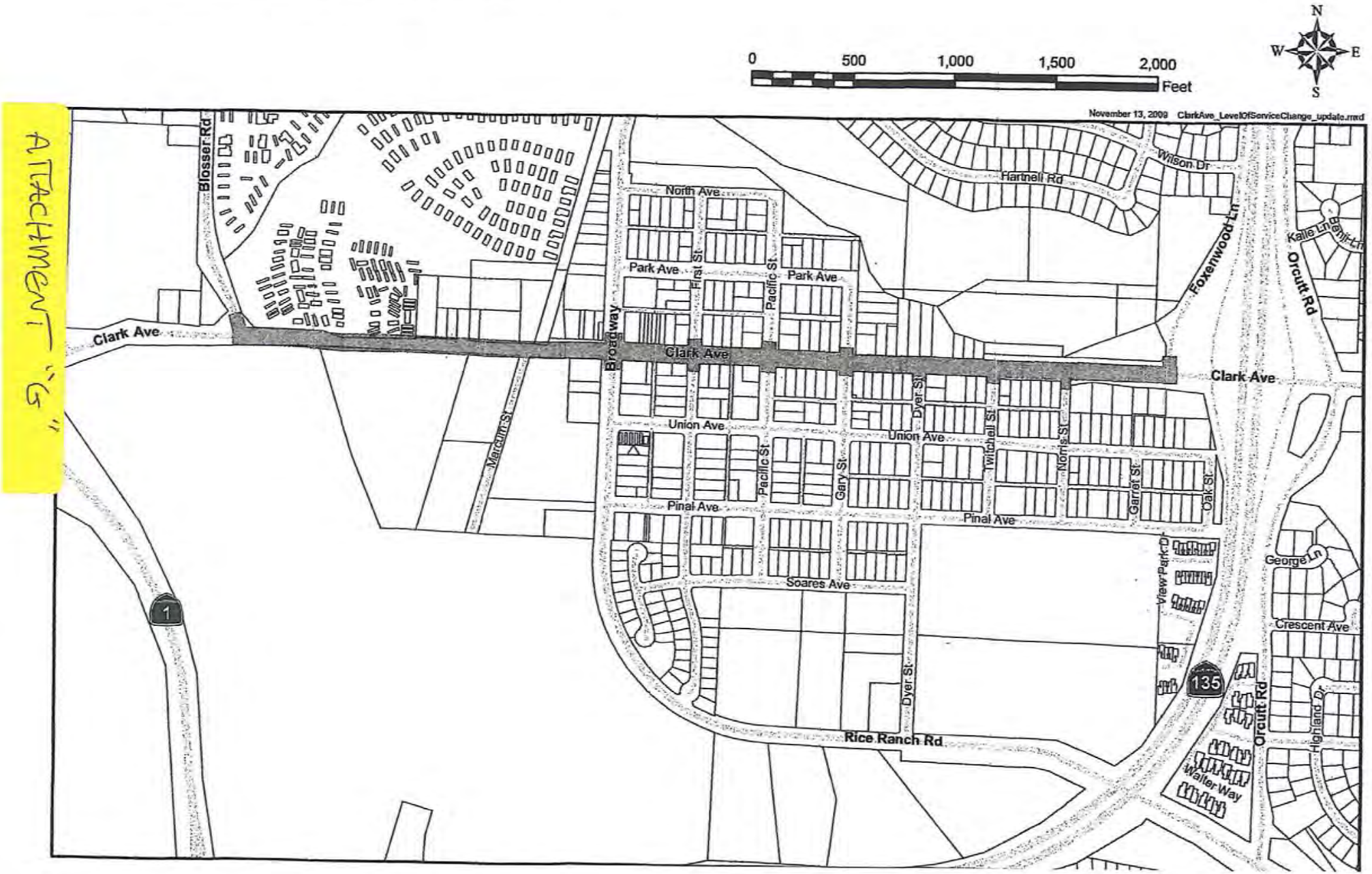
The *Old Town Orcutt Traffic, Circulation, and Parking Study,*

ATTACHMENT "F"

Figure 2-11 Old Town Orcutt

Clark Avenue Roadway Segments and Intersections

Portion of Clark Ave. Changing to Level of Service D



ATTACHMENT "G"

Old Town Orcutt Streetscape Plan & Design Guidelines

Subsequent to the adoption of the OCP, the Board of Supervisors funded additional planning work addressing the transportation, circulation, and parking needs in Old Town Orcutt. In 2006, the County approved the Old Town Orcutt Streetscape Concept Plan and Design Guidelines. The Concept Plan also addresses the need for public parking lots, as follows:

> "It is important that an adequate parking supply is provided...These strategies could include:...**Development of public parking lots on or close to Clark Avenue**...". *(Old Town Orcutt Streetscape Concept Plan, Page 27)*
>
> "The Board of Supervisors has allocated finding for the preparation of a parking study in the fiscal year 2006-07 to analyze parking utilization rates, ***potential locations for community parking lots***, *and the extent of spillover parking in neighborhoods*

In 2008, the Board of Supervisors received and filed a progress report on the efficacy of the revised streetscape and parking in Old Town Orcutt. The review indicated that the streetscape changes, including angled parking, were largely successful. In addition, the review indicated that further discussions were warranted on the identification of a public parking lot, per the original plan.

Timeline

1997	Orcutt Community Plan (OCP) was adopted and identified Old Town Orcutt as a "commercial center, a mixed-use area, and a cultural focus for the community."
1999	Planning and Development (P&D) began work on a revitalization program funded by a Community Development Block Grant CDBG grant.
2003	A community group was founded by Old Town residents and business owners called the Old Town Orcutt Revitalization Association (OTORA). OTORA offered to collaborate with P&D to energize the revitalization effort. Staff and OTORA worked together to develop a focused package of Zoning Ordinances and Community Plan amendments designed to jumpstart the revitalization of Old Town.
2004	In early 2004, the Public Works Department re-striped Broadway to provide additional parking.
2004	On September 21, 2004, the County amended the Transportation sections of the adopted OCP and established a Pedestrian Area-Old Town Orcutt (PA-OTO) Overlay District to facilitate redevelopment of the district, enhance the Clark Avenue and Broadway Street corridors, and promote pedestrian activity in the district. Development standards were modified for reduced setbacks, building coverage limitations and on-site parking standards for new commercial and mixed-use development in the overlay zone.
2004	In October, Clark Avenue in Old Town Orcutt was re-striped from 4-lanes to 2-lanes and angled parking was added. Additional on-street parking spaces appeared gradually as the Public Works and Planning and Development Departments pursued the feasibility of restriping the first block of the north and south side streets along Clark Avenue. P&D would monitor the parking demand in Old Town as revitalization occurs to determine if future adjustments in parking requirements became necessary.
2006	On July 25, the County Board of Supervisors approved the Old Town Orcutt Streetscape Concept Plan and Commercial Design Guidelines. The plan proposes intersection, sidewalk, crosswalk and street furniture improvements on Clark Avenue and Broadway in Old Town Orcutt. The Streetscape Concept Plan is intended to transform the setting of Clark Avenue from a high-speed automobile thruway to a pedestrian oriented, aesthetically pleasing boulevard that reflect the historic character of the community. The Concept Plan focuses on maximizing on street parking opportunities, developing public parking lot(s), streetscape beautification, improving the safety and comfort of pedestrians, and maintaining quality of life in the adjacent residential neighborhoods.
2006	The County of Santa Barbara entered into a contract with transportation engineering consultants Penfield & Smith to prepare the traffic, circulation and parking study for Old Town Orcutt. The study further includes an inventory of existing parking supply and demand in Old Town Orcutt and assesses future parking conditions associated with existing parking requirements.
2008	On September 23, the Board of Supervisors accepted and filed the Old Town Orcutt traffic, circulation, and par

ATTACHMENT "H"

COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountyplanning.

Permit History by Parce
Parcel Number 105-020-06

Printed on June 12, 2017 at 2:30 p

Reference Address

Legal Description

Acreag
4.

Reference Owner
ORCUTT AREA SENIORS IN SERVICE, INC

Supervisorial District: 4

Zoning: REC

Parcel Geographical Data

BAR Jurisdiction: All or portion within North BAR

California Natural Diversity Database: Check CNDDB - May Apply

Comprehensive Plan: RECREATION/OPEN SPACE

Creeks: Check Hydro and Wetland layers - May Exist

Flood Hazard: Check Flood Hazard Overlay - May Apply

High Fire Hazard Area: Check Fire Hazard Maps

HMA: All or portion within the Santa Maria HMA

Home Exemption Value: 0.00

Non Tax Code: No Value

Orcutt Open Space Overlay: Check Orcutt Open Space Overlay - May Apply

Orcutt OT Pedestrian Area Overlay: All or Part Within Old Town Orcutt Pedestrian Area

Personal Value: 0.00

Plan Area: All or portion Within Old Town Orcutt & OCPlan

Rural Region: All or portion within Santa Maria Valley Rural Region

Tax Rate Area: 080029

Trails: Trail Corridor Likely, Check Trail Layers

Urban: All or portion within Urban Area

Use Code: 6000

Seismic Safety Warning:

Buildings on this parcel may have been built prior to 1970. Pre-1970 buildings may have structural deficiencies that can cause considerable damage during a strong earthquake event. Please visit our website at: http://www.sbcountyplanning.org/building to learn more about earthquake vulnerability and potential retrofit solutions for your home.

Special Districts and Other Information of Interest (derived from the Tax Rate Area number):

ORCUTT UNION ELEM. SCHOOL
SANTA BARBARA COUNTY FIRE PROTECTION
SANTA BARBARA COUNTY WATER AGENCY
SANTA MARIA UNION JT(40,42,56) HIGH SCHOOL
LAGUNA COUNTY SANITATION

Accela Cases

Gifted

Case Number	Dept.	Filed	Planner	Project Name	Status
14CNS-00000-00027	P	7/1/2014	JG	OASIS SENIOR CENTER	Closed
14GPA-00000-00020	P	12/31/2014	NC	Oasis General Plan Amendment	In Review
16LLA-00000-00004	P	6/13/2016	NC	Oasis LOT LINE ADJUSTMENT	In Review
16RMM-00000-00001	P	6/13/2016	NC	Oasis RECORDED MAP MODIFICATION	In Review

There are no LIX Building cases for this parcel

There are no LIX Planning cases for this parcel

ATTACHMENT "I"

RECORDING REQUESTED BY
Stephen K LeBard

WHEN RECORDED MAIL TO
NAME Stephen K. LeBard
MAILING ADDRESS 550 West Betteravia, Suite A
CITY, STATE ZIP CODE Santa Maria, California 93455

2014-0040383

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

REC FEE 24.00

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

4 recd

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
05-020-063
105-020-064
105-020-068*

LS-201

ATTACHMENT "J"

01110-132435

STEWART TITLE OF CALIFORNIA, INC.

RECORDING REQUESTED BY: SPL

For.. Stephen K. LeBard and Deborah A. LeBard and Orcutt Area Seniors in Service, Inc.

WHEN RECORDED, MAIL THIS DEED AND MAIL TAX STATEMENTS TO:

Orcutt Area Seniors In Service, Inc.
P. O. Box 2637
Orcutt, California 93457

2014-0055176

Recorded Official Records County of Santa Barbara Joseph E. Holland County Clerk Recorder	REC FEE	31.00
08:00AM 02-Dec-2014	MM Page 1 of 3	

GRANT DEED

The undersigned declare that there is no documentary transfer tax due, as this conveyance is a gift (see Revenue and Taxation Code §11930). The property conveyed is located within the unincorporated area of the County of Santa Barbara.

STEPHEN K. LeBARD and DEBORAH A. LeBARD hereby grant to **ORCUTT AREA SENIORS IN SERVICE, INC., a California non-profit corporation,** the following described real property:

Lot 89 of Tract 13345, Unit 1, in the County of Santa Barbara, State of California, as shown on the Map filed in Book 125, Pages 7 through 10, of Maps, in the Office of the County Recorder of said County.

Excepting therefrom all oil, minerals, and hydrocarbons and all substances of a mineral character in, on, or under said land lying below a depth of 500 feet below the surface of said land but without the right of entry upon the surface of said land.

Assessor's Parcel Nos. 105-020-063 and 105-020-064

Dated: November 21, 2014

STEPHEN K. LeBARD

DEBORAH A. LeBARD

ATTACHMENT "K"

PLANNING & DEVELOPME.

PERMIT APPLICATION

SITE ADDRESS: _____

ASSESSOR PARCEL NUMBER: 105-020-063 AND 105-020-064

PARCEL SIZE (acres/sq.ft.): Gross 5.28 ACRES Net 5.28 ACRES

COMPREHENSIVE/COASTAL PLAN DESIGNATION: OCP ZONING: REC

Are there previous permits/applications? ■no □yes numbers: _____
(include permit# & lot # if tract)

Did you have a pre-application? ■no □yes if yes, who was the planner? Joyce Gerber

Are there previous environmental (CEQA) documents? □no ■yes numbers: OCP

1. **Financially Responsible Person** _Doug Dougherty_____ Phone:805-704-0625___FAX: _____
(For this project)
Mailing Address:420 Soares, Orcutt, CA 93455_____
Street City State Zip

2. **Owner:** Oasis Inc. Phone: _805-704-0625___FAX:_____
Mailing Address: 420 Soares, Orcutt, CA 93455 E-mail:_____
Street City State Zip

3. **Agent:** VIVEK HARRIS INC Phone: _805-478-0310_____FAX:_____
Mailing Address:195 S. Broadway, Suite 207, Orcutt CA 93455__E-mail:vivek@vivekharrisinc.com_____
Street City State Zip

4. **Arch./Designer:** Vivek Harris Phone: _____FAX:_____
Mailing Address: see agent State/Reg Lic#__CA33801_____
Street City State Zip

5. **Engineer/Surveyor:**_____Phone:_____FAX:_____
Mailing Address: _____State/Reg Lic#_____
Street City State Zip

6. **Contractor:**_____ Phone: _____FAX:_____
Mailing Address:_____State/Reg Lic# _____
Street City State Zip

TY USE ONLY

RECEIVED
DEC 31 2014
S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT

14GPA-00000-00020
Case Numb Oasis General Plan Amendment
Supervisori No Site Address, Clark Avenue
Applicable 105-020-063, -064
Project Plan REC
Zoning Desi Planner: Natasha Campbell

Companion Case Number:
Submittal Date:
Receipt Number:
Accepted for Processing
Comp. Plan Designation

ATTACHMENT "L"

For all questions below, attach additional sheets if necessary, referencing the section and question number. Please fill in every blank. Use "N/A" where question is not applicable.

II. PROJECT DESCRIPTION: Please use the space below or type on a separate sheet and attach to the front of your application a complete description of your request including the permit/decision requested, location, setting, and purpose of the project.

EXAMPLE: We are requesting a major Conditional Use Permit for a church in the existing building at the corner of ____ and ____. The church would serve a congregation of ____, with services on ____ and ____, classes on ____ and ____ and would include a preschool which would operate on weekdays from 6:30 a.m. to 7:00 p.m. serving a maximum of 50 children ages ____ to ____. A playground is also proposed at the NE corner of the building site. No signs are proposed at this time. One tree will be removed at the SW corner to make room for improvements for parking. The parking area will consist of 100 spaces and will be screened with a landscaped berm. Include parking, grading, storm water drainage, trees fencing, walls, screening and any other details which help describe the project in full. If your project has the potential to impact storm water quality, describe measures that will be incorporated into the project description to minimize/eliminate the impacts."

The OASIS CENTER is an existing non-profit [redacted] center located in Old Orcutt off Soares. They are currently operating out of substandard mobile structures owned by the Orcutt Unified School District and have been leasing the facility for several years. The OASIS CENTER has been looking for a permanent home to continue their services to our community as their current lease will be expiring with the OUSD's development plans coming in the near future. The center is predominately for day use only however, the new facility may afford evening classes and special events during non-business or regular hours.

The new intended site are Lots 63, and 64 from map 105-20 just below the Steve Lebard's project at Foxenwood Lane and Clark.

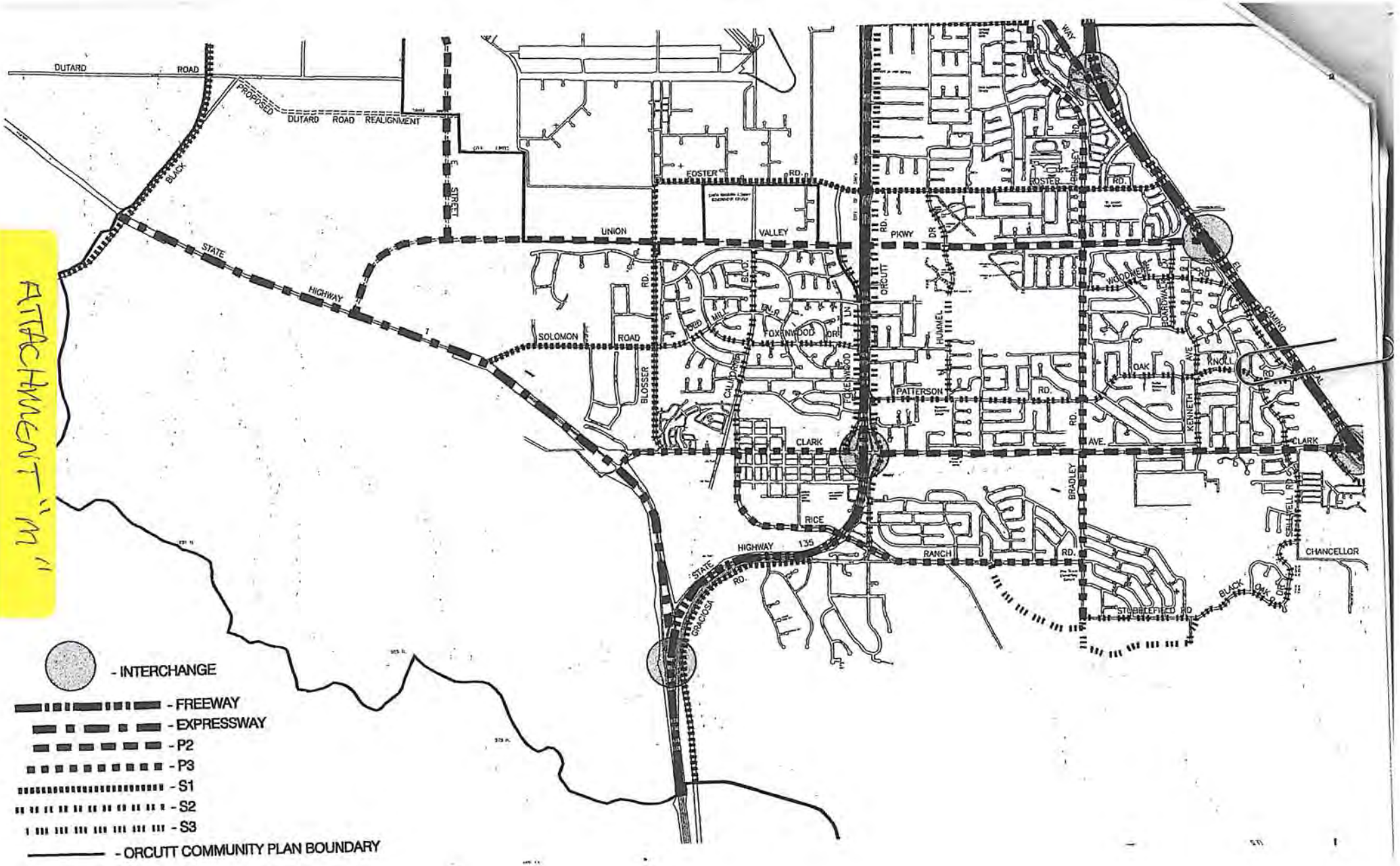
The New Facility is composed of a main building of approximately 14,700sf, that includes several meeting rooms and classrooms, a library, lobby spaces, administrative office meeting space, a large main hall and a an ancillary commercial kitchen to support the functions of the center. An additional 1,300sf ancillary BBQ and outdoor Craft room will be located to serve the facilities many expanding programs. Several sizes of meeting and activity rooms are planned 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 planned. A specialized craft classroom will also be provided for expansion of existing community programs. The OASIS portions of the site will include both ornamental gardens and agricultural elements such as vegetables and viticulture, event lawns, patios, walking trails, and quiet seating areas.

Community, use of the project site will include public access during controlled hours to trail heads, picnic areas realizing the 'park' use plan for the site. Dedicated public shared parking will be provided on site for public's use of the trail heads. Additional OASIS site features include event lawns, gardens, quiet seating areas, a main patio, an agriculture or viticulture garden, ornamental gardens and low level lightning complying with the Dark Skies requirements. A main trail will be provided across the site from the intersection of Clark and Foxenwood lane to the furthest point possible to help establish the Orcutt Creek Trail.

The mission of OASIS INC. is to provide social, educational, and cultural opportunities for all members of the community, to help them preserve and improve their quality of life.

The Meeting center offers over 50 weekly programs and classes at the facility and throughout the Santa Maria Valley. The diverse programming includes: educational and training opportunities, a meeting facility for Orcutt community groups, assorted exercise classes, a daily hot lunch, public benefit counseling, computer classes, a library, blood pressure screenings, travel opportunities, recreational activities, support groups, discussion groups, referrals, a small business and resource center, and OASIS resources.

ATTACHMENT "L.1"



ORCUTT COMMUNITY PLAN CIRCULATION

Adopted by Santa Barbara County Board of Supervisors on July 22, 1997 by Resolution No. 97-315.
Updated 8/28/08

ATTACHMENT "M"

Sent: Sunday, October 20, 2019 1:49 PM
To: Campbell, Natasha <ncampbell@co.santa-barbara.ca.us>
Subject: comment letter re: DEIR OASIS

October 20, 2019

Natasha Campbell

Project Planner Santa Barbara County Planning and Development 624 W. Foster Rd. Suite C

Santa Maria, California 93455

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

Dear Ms. Campbell,

I want to express my appreciation to the County of Santa Barbara for the opportunity to comment on the above applications to develop the OASIS Community
H-1 Center on Lot 89 of Orcutt Community Plan (OCP) defined as Key Site 18. This letter is to voice my concern over the unmitigating discrepancies between the Planning and Development Department's mission and the potential approval of OASIS at Key Site 18.

The Planning and Development Department's mission is "to plan for and promote reasonable, productive, safe and sustainable use of land to foster economic, social, cultural and environmental vitality across the county by providing quality policy development, planning, permitting, and inspection services under the policy direction of the Board of Supervisors and Planning Commissions."

I agree with the EIR conclusion that "Alternate site 9 is the "superior alternative" site, not just the environmentally superior site. The superior alternative site will "avoid several impacts that were noted as significant and unavoidable (Class I) for the proposed project at Key Site 18"

The project specific impacts at Key Site 18 are numerous. They significantly and negatively impact the quality of life, land use, and environmental sustainability. The

LOT 89 BASELINE SETTING

There have been four certified EIRS (Environmental Impact Reports) prepared on current Key Site 18 property, since 1979. Decision makers have shaped the
H-2 setting and therefore Baseline of Key Site 18 open space, Non-Commercial recreational use properties with approval decisions of Southpoint Estates residential development. Conditions of approval, Zoning Ordinance 3106, Tract Maps identifying open space lots as "NOT A BUILDING SITE" OPEN SPACE, and Grant Deed of Development Rights executed, "in order to establish and preserve the open space character and the noncommercial recreational use of the property…" Additionally, conditions of Southpoint Estates approval and Zoning Ordinance 3106 provide for open space subdivision lot size compensation.

EIR, Mini-EIR and 1997 OCP identify this Orcutt Creek Corridor as Key Site 18 (KS-18), with protections of this unique open space buffer to benefit Foxenwood,
H-3 Southpoint and neighboring communities. The OCP is a wonderful long range blueprint for the entire community and especially Key Site 18, which includes proposed OASIS development, off the southern terminus of Foxenwood Ln. and Clark Avenue.

CLASS I IMPACT INDICATORS

Unlike the April, 2017 OASIS Draft Neg. Dec, OASIS Draft Environmental Impact Report (DEIR) identified up to 11 Significant and Unavoidable Class I impacts
H-4 associated with OASIS lot 89 and proposed development. Baseline Setting, shaped by Southpoint Estates approval and conditions, along with the long range vision OCP were established to safeguard against conflicted and incompatible land use of the planning area and specifically KS-18.

4.1 Aesthetic/Visual Resources

OASIS DEIR states; "The totality of project improvements would substantively alter views of the OASIS portion of the OCP KS18 open space, as viewed from public roads and surrounding residential properties and also alter views from the eastern gateway to Old Town. In addition, the change in open space views
H-5 would occur on a property that was set aside, in part, to offset cumulative loss of open space impacts and to preserve open space views along the Orcutt Creek corridor, in an area otherwise surrounded by urban development. Therefore, the project's contribution to cumulative loss of scenic open space views would be considerable and significant. (Class I)."

OASIS DEIR refers to *Mitigation Measures VIS-1 through VIS-9* when analyzing the SIGNIFICANCE AFTER MITIGATION, by stating; "*Impact VIS-1* (Impacts to Scenic Views/Visual Character of Eastern Gateway to Old town): the proposed project would increase development and result in
H-6 significant aesthetic/visual resource impacts due to the loss of unobstructed scenic views of the Key Site 18 contiguous natural open space setting along Orcutt Creek and to the visual character of the eastern gateway to Old Town Orcutt (Class I)." The conclusion is that the proposed project would have an unavoidably significant impact even after applying nine mitigation measures. The DEIR clearly states the Class I impacts of VIS 1-9 would remain significant impacts. The unmitigating impact is that the design and plan can not be compatible and avoid conflict with the surrounding neighborhood. The "neighborhood" is not defined in the DEIR and needs to be clarified as there are several neighborhoods surrounding this site. The use of the singular term "neighborhood" as opposed to the plural "neighborhoods" can be interpreted as the DEIR can mitigate impacts for a single neighborhood, and the Class I impacts to others is acceptable. That would not be compatible with the mission of the Planning and Development Department.

Public record of the OASIS development include the public's comments, including many who would be "neighbors"as to the value and meaning of visual
H-7 character of the Orcutt Creek corridor, which includes the site of proposed OASIS development and Key Site 18. The proposed development would cause permanent change and deny the community of invested and appreciated aesthetic benefits of this wonderful open space buffer. The impact is a quality of life issue and I concur with above conclusions of the OASIS DEIR.

4.3 Biological Resources

In no way has Key Site 18 anticipated a development of the scope and intensity of the proposed OASIS development. All of the long range studies, anticipated impacts and threshold assumptions of OCP, are absent provision for the proposed OASIS community Center. This development is in conflict with the OCP as well
H-8 as the Southpoint conditions of approval, subdivision tract map restrictions and Grant Deed of Development Rights. All structures, pervious and impervious surfaces (parking lots, roads, and BBQ areas) and the project's decomposed granite walking trails are considered permanent impacts. Key Site 18 is definitely a large open space wildlife corridor and sure to change for the worst, as a result of proposed improvements and activity of the OASIS, Inc. development. The

existence of mountain lions, bobcats, deer, Coyote, Cooper's Hawk, Red Tail Hawk, falcons, owls, lizards, garter snakes, gopher snakes, red legged frogs, tiger salamander, skunk, rabbits, rattlesnakes and gophers all have been known to reside within this open space corridor, under protections provided by OCP and Southpoint Estates conditions of approval. The Class I impact would not be compatible with the environmental aspect of the Planning and Developments Department's mission.

4.8 Land Use and Planning

H-9 The OASIS DEIR references 135 land use policies and development standards that relate to the proposed project. All seventy-six tables of study section 4.8, concluded with Potentially Consistent findings. The DEIR twists like a pretzel to reach those conclusions, requiring changed rules in the form of modifications to OCP and the County General Plan in addition to deferred analysis mitigation measures in some cases, which would bypass critical review by the Planning Department leadership, Planning Commissioners and even Board of Supervisor members. The final determination of consistency with policies ultimately rests with the Board of Supervisors. We respectfully disagree with the staff's planning policy conclusions of consistency with applicable policies of the General Plan.

H-10 Never was a 15,333 sq. ft. building and a 155 space parking lot envisioned for the well documented Orcutt Creek wildlife and riparian corridor open space. Never, did decision makers intend to deny community members benefits of baseline settings of Key Site 18. Truth has clarity and prior decision making, environmental reviews and Orcutt Community Plan (OCP) provide wise guidance. On the other hand, the DEIR appears to be analyzing the OASIS, Inc. relocation – as it inferred in the April, 2017 Neg. Dec. and actually states in this DEIR, and therefore clouds this environmental review. The Planning Director could not have said it better in the 6-11-15 memo to Planning Commissioners, recommending to not accept the OASIS application, by stating; "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 OCP." Additionally, the June, 2015, Planning Director, Planning Commissioners and even the Case Planner were all unaware that OASIS, Inc. did not even have development rights to develop the proposed project on Lot 89 of Key Site 18.

How more obvious incompatibility to a plan can there be when the Planning Director themself says that the proposed plan is not compatible with the Planning and Development Department's mission?

4.9 Noise

H-11 The OASIS DEIR states; "Residential neighbors, who are considered noise sensitive receptors, are located to the north, south and west of the OASIS site on Hartnell Road, Foxenwood Lane, Clark Avenue, Gray Street, Park Avenue, Pacific Avenue, and North Avenue." Further, the DEIR states; "Noise levels from outdoor events, from activities involving large numbers of attendees, and from activities involving amplified music or voice can be considered nuisance noise and generate neighborhood compatibility complaints from nearby residents who are accustomed to existing ambient noise levels. The proposed OASIS operations have the potential to expose nearby residents to substantial, intermittent increases in noise levels compared to the existing setting."

H-12 The DEIR conclusion identified in Impact N-3: "Sensitive receptors (surrounding residential neighbors) would be exposed to a potentially significant increase/change in noise levels during the life of the OASIS project, compared to existing noise generated from the undeveloped open space. This includes exposure to a considerable increase in periodic peak noise levels compared to the existing setting without the project (Class II)."

H-13 The following *OASIS DEIR Impact N-3* follow-up says; "Impact N-3 would be reduced to an adverse, but less than significant level by implementation of Mitigation Measures NS-3 through NS-8 (Class II)." The NS-3 mitigation measure is highly speculative and unproven in its use with projects in Santa Barbara County. Further, the acoustical study initially states that an outdoor amplified event would have a 1 hour sound rating of 80.5 dBA. Then this statement is contradicted on page 4.9-12 (paragraph 5), where it states: "…an assumption of 80.5 dBA for an event involving amplification

H-14 onsite would not be considered a reasonable worst case assumption in evaluating potential noise impacts under CEQA…" (Underline Added). Given the foregoing information, impact NS-3 should result in a Class I impact as no feasible mitigation has been provided.

Noise Element of S.B. County Comprehensive Plan states; "Noise affects both physiological and psychological well being. In addition to causing hearing loss, noise interferes with activities such as communication, sleep and thought. Noise can be a source of great annoyance for many people and may be a contributing factor in stress related health disorders."

H-15 The OASIS DEIR fails to address traffic noise generated by motor vehicles from proposed OASIS development. Baseline setting of KS 18 undeveloped open space, anticipated no traffic generated from OASIS lot 89 activities. OASIS DEIR fails to provide neither Noise Study analysis nor mitigation measures of this anticipated OASIS specific traffic noise nuisance. Residential sensitive receptors along the Clark Ave. and especially Foxenwood Ln travel corridors are already within the County Noise Element contours of 65 +dBA. Any new OASIS specific traffic noise nuisance contribution, would be considered a Significant and Unavoidable Class I impact, along these corridors.

H-16 Proposed OASIS development mitigation measures fail to reduce anticipated noise nuisance levels below an adverse level. Baseline setting of Key Site 18 and therefore OASIS Lot 89, has been largely established by the EIR and approvals of Southpoint Estates subdivision. Approval Condition #9 already identified residential units as impacted sensitive receptors, even with open space buffer protections of Ordinance 3106, Grant Deed of Development Rights and Tract Map identification as "Not a Building Site" Open Space.

OASIS DEIR Section 4.9 Noise is incomplete and inadequate in its analysis and conclusions. This is a Quality of Life issue for residential properties of DEIR identified neighborhoods.

The impacts remain Class I impacts and again fail to comply with the Department's mission.

4.11 Recreation and Open Space

H-17 DEIR *Impact REC -1 closes* with the following statement; "The proposed conversion of open space/parkland to development would increase the previously identified significant unavoidable loss of open space, scenic open space views, and recreation impacts identified in the OCP EIR and Southpoint Estates Orcutt 13 EIR, 79 EIR-1, (Class I)"

H-18 Even without knowledge of the 1981 recorded Grant Deed of Development Rights involving OASIS Lot 89, the Planning and Development Department recommended denial of acceptance of this OASIS Inc. development application at the 6-11-2015 Planning Commission Hearing. In a very concise memo, the Planning Director commented; "This area of Key Site 18 was specifically identified as the future location for a public park to include picnic areas, tot – lots and active recreational facilities such as volleyball and basketball courts. Although the proposed project would include recreational lawn areas and public trails, the overall intensity of uses associated with the proposed project would not be appropriate considering the site constraints discussed in Section 3.3 above." Planners completed their findings, by stating; "the OCP provides for significant residential and commercial development within the community of Orcutt. According to the Parks, Recreation, and Open space section of the OCP, open space areas in Orcutt are deficient, and as a result, public and private open spaces need to be preserved to maintain the community's semi-rural character, provide protection from natural hazards and protect valuable resources. The designated open space areas in the OCP are integral to the plan as they provide aesthetic relief from urban development and public and private open space areas. Key Site 18 in particular is recognized for providing significant open space in an area of Orcutt that contains a high level of urbanization." Site constraints, cited in Section 3.3 of this memorandum included: location of Orcutt Creek, requirements for the preservation of onsite biological resources, visual qualities, compatibility with adjacent development, access issues and preservation of recreational resources.

DEIR *Impact REC -2 and Impact REC – 3***,** both address issues of the Class I Bikeway/Multi-use Trail according to the provisions of the OCP,
H-19 including discussion of Mitigation Measures. The DEIR concluded in that discussion, as such; "However, the project would result in a net loss of open space and a reduction in land available for a public park onsite therefore the project would exacerbate previously identified cumulatively significant, unavoidable open space and recreation impacts resulting from OCP build-out, as identified in the board's findings for OCP adoption. (Class I)

The OASIS application was initiated in December, 2014 and has yet to produce a legitimate plan for a Class I Bikeway/Multi-use Trail and public records reveal
H-20 multiple misrepresentations that OASIS development would provide a Class I Bikeway to meet OCP specifications. The Applicant's grant of Lot 87 and 88 access easements over planned Class I Bikeway/walkway represent a complete disregard to needs and desires of neighbors and the community as stated in the OCP. The DEIR findings would clearly enable substandard use of valuable recreational and open space resources.

Proposed Mitigation Measures defer both analysis and mitigation measures. At the very least, timing of *REC – 1 MM* should mandate plans for a Class I
H-21 Bikeway/Trail easement as part of the Staff Report for this OASIS DEIR. The OASIS site plan misleads reviewers of onsite Class I Bikeway, despite DEIR advisement that a proposed CLASS I BIKEWAY is "not feasible". The proposed Bikeway-Multi use trail mitigation measures will offer substandard recreation benefit to the entire community. It has been nearly 5 years and together with cumulative Significant and Unavoidable, Class I, impact – this 4.11 Recreation DEIR analysis appears to be one more fatal flaw of the proposed project.

H-22 Alternate site 9 is compatible with the Planning Department's mission for safe use and offer quality of life for recreational purposes related to this issue. It does not have Class I impacts Key Site 18 has.

4.12 Transportation and Circulation

H-23 The proposed OASIS project includes construction of a new 15,333 (net) square-foot Community Center with 155 parking spaces as shown on Figure 2-17 (Overall Site Plan). Access to the site is proposed via a private driveway from Foxenwood Ln. via access easement across the adjacent corner commercial parcel.

The project has only one point of access. Therefore, 100 percent of project related traffic must utilize the Foxenwood Ln. entry way. Approximately 45 percent
H-24 of OASIS vehicle trips are estimated to be distributed to the Foxenwood Ln./Clark Ave. intersection (Table 4.12-5, Project Trip Distribution and Figure 4.12-5, Trip Distribution and Assignment). Further, the OASIS Neg. Dec. relied on an 8/25/16 Stantec Traffic Study indicating proposed traffic design would operate at Level of Service (LOS) F, "which is unacceptable".

The proposed driveway does not meet design standards, due to proximity to the Clark Avenue/Foxenwood Lane intersection, for which a design exception has
H-25 not been approved. In addition, the driveway entrance would potentially be blocked by vehicles queuing to turn left onto Clark Avenue could impact the operation of this intersection, including responding public safety vehicles. The OASIS driveway does not meet the 250-foot separation standard from the Foxenwood Ln./Clark Ave. intersection or the 150-foot separation standard from existing Park n Ride driveway, just across the street. CalTrans should be concerned about access and possible misuse of the public parking facility.

H-26 The Project's added traffic to this intersection would exceed the cumulative impact threshold. Therefore; the Project would result in a significant cumulative impact at the Foxenwood Ln. / Clark Ave. intersection. (Class 1 Impact) The Traffic Study reflects cumulative impacts would grade out at Level of Service (LOS) F.

H-27 Public records contain many comments about the close proximity of the S.B. offramp of SR 135, which is why County development standards and analysts recommend relocation of Foxenwood Ln. to Norris St. to remedy this hazardous traffic circulation design.

The applicant presented a traffic design request to the Roads Coordination Committee on December 18, 2017. The Committee required applicant to provide
H-28 evidence that other access connections were not feasible (i.e. California Blvd, Clark Ave., Park Ave, Foxenwood Ln. to the North) before making a decision on the requested exception. Additional information was submitted by the applicant on January 23, 2018. Public Works responded to this submittal with an updated request for information regarding feasibility of the access options. The project has not returned to the Committee for additional consideration of the proposed driveway traffic design exception and therefore no decision has been made.

OASIS DEIR *Mitigation Measure (MM) TC-1* is grossly inadequate that would defer analysis and mitigation to construction phase. Hazards, mitigation
H-29 measures and design flaws are long standing and prudent requirement and timing of mitigation measure is to provide proposed Class I Bikeway/Multi-use Trail Plan and Traffic Design Exception approval prior to Planning Staff Report. Planning has allowed applicant to slide on these important components.

Further, traffic impacts are not mitigated by turn lanes, concrete medians, striping roadways and widening streets when there is no room to do so. Proposed OASIS development Mitigation Measures are absolutely inadequate for this stop sign-controlled, Class I, LOS F intersection at Clark Ave. / Foxenwood Ln. This is
H-30 huge when it comes to emergency vehicles and police arriving in a timely fashion. The burden placed on the community by this project proposal is unacceptable. As long as traffic/circulation remains a Class I impact, no mitigation is available to overcome the project's impacts. Citizens of this community deserve better than this.

This project is directed by people "behind a black curtain" to make something that isn't and fool others into false thoughts and untruths. The attempt to quantify and transpose the current traffic of the OASIS center with the proposed traffic for the intended uses of the proposed event and meeting center is not accurate in
H-31 its projections or scopes. The DEIR proposes 12 events annually from outside sources other than OASIS, and the traffic study would consider that proposal in its estimations. THE Department must consider that 12 events may be a minimum number used for convenience in proposal acceptance, and not the maximum number that truth may hold. 12 events does not appear to be fiscally prudent or sustainable for a project of this magnitude. The traffic flow and service would not meet acceptable levels for the County, and impacts at Key Site 18 remain a CLassI impact and incompatible with the Planning and Development's mission. The traffic impacts at Alternative site 9 are not a Class I impact and do comply or fit in the Department's mission.

Along with vehicle and bicycle traffic will be foot traffic. The slope from Foxenwood Lane and the driveway down to Key Site 18, a riparian zone, is not
H-32 compatible with ADA (Americans With Disabilities) standards. Regarding safety for a fragile, vulnerable, and disabled population, there are over 300,000 hip fractures annually in the United States. The population of not only the OASIS members but those of the proposed event guests and visitors are the number 1 demographic of hip fractures. The class I impacts for the design again do not meet the Department mission's purpose for safe, reasonable land use in many ways under this category.

OTHER ENVIRONMENTAL IMPACT ANALYSIS

4.5 Fire and Police Service

Proposed OASIS project includes construction of a new 15,333 square foot Community Center with 155 parking spaces. Access to the site is proposed via a private driveway from Foxenwood Ln. via access easement across adjacent corner commercial parcel. Project description calls for large Non-Oasis events and an increasing OASIS membership. Data presented in Tables 4.12-10 and 4.12-11 illustrates Cumulative+Project traffic volumes. The Traffic Study-area intersections are generally forecast to operate at LOS C or better during the A.M. and P.M. peak commute periods, which meets the County's LOS D standard (for these Clark Avenue intersections). S.B. Public Works traffic count (with actual peak hours, including 2:00 P.M to 4:00 P.M), reflecting a cumulative traffic finding of LOS

F. The Project's contribution to traffic at this intersection would exceed the cumulative impact threshold. Therefore; The Project would result in a
H-33 significant cumulative impact at Foxenwood Lane/Clark Avenue intersection.

The OASIS Project has only one point of entrance and exit from the site. Entry lane is a 10% grade down to the project site which could prove very difficult for emergency vehicles responding onsite with shared access with OASIS development traffic, Class II Bikeway and pedestrian lane, new Lot 87 & 88 access easement, corner commercial site's diagonal parking entry way, plus the steep slopes of access roadway design. Additional impediment is the DEIR identified Significant Unavoidable Class I intersection of Foxenwood Ln. and Clark Ave., also classified as LOS F and unacceptable – according to OASIS August, 2016 Stantec Traffic Report.

OASIS DEIR documents the stretched resources of both Fire and Police services and in each case, the potential of delayed response. Impact FP-1 indicates the
H-34 project would add to demand for fire services and would add traffic to the area road network, which was not accounted for in the OCP. Impact FP-2, documents the public and law enforcement concerns over potential excessive demands of service, related to the proposed new development. Importantly, the DEIR says; "A specific concern is that any large event at the OASIS site, whether it includes alcohol or not, that doesn't have sufficient private/contracted security and appropriate traffic mitigation might severely impact the SBSO's ability to respond to and administer to the rest of the community."

Fire mitigation measures include "standard Fire Department conditions and payment of standard development impact fees. March, 2016 Fire Department Conditions for Certificate of Compliance call for impact fees in the amount of $0.77 per sq. ft., or $11,800.00 (rounded). Unlike the March 22, 2016 conditions,
H-35 DEIR discloses only a single access outlet is required in favor of the Fire Department standard of two access outlets, despite chokepoint conditions of access lane and known potentially hazardous and Class I Foxenwood Ln. / Clark Ave. intersection.

H-36 The DEIR provides Mitigation Measure (FP-1), for potentially significant impacts on Police services, in the form of private security/traffic control mandates. Applicant will be assessed a "police protection mitigation fee. Also, applicant has adjusted program attendance – yet no changes made to the building and parking lot footprint.

Comment: Private Security employees are not trained, or certified to do the job of firemen and police. The DEIR documents potential for both Fire and Law Enforcement to be stretched too thin to always guarantee adequate response times and Rent-a-cops are inadequate to comply with the DEIR mitigation measure requirements. It is unfair for the entire community to be encumbered with potential unintended impacts, not envisioned by the OCP.

4.6 Geological Resources

All of the long range studies, anticipated impacts and threshold assumptions of The Orcutt Community Plan (OCP), are absent impacts of proposed OASIS
H-37 Community Center. The OCP and "Mini EIR" reinforce prior covenants of open space recreational use, by stating; "No development other than the proposed park, retention basin and class I bike path/multi-use trail shall be permitted within the open space." In no way has Key Site 18 anticipated a development of the scale and intensity of the proposed OASIS development.

H-38 The May, 2016 Geotechnical Report (GSI) did not address slope stability, despite well documented identification of unstable soils, 30% Slopes to the south and 50% + slope to the north along the OASIS proposed entry lane off of Foxenwood Ln. OCP Impact KS18-GO-I, states; "Unstable Slopes: Slope engineering for expansion of access roads serving the proposed park could result in potentially significant impacts due to unstable cut slopes. The weight of structures along Clark Avenue could also increase the potential for slope collapse." OCP Impact KS18-GEO-2 states "siltation of Orcutt Creek: Grading and clearing in the short term and construction of impervious surfaces (buildings, parking) in the long-term from increased runoff over the site's erodible soils, would result in potentially significant increases in erosion, and subsequent siltation of Orcutt Creek."

The DEIR states, "A separated pedestrian path is included just south of the access road. Slopes to the south of the access road exceed 30% slope. Retaining walls are proposed along the slope south of the access road (along approximately 400 feet)." The DEIR goes on to say: "No retaining walls are currently determined to be necessary north of the access road…retaining walls will be installed if determined to be necessary to ensure no grading would extend into the creek banks."

Mitigation Measure , GEO-1 states Owner /Applicant shall submit the SWPPP, SWMP or ESCP using Best Management Practices (BMP) designed to stabilize the site, protect natural drainage systems keeping contaminants and sediments on site and timing of action is to be prior to grading, to be monitored by P & D. *Mitigation Measure, GEO-2* states Grading plans shall clearly address slope stability and soil collapse issues for the access road, pedestrian path, bikeway and buildings, including the use of retaining walls or other slope stabilization methods and Plan requirements and timing are to be submitted for P & D review and approval prior to land-use clearance.

Comment: The OASIS development application is approaching the fifth year and applicant has just submitted Stantec's grading plan, dated 8-28-19.

-
- There
- is no stabilization study or plan on the 50% slope at the edge of supersensitive creekside. Proximity to Orcutt Creek riparian corridor are obvious risks and unacceptable for this valuable habitat.
-
-
- Retaining
- walls are planned on the 30% south slope elicit concerns of unstable sandy slopes and collapse from the weight of potential commercial properties above.
-
-
- Further,
- there is no apparent drainage plan on this 10% grade entry lane and word is OASIS is to receive and manage the corner commercial property storm water runoff.
-
-
- DEIR
- is running all the stop signs, by deferring analysis and mitigation measures to OASIS construction phase. Mitigation Measure timing should be no less than prior to Planning Department Staff Report.
-
-
- This
- OASIS DEIR release is premature and autopilot is unacceptable.
-

Bus Services

OASIS proposes to promote the use of transit, but is not proposing new bus stops to serve the project. While some OASIS members/volunteers/employees
H-39 could take the bus, the distance and topography of the pedestrian route from the existing bus stops to the community center would restrict many members from utilizing the fixed route transit service. Large busses of the "SMAT" transit system would not be expected to be suitable to negotiate constraints of the OASIS entry lane and the Class I Foxenwood Ln./Clark Ave. intersection. OASIS has indicated many members would utilize the Santa Maria Organization of Transportation Helpers (SMOOTH) Senior Dial-A-Ride service, which provides seniors with individual door to door drop off and pick up transit service, although Dial-and-Ride requires 4 vehicle trips, contributing to traffic load.

Pedestrian Facilities

H-40 Currently a sidewalk exists along the south side of Clark Avenue from Broadway to the State Route 135 interchange. The DEIR is incorrect, there is no sidewalk on the north side of Clark Ave. from Twitchell St. to State Route 135, as well as, along Foxenwood Ln., from Clark Ave. to Wilson Dr. The Project includes on-site pedestrian facilities that would connect to Foxenwood Lane. The proposed access road includes a separated ADA-accessible pedestrian path immediately south and parallels the proposed driveway. At OASIS' eastern property line, there is an option to cross the driveway (via presumed steps between the higher pedestrian path and the lower driveway elevation, see Figure 2-32, Preliminary Grading Plan) to continue on the multi-use Orcutt Creek Trail/Class I bikeway, which would be constructed generally along OASIS eastern and northern property lines. The Class 1 Bikeway has been downgraded to a Class 2 or may be relocated. OASIS decided to remove the proposed stairway, connecting the senior center to the Old Town commercial core, interestingly on 30% slope.

OTHER CEQA – REQUIRED DISCUSSION

6.1 Growth Inducing Effects

H-41 The DEIR provides a "Growth Inducement Impact" and precedent- setting effect paragraph for 8 of the 13 sections studied for environmental impacts. The DEIR clearly recognizes the conversion of perfected mitigated open space to the OASIS Community Center, will change the Orcutt Creek Corridor forever. Unlike the 2017 OASIS Neg. Dec. this OASIS DEIR reveals a large number of Significant and Unavoidable Class I impacts to Key Site 18 and therefore OASIS Lot 89. Development should bring benefits, not a degraded environment.

H-42 The DEIR states; "Without approval of these requests, development would be limited to a public park. Therefore, approval of these requests would greatly increase the development potential of this open space parcel and would set a precedent for removing development restrictions and relinquishing development rights on similarly restricted open space lands, reversing previous decisions to set aside such lands as part of development approvals."

An obvious precedent-setting and growth-inducing action is the April, 2018 OASIS Access Easement grant to the adjacent lots 87 and 88 of Key Site 18, providing access to those vacant open space lots on the north side of Orcutt Creek. Lots 87 and 88 were landlocked, prior to OASIS actions. The access easement would be expected to convert lot usability with expanded land use options, not possible in prior land locked condition.

6.1.1 Population Growth

The OASIS DEIR states "the project is not expected to result in population growth, as OASIS proposed to continue to serve the existing community, primarily local seniors."

H-43 Comment: OASIS is one of only two larger senior centers in the Santa Maria Valley. OASIS expects an increase in membership/attendance of 30% assuming existing local seniors access the program. With such a significantly larger center, the DEIR does not take into account the draw of attendees from other areas to the Orcutt area. This can increase the population of Orcutt not just with temporary day visitors but also the lure of convenience in living close to the vastly expanded OASIS center. This could greatly impact the population of Orcutt and the demand for housing.

6.1.4 Development of Open Space/Vacant Land

H-44 The OASIS DEIR states, “Approval of the project requests may encourage similar requests to convert other similarly situated, open space properties to development. This would include, but not limited to, other KS18 open space parcels as well as properties throughout the unincorporated area that are designated as open space with development restrictions.”

Comment: This could potentially open up the floodgates for unlimited development for recently purchased adjacent properties in KS18. It also sets a precedent and disregards the OCP across the entire Orcutt area.

6.3 Significant Irreversible Environmental Effects

H-45 The OASIS DEIR states, “The project would result in an irreversible commitment of law enforcement, fire protection, water supply, wastewater treatment, and solid waste disposal services.”

Comment: In addition to affecting the riparian habitat and wildlife corridor, the existence of OASIS meal program services and outdoor event food preparation will undoubtedly draw unwanted and nuisance wildlife scavenging or attempting to scavenge for food.

7.2.1 Alternative #1: No Project” Alternative Existing General Plan-Orcutt Community Plan

H-46 In order to be consistent with covenants of Southpoint Estates Tract approval and intent of the Orcutt Community Plan, the only finding of this OASIS DEIR would be a no project conclusion. There are superior alternative sites that would leave Southpoint Estates tract conditions unchanged, OCP unmodified and the SB County General Plan intact. A No Project conclusion would reduce the number and severity of Class I impacts to the area and leaving the baseline setting of Key Site 18 as it was clearly intended by prior environmental analysis and decision maker conclusions.

7.2.2 Alternative #2: Off-Site Project Alternative Existing OASIS Location

H-47 Comment: Friends of KS 18 committee met with the Orcutt School District Asst. Superintendent in May, 2019 and asked that School District to consider leaving a window for the existing tenant, OASIS, Inc. to co-locate with Senior Housing development, on Key Site 17. On October 11, 2019 a press report was released regarding the winning bid to enter into a 99 year ground lease of KS-17 school surplus property, for “Senior Housing”. The press release also included the following comment: “What really gets me excited is the community center, and I think the better word is the kindness center’, TAIT CEO Tom Tait said, adding that the site will connect senior citizens who can share their wisdom while children provide energy.” Co-location with KS-17 Senior Housing would be a near perfect fit for the senior component of OASIS, Inc. Alternative #2 has no Class I impacts and would not require General Plan Amendment, OCP modification, changed Southpoint Estates approval conditions, lot line adjustment and acquisition of development rights. It’s a far superior alternative location.

7.2.3 Alternative #3: Aqua Center Site

H-48 The OASIS DEIR states, “The terrain between the closest bus stops on Foster Road and the Aqua center site is also flat, making the walk between the bus stop and Alternative #3 more accessible to any mobility-limited seniors compared to bus stop access to the proposed project site at KS18.”

Comment: This location is also situated within reasonable walking distance to the Mariposa Townhomes affordable housing and Hummel Village senior housing complex.

7.2.9 Alternative #9: Previously Proposed OASIS Project 400 West Foster Road

H-49 The OASIS DEIR states: "Alternative #9, the previous OASIS project of Foster Road, is considered the Environmentally Superior Alternative as this alternative would avoid all of the proposed project's significant and unavoidable (Class I) impacts and the potentially significant but mitigable (Class II) impacts would be limited to impacts to biological resources, for which the approved City of Santa Maria MND has identified feasible mitigation."

H-50 Comment: According to the Santa Maria Times, January 3, 2019, the Santa Maria Public Airport actively sought zoning change for development of the area to "include all of the community facility uses that are currently allowed." The area has been described as "ideal for light industrial uses and public facilities." According to the Airport General Manager Dennis Hastert, the airport has specifically "planned to reserve a portion of the space for public facilities." Further, Mr. Hastert declared, "This piece is one of the easier-to-develop pieces, biologically, with salamanders and all of that."

CONCLUSION

H-51 Conclusions and mitigation measures provided in this analysis do not fit the radical conversion of the valuable open space resources of existing KS-18, Orcutt Creek riparian and wildlife corridor. Mitigation Measures are dependent on approved amendments, modifications, tract condition changes and deferred analysis, which fail to offer adequate solutions to the large number and severity of Class I and Class II impacts. This 15,333 sq. ft. building by itself represents the worst of commercial encroachment creep, envisioned and avoided in both Southpoint Estates Tract development and OCP analytics. The OASIS DEIR is inadequate and could very well enable a substandard and obvious bad fit for KS-18 and the community. DEIR has sufficiently demonstrated that Alternatives #1, 2, 3 and 4 are all far superior alternatives to the OASIS Key Site 18 location.

It is incomprehensible to me to see how Key Site 18 is compatible with the Planning and Development Department's mission. I liken it to a surgeon who is asked by parents to improve their minor child's image by surgically gutting and irreparably restructuring the child's body. The physician understands there are other conservative methods that improve the child's quality of life without physically removing a part of the child's body, and violating the physician's code of doing no harm, the way surgery might. The surgeon and the child's parents are supposed to be a steward of the human shape and form, just as the County government and public are to conjoin and serve as stewards to our earth and world. Alternate site 9, along with other alternate sites, are compatible with the Planning and Development Department's mission that do not have Class I impacts, or Class I impacts with reasonable mitigating circumstances and options.

I hope that the County officials will follow the mission in its truest sense, and conclude that Key Site 18 is not a viable option.

Sincerely,

Dr. Jeff Bresnahan, PT, DPT

412 Hartnell Road

Orcutt, CA 93455

snowskidaddy@gmail.com

From: glenn carlon <glenn.carlon@gmail.com>
Sent: Sunday, October 20, 2019 8:03 PM
To: Campbell, Natasha <ncampbell@co.santa-barbara.ca.us>
Subject: Draft EIR for Key-site 18

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.

To whom it may concern:

After reading the Draft EIR for Key-site 18, I feel that the recommended mitigation options for the trail system through the Orcutt Creek are both not in line with the Orcutt General plan, AND will make future expansion of the trail (as laid out in the Orcutt General Plan) harder on neighboring properties, if not out right impossible. As a current trail user, I would like to see the trail system completed as specified by the Orcutt General plan, and would further ask that planning NOT accept any of the mitigation options listed in the EIR. In fact, as stated within the EIR, I feel that this project would be best if moved to alternate sites.

I-1

Sincerely concerned,

Glenn Carlon

Natasha Campbell
Project Planner
Santa Barbara County Planning and Development
624 W Foster Rd Suite C
Santa Maria CA 93455

21 October 2019

Dear Ms. Campbell,
I know you have received many letters and emails about the OASIS development site (case number 14GJA-00000-00020,18GOV-00000-00005). I have reviewed the EIR document and see some problems. I am a member of OASIS and I support the need for a new site for future needs. I believe in the mission of this organization for support for senior members of our community. When first presented, the project maintained the goal of being for the seniors. However, the scope of the plan has expanded to bring "community events". In addition, the
J-1 location for this "community center" is inappropriate for so many reasons; traffic on Foxenwood Lane and Clark Avenue, disruption of habitat for many species of animals from raptors to salamanders, noise for those who, like me, live on Hartnell Road, lack of access in case of an emergency (only one exit), building on land that has been protected as a "no build" area in the OCP. Other sites approved by the Planning and Development office have less mitigation needs, more access to public transportation and reduced traffic impact. The Orcutt School District has entered into an agreement with a developer to allow building near their offices
J-2 aimed for seniors and that plan has a "community center" as part of the development.

I urge the Planning and Development Board denial of building the OASIS center on Key Site 18 and approval of building the center on land adjacent to the Food Bank on 400 Foster Road. This has been deemed the environmentally superior choice

Sincerely,

Diane L. Carmody
372 Hartnell Road
Santa Maria CA 93455
RD1968@comcast.net

From: Mike Carroll <ridnharly@aol.com>
Sent: Sunday, October 20, 2019 9:31 PM
To: Campbell, Natasha <ncampbell@co.santa-barbara.ca.us>
Subject: Oasis:

Hello,

K-1 My name is Mike Carroll and I live in the blast zone of the new proposed Oasis Center. I am sure, by now, you have heard about the many negative impacts related to this project if approved. I have read the DEIR and can not believe it has gotten this far. In the beginning we were led to believe it was going to be a fairly simple job of moving the existing building to the new location, all was going to be good in the hood. But then the truth came out, all is not good in the hood. We were led to also believe that the OASIS had to move from it's present location. Not true at all. This project must not go thru. If for some reason it does go all the way, I invite all of the responsible parties to move into the blast zone and see how well you like it. I lived in a similar situation many years and ended up moving. I say Alternative #1 "NO PROJECT".

I thank you for your time,
Mike Carroll

From: Keith Castaing <jkcasta@yahoo.com>
Sent: Monday, October 21, 2019 9:30 AM
To: Campbell, Natasha <ncampbell@co.santa-barbara.ca.us>
Subject: Key-site 18 EIR

L-1 It has been brought to my attention that the Key-site 18 could cause some changes to the Orcutt General plan and the trail system. After reading the draft EIR for Key-site 18, I really need to state my opinion against this. I recently bought property in Orcutt as I have been using the trail system for several years. One of the main reasons to move to Orcutt is to have such a great amenity right in my back yard. Several communities advertise this as a selling point, and it works. If you remove one of the great features of this community, it will have negative effects. I am very much looking forward to the expansion of the trails as specified by the Orcutt General plan. Please do not accept any of the mitigation options listed in the EIR. This project would be best if moved to an alternate site and not impact this beautiful neighborhood.

Thank you for your time and consideration in this matter.

Keith Castaing

From: Duane Clay <duane.clay@gmail.com>
Sent: Sunday, October 20, 2019 8:55 PM
To: Campbell, Natasha <ncampbell@co.santa-barbara.ca.us>
Subject: Draft EIR September 2019

I live in SouthPoint Estates.

M-1 After reading the Draft EIR for Key-site 18, I feel that the recommended mitigation options for the trail system through the Orcutt Creek are both not in line with the Orcutt General plan, AND will make future expansion of the trail (as laid out in the Orcutt General Plan) harder on neighboring properties, if not out right impossible. As a current trail user, I would like to see the trail system completed as specified by the Orcutt General plan, and would further ask that planning NOT accept any of the mitigation options listed in the EIR. In fact, as stated within the EIR, I feel that this project would be best if moved to alternate sites.

Respectfully,
Duane Clay

From: Natalie Delker <natalied1353@gmail.com>
Sent: Thursday, October 17, 2019 9:04 PM
To: Campbell, Natasha <ncampbell@co.santa-barbara.ca.us>
Subject: KEY SITE 18 (SOUHTPOINT)

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Hello, Ms. Campbell-

N-1 I am a resident of the Southpoint community, and have been since 2002. My property is very close to the proposed OASIS Center, on Hartnell Road. My backyard leads directly to the creek. This is why I am so vested in the future of this proposed project, and the impact it would have on myself and my family.

Firstly, when I purchased my home, a huge selling point was the surrounding area, including the creek, the wildlife found there, and the beautiful view. My children enjoyed exploring and identifying footprints, looking for lizards, and just having a good time in this open area. We often get quails and rabbits in our backyard, which is so nice.

Secondly, another huge plus is the tranquility of the surrounding area. At night, the sounds of crickets, owls and coyotes fill the air. There are no traffic sounds. just quiet. I appreciate this, and this is another reason why I purchased my home.

Thirdly, I enjoy the proximity to my child's school, and the safety of the area to walk to and fro. I do see a difference, however, from the time we first moved in. There is definitely more traffic then there was 17 years ago.

N-2 The proposed development would change all of this. Our open space would be gone, the wildlife forced to leave the area and either die, or forage for food in our yards. The view would be gone, replaced by a building and parking lot that would be incompatible to the surrounding area. The streets would be even more congested than they are now-the area we are referring to can only safely accommodate so many cars at a time. Walking to and from school would be dangerous-the added traffic and flow of cars in and out of the entrance to the OASIS parking lot would be unsafe for children and bikes. I currently have to drive up Hartnell, around California, through Old Orcutt, and left to Orcutt Road to get my daughter to school in the mornings; The traffic on Clark going left and right off Foxenwood is horrible, especially betweem 730-8 am, and 230-330 pm. I have waited in excess of 5 minutes to turn left, and this was difficult and dangerous. This issue would only be exacerbated with the proposed OASIS project, only they would be manifold. Buses (SMOOTH, SMAT), and car traffic would endanger pedestrians, especially children going to and fro from school, as well as bicyclists. I am referring to the intersection of Clark and Foxenwood.

N-3 This proposed project is a bad fit for our neighborhood. It is a commercial encroachment on our open space. It will increase traffic and make our streets unsafe and endanger our children. It would eradicate the habitat of many species that make this their home. It is a bad idea altogether.

Thank you,
Natalie R. Delker, M.Ed..

--
Natalie R. Delker, M. Ed.

-----Original Message-----
From: Campbell, Natasha <ncampbell@co.santa-barbara.ca.us>
Sent: Sunday, October 20, 2019 6:47 PM
To: heifetzcampbell@gmail.com
Subject: FW: Draft EIR Key-site 18

_____

From: anthony dunne
Sent: Sunday, October 20, 2019 6:46:41 PM (UTC-08:00) Pacific Time (US & Canada)
To: Campbell, Natasha
Subject: Draft EIR Key-site 18

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.

Hi,

O-1 After reading the Draft EIR for Key-site 18, I feel that the recommended mitigation options for the trail system through the Orcutt Creek are both not in line with the Orcutt General plan, AND will make future expansion of the trail (as laid out in the Orcutt General Plan) harder on neighboring properties, if not out right impossible. As a current trail user, I would like to see the trail system completed as specified by the Orcutt General plan, and would further ask that planning NOT accept any of the mitigation options listed in the EIR. In fact, as stated within the EIR, I feel that this project would be best if moved to alternate sites.

Thank you - Tony Dunne, Orcutt resident

From: Michael Hecker <hecktone@yahoo.com>
Sent: Sunday, October 20, 2019 8:58 PM
To: Campbell, Natasha <ncampbell@co.santa-barbara.ca.us>
Cc: Bob Albrecht <fresbob@gmail.com>; Menzies, Jon <JMenzies@sbparks.org>
Subject: Orcutt Trails

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.

To Whom it may concern,

Tonight, I write you as a private citizen and as weekly mountain bike rider of the current Orcutt and Santa Maria Open Space Trail Systems.

P-1 Often, I'll bring the Dunn School Mtn Bike Team that I've coached as a parent volunteer for the past 3 years up there to ride. In fact these trails have become quite a recreational destination and a true community asset amongst thousands of North County residents. When viewed in that light I'd suggest that these trail systems are quite the economic driver. In addition for the past 2+ years I've had the opportunity to be appointed to the Santa Barbara County Riders and Hikers Trail Advisory Committee by the County Board of Supervisors and currently serve as committee chair.

Again, this letter is being written not in any Offical capacity but just as a Santa Barbara County citizen that chooses to drive 1hr and 20mins round trip to enjoy these trails, weekly, sometimes more. Usually I spend money eating dinner or lunch, fueling my vehicle or stopping at Blenders in the Grass, Starbucks or the Dollar Store. I can't wait to see the future trails as outlined in the Orcutt General Plans come to fruition.

P-2 After reading the Draft EIR for Key-site 18, I feel that the recommended mitigation options for the trail system through the Orcutt Creek are both not in line with the Orcutt General plan, AND will make future expansion of the trail (as laid out in the Orcutt General Plan) harder on neighboring properties, if not out right impossible.

As a current trail user, I would like to see the trail system completed as specified by the Orcutt General plan, and would further ask that planning NOT accept any of the mitigation options listed in the EIR. In fact, as stated within the EIR, I feel that this project would be best if moved to alternate sites.

Enjoy the ride,

Michael Hecker

2019 SBCO CRAHTAC - 2019 Chair

Licensed Level 3 NICA Coach

Dunn Middle School MTN Bike Team - Head Coach

1670 Edison Street

Santa Ynez, CA 93460

(805) 868-6465

hecktone@icloud.com

-----Original Message-----
From: Joshua Hess <joshuawhess@gmail.com>
Sent: Sunday, October 20, 2019 2:44 PM
To: Campbell, Natasha <ncampbell@co.santa-barbara.ca.us>
Subject: September 2019 Draft EIR

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.

Q-1 It has been brought to my attention that certain development projects under consideration are asking for modifications to existing planned public trail systems in the Orcutt area.

Myself and many other trail users strongly oppose ”Draft EIR, Sept 2019" listing the proposed trail changes , as laid out in the Orcutt General Plan and oppose any changes or mitigation measures as listed in the EIR.

Please plan wisely and make the greater Santa Maria area a better place to live, work and play

Thank you,

Josh

From: Mary Housel <mhousel@cityofsantamaria.org>
Sent: Tuesday, September 17, 2019 10:49 PM
To: Campbell, Natasha <ncampbell@co.santa-barbara.ca.us>
Subject: Noozhawk Referral

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.

Hello,

R-1 I read with great interest about the Foster Road land owned by the County and once considered for the Oasis Center. Are you aware of the need for a site for the Orcutt County Library which is currently in rented space in Old Town Orcutt. Could Oasis and a library both be considered for the Foster Road site? All of the County Supervisors are quite aware of the need for a library site as is the County Community Services Director George Chapjian.

Sincerely, Mary Housel

From: Ken Mann <akamanka@gmail.com>
Sent: Sunday, October 20, 2019 2:18 PM
To: Campbell, Natasha <ncampbell@co.santa-barbara.ca.us>
Subject: Draft EIR, Sept 2019

S-1 It has been brought to my attention that certain development projects under consideration are asking for modifications to existing planned public trail systems in the Orcutt area.

Myself and many other trail users strongly oppose ”Draft EIR, Sept 2019" listing the proposed trail changes , as laid out in the Orcutt General Plan and oppose any changes or mitigation measures as listed in the EIR.

Please plan wisely and make the greater Santa Maria area a better place to live, work and play

Thank you,

Ken Mann

From: Linda Rickett <clayartlinda@gmail.com>
Sent: Thursday, October 17, 2019 10:30 AM
To: Campbell, Natasha <ncampbell@co.santa-barbara.ca.us>
Subject: Oasis- not ADA compliant

T-1 Don't know if you saw the fire dept memo (also in the EIR appendices folder) which states: "Surface shall be all weather or paved. ...All portions of the access exceeding 10 percent in slope shall be paved ... exceeding 15 percent in slope shall be engineered concrete.... exceeding 20 percent in slope shall be engineered brushed concrete." If OASIS follows these standards, the access concern expressed in para 4.5 may also be dismissed

T-2 The project description calls for "Americans with Disabilities Act (ADA) pedestrian access ...provided from Foxenwood Lane..." ADA compliant sidewalks have a maximum slope of 5% (1:12) and ramps 8.3% (1:20) including FAA Passenger boarding ramps. The project plans do not seem to meet this standard. (The Traffic study driveway constraints, exhibit D mentions a driveway length of 170 ft at 15% slope.) This suggests a redesign is needed to meet ADA compliance which the EIR does not address.

From: LINDA RICKETT <itisi17@msn.com>
Sent: Thursday, October 17, 2019 11:09 AM
To: Campbell, Natasha <ncampbell@co.santa-barbara.ca.us>
Subject: Oasis Community Center

I am opposed to

Oasis Community Center Key site 18

T-3 **EIR appendices folder) which states: "Surface shall be all weather or paved. ...All portions of the access exceeding 10 percent in slope shall be paved ... exceeding 15 percent in slope shall be engineered concrete.... exceeding 20 percent in slope shall be engineered brushed concrete." If OASIS follows these standards, the access concern expressed in para 4.5 may also be dismissed**

T-4 **Speaking of unsubstantiated comments. The project description calls for "Americans with Disabilities Act (ADA) pedestrian access ...provided from Foxenwood Lane..." ADA compliant sidewalks have a maximum slope of 5% (1:12) and ramps 8.3% (1:20) including FAA Passenger boarding ramps. The project plans do not seem to meet this standard. (The Traffic study driveway constraints, exhibit D mentions a driveway length of 170 ft at 15% slope.) This suggests a redesign is needed to meet ADA compliance which the EIR does not address.**

T-5 **<u>The traffic on Clark and Foxenwood Frontage Road is a problem now and it will be worse if the project is allowed to go thru at this location.</u>**

Linda Rickett
132 Cain Drive
Santa Maria, CA 93455

From: Linda Rickett <clayartlinda@gmail.com>
Sent: Monday, October 14, 2019 6:44 PM
To: Campbell, Natasha <ncampbell@co.santa-barbara.ca.us>
Subject: key site 18 oasis project

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.

The proposed OASIS project, at key site 18

I am strongly opposed to this location for the OASIS center.

U-1 The proposed OASIS project includes construction of a new 15,333 (net) square-foot Community Center with 155 parking spaces as shown on Figure 2-17 (Overall Site Plan). Access to the site is proposed via a private driveway from Foxenwood Ln. via access easement across the adjacent corner commercial parcel.

U-2 **The project has only one point of access. Therefore, 100 percent of project related traffic must utilize the Foxenwood Ln. entry way. Approximately 45 percent of OASIS vehicle trips are estimated to be distributed to the Foxenwood Ln./Clark Ave. intersection** (Table 4.12-5, Project Trip Distribution and Figure 4.12-5, Trip Distribution and Assignment). Further, the OASIS Neg. Dec. relied on an 8/25/16 Stantec Traffic Study indicating proposed traffic design would operate at Level of Service (LOS) F, "which is **unacceptable".**

U-3 **The proposed driveway does not meet design standards, due to proximity to the Clark Avenue/Foxenwood Lane intersection, for which a design exception has not been approved. In addition, the driveway entrance would potentially be blocked by vehicles queuing to turn left onto Clark Avenue could impact operation of this intersection, including responding public safety vehicles. The OASIS driveway does not meet the 250-foot separation standard from the Foxenwood Ln./Clark Ave. intersection or the 150-foot separation standard from existing Park n Ride driveway, just across the street. Cal Trans should be concerned about access and possible misuse of the public parking facility.**

U-4 The Project's added traffic to this intersection would exceed the cumulative impact threshold. Therefore; the Project would result in a significant cumulative impact at the Foxenwood Ln. / Clark Ave. intersection. (Class 1 Impact) The Traffic Study reflects cumulative impacts would grade out at Level of Service (LOS) F.

U-5 Public records contain many comments about the close proximity of the S.B. offramp of SR 135, which is why County development standards and analysts recommend relocation of Foxenwood Ln. to Norris St. to remedy this hazardous

traffic circulation design.

U-6 The applicant presented a traffic design request to the Roads Coordination Committee on December 18, 2017. The Committee required the applicant to provide evidence that other access connections were not feasible

California Blvd, Clark Ave., Park Ave, Foxenwood Ln. to the North) before making a decision on the requested exception. Additional information was submitted by the applicant on January 23, 2018. Public Works responded to this submittal with an updated request for information regarding feasibility of the access options. The project has not returned to the Committee for additional consideration of the proposed driveway traffic design exception and therefore no decision has been made.

OASIS DEIR Mitigation Measure (MM) TC-1 is grossly inadequate that would defer analysis and mitigation to construction phase. Hazards, mitigation measures and design flaws are long standing and prudent requirement and timing of mitigation measure is to provide proposed Class I Bikeway/Multi-use Trail Plan and Traffic Design Exception approval prior to Planning Staff Report. Planning has allowed applicant to slide on these important components.

U-7 Further, traffic impacts are not mitigated by turn lanes, concrete medians, striping roadways and widening streets when there is no room to do so. Proposed OASIS development Mitigation Measures are absolutely inadequate for this stop sign-controlled, Class I, LOS F intersection at Clark Ave. / Foxenwood Ln. This is huge when it comes to emergency vehicles and police arriving in a timely fashion. The burden placed on the community by this project proposal is unacceptable. As long as traffic/circulation remains a Class I impact, no mitigation is available to overcome the project's impacts. Citizens of this community deserve better than this.

OTHER ENVIRONMENTAL IMPACT ANALYSIS

Fire and Police Service

Proposed OASIS project includes construction of a new 15,333 square foot Community Center with 155 parking spaces. Access to the site is proposed via a private driveway from Foxenwood Ln. via access easement across adjacent corner commercial parcel. Project description calls for large Non-Oasis events and an increasing OASIS membership. Data presented in Tables 4.12-10 and 4.12-11 illustrates Cumulative+Project traffic volumes. The

U-8 Traffic Study-area intersections are generally forecast to operate at LOS C or better during the A.M. and P.M. peak commute periods, which meets the County's LOS D standard (for these Clark Avenue intersections). S.B. Public Works traffic count (with actual peak hours, including 2:00 P.M to 4:00 P.M), reflecting a cumulative traffic finding of LOS F. The Project's contribution to traffic at this intersection would exceed the cumulative impact threshold. Therefore; The Project would result in a significant cumulative impact at Foxenwood Lane/Clark Avenue intersection.

U-9 The OASIS Project has only one point of entrance and exit from the site. Entry lane is a 10% grade down to the project site which could prove very difficult for emergency vehicles responding onsite with shared access with OASIS development traffic, Class II Bikeway and pedestrian lane, new Lot 87 & 88 access easement, corner commercial site's diagonal parking entry way, plus the steep slopes of access roadway design. Additional impediment is the DEIR identified Significant Unavoidable Class I intersection of Foxenwood Ln. and Clark Ave., also classified as LOS F and unacceptable – according to OASIS August, 2016 Stantec Traffic Report.

U-10 OASIS DEIR documents the stretched resources of both Fire and Police services and in each case, the potential of delayed response. Impact FP-1 indicates the project would add to demand for fire services and would add traffic to the area road network, which was not accounted for in the OCP. Impact FP-2, documents the public and law enforcement concerns over potential excessive demands of service, related to the proposed new development.

Importantly, the DEIR says; "A specific concern is that any large event at the OASIS site, whether it includes alcohol or not, that doesn't have sufficient private/contracted security and appropriate traffic mitigation might severely impact the SBSO's ability to respond to and administer to the rest of the community."

U-11 Fire mitigation measures include "standard Fire Department conditions and payment of standard development impact fees. March, 2016 Fire Department Conditions for Certificate of Compliance call for impact fees in the amount of $0.77 per sq. ft., or $11,800.00 (rounded). Unlike the March 22, 2016 conditions, DEIR discloses only a single access outlet is required in favor of the Fire Department standard of two access outlets, despite chokepoint conditions of access lane and known potentially hazardous and Class I Foxenwood Ln. / Clark Ave. intersection.

U-12 The DEIR provides Mitigation Measure (FP-1), for potentially significant impacts on Police services, in the form of private security/traffic control mandates. Applicant will be assessed a "police protection mitigation fee. Also, applicant has adjusted program attendance – yet no changes made to the building and parking lot footprint.

U-13 Comment: Private Security employees are not trained, or certified to do the job of firemen and police. The DEIR documents potential for both Fire and Law Enforcement to be stretched too thin to always guarantee adequate response times and Rent-a-cops are inadequate to comply with the DEIR mitigation measure requirements. It is unfair for the entire community to be encumbered with potential unintended impacts, not envisioned by the OCP.

Geological Resources

U-14 All of the long range studies, anticipated impacts and threshold assumptions of The Orcutt Community Plan (OCP), are absent impacts of proposed OASIS Community Center. The OCP and "Mini EIR" reinforce prior covenants of open space recreational use, by stating; "No development other than the proposed park, retention basin and class I

bikepath/multi-use trail shall be permitted within the open space." In no way has Key Site 18 anticipated a development of the scale and intensity of the proposed OASIS development.

U-15 The May, 2016 Geotectnical Report (GSI) did not address slope stability, despite well documented identification of unstable soils, 30% Slopes to the south and 50% + slope to the north along the OASIS proposed entry lane off of Foxenwood Ln. OCP Impact KS18-GO-I, states; "Unstable Slopes: Slope engineering for expansion of access roads serving the proposed park could result in potentially significant impacts due to unstable cut slopes. The weight of structures along Clark Avenue could also increase the potential for slope collapse." OCP Impact KS18-GEO-2 states "siltation of Orcutt Creek: Grading and clearing in the short term and construction of impervious surfaces (buildings, parking) in the long-term from increased runoff over the site's erodible soils, would result in potentially significant increases in erosion, and subsequent siltation of Orcutt Creek."

The DEIR states, "A separated pedestrian path is included just south of the access road. Slopes to the south of the access road exceed 30% slope. Retaining walls are proposed along the slope south of the access road (along approximately 400 feet)." The DEIR goes on to say: "No retaining walls are currently determined to be necessary north of the access road…retaining walls will be installed if determined to be necessary to ensure no grading would extend into the creek banks."

Mitigation Measure , GEO-1 states Owner /Applicant shall submit the SWPPP, SWMP or ESCP using Best Management Practices (BMP) designed to stabilize the site, protect natural drainage systems keeping contaminants

and sediments on site and timing of action is to be prior to grading, to be monitored by P & D. Mitigation Measure, GEO-2 states Grading plans shall clearly address slope stability and soil collapse issues for the access road, pedestrian path, bikeway and buildings, including the use of retaining walls or other slope stabilization methods and Plan requirements and timing are to be submitted for P & D review and approval prior to land-use clearance.

Comment: The OASIS development application is approaching the fifth year and applicant has just submitted Stantec's grading plan, dated 8-28-19.

- There is no stabilization study or plan on the 50% slope at the edge of supersensitive creek side. Proximity to Orcutt Creek riparian corridor are obvious risks and unacceptable for this valuable habitat.
- Retaining walls are planned on the 30% south slope elicit concerns of unstable sandy slopes and collapse from weight of potential commercial properties above.

- Further, there is no apparent drainage plan on this 10% grade entry lane and word is OASIS is to receive and manage the corner commercial property storm water runoff.
- DEIR is running all the stop signs, by deferring analysis and mitigation measures to OASIS construction phase. Mitigation Measure timing should be no less than prior to Planning Department Staff Report.
- This OASIS DEIR release is premature and autopilot is unacceptable.

Bus Services

U-16 OASIS proposes to promote the use of transit, but is not proposing new bus stops to serve the project. While some OASIS members/volunteers/employees could take the bus, the distance and topography of the pedestrian route from the existing bus stops to the community center would restrict many members from utilizing the fixed route transit service. Large busses of the "SMAT" transit system would not be expected to be suitable to negotiate constraints of the OASIS entry lane and the Class I Foxenwood Ln./Clark Ave. intersecton. OASIS has indicated many members would utilize the Santa Maria Organization of Transportation Helpers (SMOOTH) Senior Dial-A-Ride service, which provides seniors with individual door to door drop off and pick up transit service, although Dial-and-Ride requires 4 vehicle trips, contributing to traffic load.

Pedestrian Facilities

U-17 Currently a sidewalk exists along the south side of Clark Avenue from Broadway to the State Route 135 interchange. The DEIR is incorrect, there is no sidewalk on north side of Clark Ave., from Twitchell St. to State Route 135, as well as, along Foxenwood Ln., from Clark Ave. to Wilson Dr. The Project includes on-site pedestrian facilities that would connect to Foxenwood Lane. The proposed access road includes a separated ADA-accessible pedestrian path immediately south and parallels the proposed driveway. At OASIS' eastern property line, there is an option to cross the driveway (via presumed steps between the higher pedestrian path and the lower driveway elevation, see Figure 2-32, Preliminary Grading Plan) to continue on the multi-use Orcutt Creek Trail/Class I bikeway, which would be constructed generally along OASIS eastern and northern property lines. The Class 1 Bikeway has been downgraded to a Class 2 or may be relocated. OASIS decided to remove the proposed stairway, connecting the senior center to the Old Town commercial core, interestingly on 30% slope.

OTHER CEQA – REQUIRED DISCUSSION

Growth Inducing Effects

U-18 The DEIR provides a "Growth Inducement Impact" and precedent- setting effect paragraph for 8 of the 13 sections studied for environmental impacts. The DEIR clearly recognizes the conversion of perfected mitigated open space to the OASIS Community Center, will change the Orcutt Creek Corridor forever. Unlike the 2017 OASIS Neg. Dec. this OASIS DEIR reveals a large number of Significant and Unavoidable Class I impacts to Key Site 18 and therefore OASIS Lot 89. Development should bring benefits, not a degraded environment.

The DEIR states; "Without approval of these requests, development would be limited to a public park. Therefore, approval of these requests would greatly increase the development potential of this open space parcel and would set a precedent for removing development restrictions and relinquishing development rights on similarly restricted open space lands, reversing previous decisions to set aside such lands as part of development approvals."

U-19 An obvious precedent-setting and growth-inducing action is the April, 2018 OASIS Access Easement grant to the adjacent lots 87 and 88 of Key Site 18, providing access to those vacant open space lots on the north side of Orcutt Creek. Lots 87 and 88 were landlocked, prior to OASIS actions. The access easement would be expected to convert lot usability with expanded land use options, not possible in prior land locked condition.

Population Growth

U-20 The OASIS DEIR states "the project is not expected to result in population growth, as OASIS proposed to continue to serve the existing community, primarily local seniors."

Comment: OASIS is one of only two larger senior centers in the Santa Maria Valley. OASIS expects an increase in membership/attendance of 30% assuming existing local seniors access the program. With such a significantly larger center, the DEIR does not take into account the draw of attendees from other areas to the Orcutt area. This can increase the population of Orcutt not just with temporary day visitors but also the lure of convenience in living close to the vastly expanded OASIS center. This could greatly impact the population of Orcutt and the demand for housing.

Development of Open Space/Vacant Land

U-21 The OASIS DEIR states, "Approval of the project requests may encourage similar requests to convert other similarly situated, open space properties to development. This would include, but not limited to, other KS18 open space parcels as well as properties throughout the unincorporated area that are designated as open space with development restrictions."

Comment: This could potentially open up the flood gates for unlimited development for recently purchased adjacent properties in KS18. It also Sets precedent and disregards the OCP across the entire Orcutt area.

Significant Irreversible Environmental Effects

U-22 The OASIS DEIR states, "The project would result in an irreversible commitment of law enforcement, fire protection,

water supply, wastewater treatment, and sold waste disposal services."

Comment: In addition to affecting the riparian habitat and wildlife corridor, the existence of OASIS meal program services and outdoor event food preparation will undoubtedly draw unwanted and nuisance wildlife scavenging or attempting to scavenge for food.

U-23 7.2.1 Alternative #1: No Project" Alternative Existing General Plan-Orcutt Community Plan

In order to be consistent with covenants of Southpoint Estates Tract approval and intent of the Orcutt Community Plan, the only finding of this OASIS DEIR would be a no project conclusion. There are superior alternative sites that would leave Southpoint Estates tract conditions unchanged, OCP unmodified and the SB County General Plan intact. A No Project conclusion would reduce the number and severity of Class I impacts to the area and leaving the baseline setting of Key Site 18 as it was clearly intended by prior environmental analysis and decision maker conclusions.

Alternative #2: Off-Site Project Alternative Existing OASIS Location

U-24 Comment: Friends of KS 18 committee met with the Orcutt School District Asst. Superintendent in May, 2019 and asked that School District to consider leaving a window for the existing tenant, OASIS, Inc. to co-locate with Senior Housing development, on Key Site 17. On October 11, 2019 a press report was released regarding the winning bid to enter into a 99 year ground lease of KS-17 school surplus property, for "Senior Housing". The press release also included the following comment: "What really gets me excited is the community center, and I think the better word is the kindness center', TAIT CEO Tom Tait said, adding that the site will connect senior citizens who can share their wisdom while children provide energy." Co-location with KS-17 Senior Housing would be a near perfect fit for the senior component of OASIS, Inc. Alternative #2 has no Class I impacts and would not require General Plan Amendment, OCP modification, changed Southpoint Estates approval conditions, lot line adjustment and acquisition of development rights. It's a far superior alternative location.

Alternative #3: Aqua Center Site

U-25 The OASIS DEIR states, "The terrain between the closest bus stops on Foster Road and the Aqua center site is also flat, making the walk between the bus stop and Alternative #3 more accessible to any mobility-limited seniors compared to bus stop access to the proposed project site at KS18."

Comment: This location is also situated within reasonable walking distance to the Mariposa Townhomes affordable housing and Hummel Village senior housing complex.

U-26 Alternative #9: Previously Proposed OASIS Project 400 West Foster Road

The OASIS DEIR states: "Alternative #9, the previous OASIS project of Foster Road, is considered the Environmentally Superior Alternative as this alternative would avoid all of the proposed project's significant and unavoidable (Class I)

impacts and the potentially significant but mitigable (Class II) impacts would be limited to impacts to biological resources, for which the approved City of Santa Maria MND has identified feasible mitigation."

U-27 Comment: According to the Santa Maria Times, January 3, 2019, the Santa Maria Public Airport actively sought zoning change for development of the area to "include all of the community facility uses that are currently allowed." The area has been described as "ideal for light industrial uses and public facilities." According to the Airport General Manager Dennis Hastert, the airport has specifically "planned to reserve a portion of the space for public facilities."

Further, Mr. Hastert declared, "This piece is one of the easier-to-develop pieces, biologically, with salamanders and all of that."

CONCLUSION

U-28 Conclusions and mitigation measures provided in this analysis do not fit the radical conversion of the valuable open space resources of existing KS-18, Orcutt Creek riparian and wildlife corridor. Mitigation Measures are dependent on approved amendments, modifications, tract condition changes and deferred analysis, which fail to offer adequate solutions to the large number and severity of Class I and Class II impacts. This 15,333 sq. ft. building by itself represents the worst of commercial encroachment creep, envisioned and avoided in both Southpoint Estates Tract development and OCP analytics. The DEIR has sufficiently demonstrated that Alternatives #1, 2, 3 and 4 are all far superior alternatives to the OASIS Key Site 18 location, without need of GPA amendment, OCP modification, Southpoint Tract condition changes. The DEIR does identify the high degree of inconsistency and incompatibility with surrounding residential neighborhoods and the OCP, with this proposed project. **The OASIS DEIR is inadequate and could very well enable a substandard and obvious bad fit for KS-18 and the community – we deserve better than this.**

Linda Rickett
132 Cain Dr.
Santa Maria, CA
Southpoint Estates

October 21, 2019

Natasha Campbell
Project Planner
Santa Barbara County Planning and Development
624 W. Foster Rd., Suite C
Santa Maria, CA 93455

RECEIVED
OCT 21 2019
S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT

SUBJECT: OASIS Community Center
RE: DEIR Comments 19EIR-00000-00003; SCH#20170441065

Dear Ms. Campbell:

Following are our comments to the above-mentioned Draft Environmental Impact Report which identified up to 11 Significant and Unavoidable Class I impacts associated with the OASIS proposed development on KS-18.

LOT 89 BASELINE SETTING

V-1 There have been four certified EIRS (Environmental Impact Reports) prepared involving Key Site 18 property, since 1979. Decision makers have shaped the setting and therefore Baseline of Key Site 18 open space, Non-Commercial recreational use properties with approval decisions of Southpoint Estates residential development, conditions of approval, Zoning Ordinance 3106, Tract Maps identifying open space lots as "NOT A BUILDING SITE" OPEN SPACE, and Grant Deed of Development Rights executed, "in order to establish and preserve the open space character and the noncommercial recreational use of the property..." Additionally, conditions of Southpoint Estates approval and Zoning Ordinance 3106 provide for Southpoint subdivision open space lot size compensation.

V-2 The EIR, Mini-EIR and 1997 OCP identify this Orcutt Creek Corridor as Key Site 18 (KS-18), with protections of this unique open space buffer to benefit Foxenwood, Southpoint Estates and neighboring communities. The OCP is a wonderful long range blueprint for the entire community and especially Key Site 18, which includes proposed OASIS development, off the southern terminus of Foxenwood Lane and Clark Avenue.

4.1 Aesthetic/Visual Resources

V-3 The OASIS DEIR states: "The totality of project improvements would substantively alter views of the OASIS portion of the OCP KS18 open space, as viewed from public roads and surrounding residential properties and also alter views from the eastern gateway to Old Town Orcutt. In addition, the change in open space views would occur on a property that was set aside, in part, to offset cumulative loss of open space impacts and to preserve open space views along the Orcutt Creek corridor, in an area otherwise surrounded by urban development. Therefore, the project's contribution to cumulative loss of scenic open space views would be considerable and significant. (Class I)."

4.3 Biological Resources

V-4 In no way has Key Site 18 anticipated a development of the scope and intensity of the proposed OASIS development. All of the long range studies, anticipated impacts and threshold assumptions of OCP, are absent provision for the proposed OASIS community Center. This development is in conflict with the OCP as well as the Southpoint conditions of approval, subdivision tract map restrictions and Grant Deed of Development Rights.

4.8 Land Use and Planning

V-5 Never was a 15,333 sq. ft. building and a 155 space parking lot envisioned for the well documented Orcutt Creek wildlife and riparian corridor open space. Never did decision makers intend to deny community members benefits of baseline settings of Key Site 18. The truth is clarity and prior decision making, environmental reviews and Orcutt Community Plan (OCP) provide wise guidance. The Planning Director could not have said it better in the 6-11-15 memo to Planning Commissioners, recommending to not accept the OASIS application, by stating; "The Director has determined that removing the open space designation from the subject parcels is not consistent with good planning practices, nor with the intent of OCP." Additionally, the June, 2015, Planning Director, Planning Commissioners and even the Case Planner were all unaware that OASIS, Inc. did not even have development rights to develop proposed project on Lot 89 of Key Site 18. Decision makers should be protecting those perfected mitigated open space Southpoint interests.

4.9 Noise

The OASIS DEIR states; "Residential neighbors, who are considered noise sensitive receptors, are located
V-6 to the north, south and west of the OASIS site on Hartnell Road, Foxenwood Lane, Clark Avenue, Gray Street, Park Avenue, Pacific Avenue, and North Avenue." Further, the DEIR states; "Noise levels from outdoor events, from activities involving large numbers of attendees, and from activities involving amplified music or voice can be considered nuisance noise and generate neighborhood compatibility complaints from nearby residents who are accustomed to existing ambient noise levels. The proposed OASIS operations have the potential to expose nearby residents to substantial, intermittent increases in noise levels compared to the existing setting."

The DEIR conclusion identified in Impact N-3: "Sensitive receptors (surrounding residential neighbors) would be exposed to a potentially significant increase/change in noise levels during the life of the OASIS project, compared to existing noise generated from the undeveloped open space. This includes exposure to a considerable increase in periodic peak noise levels compared to the existing setting without the project (Class II)."

The following *OASIS DEIR Impact N-3* follow-up says; "Impact N-3 would be reduced to an adverse, but less than significant level by implementation of Mitigation Measures NS-3 through NS-8 (Class II)." The
V-7 NS-3 mitigation measure is highly speculative and unproven in its use with projects in Santa Barbara County. Further, the acoustical study initially states that an outdoor amplified event would have a 1 hour sound rating of 80.5 dBA. Then this statement is contradicted on page 4.9-12 (paragraph 5), where it states: "...an assumption of 80.5 dBA for an event involving amplification onsite would not be considered a reasonable worst case assumption in evaluating potential noise impacts under CEQA...". Given the foregoing information, impact NS-3 should result in a Class I impact as no feasible mitigation has been provided.

V-8 Proposed OASIS development mitigation measures fail to reduce anticipated noise nuisance levels below an adverse level. Baseline setting of Key Site 18 and therefore OASIS Lot 89, has been largely

established by the EIR and approvals of Southpoint Estates subdivision. Approval Condition #9 already identified residential units as impacted sensitive receptors, even with open space buffer protections of Ordinance 3106, Grant Deed of Development Rights and Tract Map identification as "Not a Building Site" Open Space.

4.11 Recreation and Open Space

V-9 DEIR *Impact REC -1 closes* with the following statement; "The proposed conversion of open space/parkland to development would increase the previously identified significant unavoidable loss of open space, scenic open space views, and recreation impacts identified in the OCP EIR and Southpoint Estates Orcutt 13 EIR, 79 EIR-1, (Class I)"

V-10 Even without knowledge of the 1981 recorded Grant Deed of Development Rights involving OASIS Lot 89, the *Planning and Development Department recommended denial of acceptance of this OASIS Inc. development application at the 6-11-2015 Planning Commission Hearing.* In a very concise memo, the Planning Director commented; "This area of Key Site 18 was specifically identified as the future location for a public park to include picnic areas, tot-lots and active recreational facilities such as volleyball and basketball courts. Although the proposed project would include recreational lawn areas and public trails, the overall intensity of uses associated with the proposed project would not be appropriate considering the site constraints discussed in Section 3.3 above." Planners completed their findings, by stating; "the OCP provides for significant residential and commercial development within the community of Orcutt. According to the Parks, Recreation, and Open space section of the OCP, open space areas in Orcutt are deficient, and as a result, public and private open spaces need to be preserved to maintain the community's semi-rural character, provide protection from natural hazards and protect valuable resources. The designated open space areas in the OCP are integral to the plan as they provide aesthetic relief from urban development and public and private open space areas. Key Site 18 in particular is recognized for providing significant open space in an area of Orcutt that contains a high level of urbanization."

V-11 DEIR *Impact REC -2 and Impact REC -3*, both address issues of the Class I Bikeway/Multi-use Trail according to provisions of the OCP, including discussion of Mitigation Measures. The DEIR concluded in that discussion, as such; "However, the project would result in a net loss of open space and a reduction in land available for a public park onsite therefore the project would exacerbate previously identified cumulatively significant, unavoidable open space and recreation impacts resulting from OCP build-out, as identified in the board's findings for OCP adoption. (Class I)

V-12 The OASIS application was initiated in December 2014 and has yet to produce a legitimate plan for a Class I Bikeway/Multi-use Trail. Public records reveal multiple misrepresentations that OASIS development would provide a Class I Bikeway to meet OCP specifications. The Applicant's grant of Lot 87 and 88 access easements over planned Class I Bikeway/walkway represent a complete disregard to needs and desires of neighbors and the community as stated in the OCP. The DEIR findings would clearly enable substandard use of valuable recreational and open spaces resources.

V-13 Proposed Mitigation Measures defer both analysis and mitigation measures. At the very least, timing of *REC – 1 MM* should mandate plans for a Class I Bikeway/Trail easement as part of the Staff Report for this OASIS DEIR. The OASIS site plan misleads reviewers of onsite Class I Bikeway, despite DEIR advisement that a proposed CLASS I BIKEWAY is "not feasible". The proposed Bikeway-Multi use trail mitigation measures will offer substandard recreation benefit to the entire community. It has been

nearly 5 years and together with cumulative Significant and Unavoidable, Class I, impact – this 4.11 Recreation DEIR analysis appears to be one more fatal flaw of the proposed project.

4.12 Transportation and Circulation

V-14 The proposed OASIS project includes construction of a new 15,333 (net) square-foot Community Center with 155 parking spaces as shown on Figure 2-17 (Overall Site Plan). Access to the site is proposed via a private driveway from Foxenwood Lane via access easement across the adjacent corner commercial parcel.

V-15 The project has only one point of access. Therefore, 100 percent of project-related traffic must utilize the Foxenwood Lane entry way. Approximately 45 percent of OASIS vehicle trips are estimated to be distributed to the Foxenwood Lane/Clark Avenue intersection (Table 4.12-5, Project Trip Distribution and Figure 4.12-5, Trip Distribution and Assignment). Further, the OASIS Neg. Dec. relied on an 8/25/16 Stantec Traffic Study indicating proposed traffic design would operate at Level of Service (LOS) F, "which is unacceptable".

V-16 The proposed driveway does not meet design standards, due to proximity to the Clark Avenue/Foxenwood Lane intersection, for which a design exception has not been approved. In addition, the driveway entrance would potentially be blocked by vehicles queuing to turn left onto Clark Avenue could impact operation of this intersection, including responding public safety vehicles. The OASIS driveway does not meet the 250-foot separation standard from the Foxenwood Lane/Clark Avenue intersection or the 150-foot separation standard from existing Park n Ride driveway, just across the street. Cal Trans should be concerned about access and possible misuse of the public parking facility.

V-17 The Project's added traffic to this intersection would exceed the cumulative impact threshold. Therefore; the Project would result in a significant cumulative impact at the Foxenwood Lane/Clark Avenue intersection. (Class 1 Impact) The Traffic Study reflects cumulative impacts would grade out at Level of Service (LOS) F.

V-18 Public records contain many comments about the close proximity of the South bound off-ramp of SR 135, which is why County development standards and analysts recommend relocation of Foxenwood Lane to Norris Street to remedy this hazardous traffic circulation design.

V-19 The applicant presented a traffic design request to the Roads Coordination Committee on December 18, 2017. The Committee required the applicant to provide evidence that other access connections were not feasible (i.e. California Blvd, Clark Ave., Park Ave, Foxenwood Ln. to the North) before making a decision on the requested exception. Additional information was submitted by the applicant on January 23, 2018. Public Works responded to this submittal with an updated request for information regarding feasibility of the access options. The project has not returned to the Committee for additional consideration of the proposed driveway traffic design exception and therefore no decision has been made.

Hazards, mitigation measures and design flaws are long standing and prudent requirement and timing of mitigation measure is to provide proposed Class I Bikeway/Multi-use Trail Plan and Traffic Design Exception approval prior to Planning Staff Report.

V-20 Further, traffic impacts are not mitigated by turn lanes, concrete medians, striping roadways and widening streets when there is no room to do so. Proposed OASIS development Mitigation Measures

are absolutely inadequate for this stop sign-controlled location, Class I. This is huge when it comes to emergency vehicles and police arriving in a timely fashion. The burden placed on the community by this project proposal is unacceptable. As long as traffic/circulation remains a Class I impact, no mitigation is available to overcome the project's impacts. Citizens of this community deserve better than this.

OTHER ENVIRONMENTAL IMPACT ANALYSIS

4.5 Fire and Police Service

Access to the site is proposed via a private driveway from Foxenwood Lane via access easement across
V-21 adjacent corner commercial parcel. Project description calls for large Non-Oasis events and an increasing OASIS membership. The Project's contribution would result in a significant cumulative impact at Foxenwood Lane/Clark Avenue intersection.

The OASIS Project has only one point of entrance and exit from the site. The entry lane is a 10% grade down to the project site which could prove very difficult for emergency vehicles responding onsite with shared access with OASIS development traffic, Class II Bikeway and pedestrian lane, new Lot 87 and 88 access easement, corner commercial site's diagonal parking entry way, plus the steep slopes of access
V-22 roadway design. Additional impediment is the DEIR identified Significant Unavoidable Class I intersection of Foxenwood Lane and Clark Avenue, also classified as LOS F and unacceptable – according to OASIS August, 2016 Stantec Traffic Report.

OASIS DEIR documents the stretched resources of both Fire and Police services and in each case, the
V-23 potential of delayed response. Impact FP-1 indicates the project would add to demand for fire services and would add traffic to the area road network, which was not accounted for in the OCP. Impact FP-2, documents the public and law enforcement concerns over potential excessive demands of service, related to the proposed new development. Importantly, the DEIR says; "A specific concern is that any large event at the OASIS site, whether it includes alcohol or not, that doesn't have sufficient private/contracted security and appropriate traffic mitigation might severely impact the SBSO's ability to respond to and administer to the rest of the community." Unlike the March 2016, the DEIR discloses only a single access outlet is required in favor of the Fire Department standard of two access outlets,
V-24 despite chokepoint conditions of access lane and known potentially hazardous and Class I Foxenwood Lane/Clark Avenue intersection.

4.6 Geological Resources

All of the long range studies, anticipated impacts and threshold assumptions of The Orcutt Community
V-25 Plan (OCP), are absent impacts of proposed OASIS Community Center. The OCP and "Mini EIR" reinforce prior covenants of open space recreational use, by stating; "No development other than the proposed park, retention basin and class I bikepath/multi-use trail shall be permitted within the open space." In no way has Key Site 18 anticipated a development of the scale and intensity of the proposed OASIS development.

The May, 2016 GSI Report did not address slope stability, despite well documented identification of unstable soils, 30% Slopes to the south and 50%+ slope to the north along the OASIS proposed entry
V-26 lane off Foxenwood Lane. OCP Impact KS18-GO-I, states; "Unstable Slopes: Slope engineering for expansion of access roads serving the proposed park could result in potentially significant impacts due to unstable cut slopes.

The OASIS development application is approaching the fifth year and applicant has just submitted Stantec's grading plan, dated 8-28-19. There is no stabilization study or plan on the 50% slope at the

edge of supersensitive creek side. Proximity to Orcutt Creek riparian corridor are obvious risks and unacceptable for this valuable habitat. Further, there is no apparent drainage plan on this 10% grade entry lane and OASIS is to manage the corner commercial property storm water runoff. DEIR is deferring analysis and mitigation measures to OASIS construction phase. This OASIS DEIR release is premature and autopilot is unacceptable.

Bus Services

V-27 OASIS proposes to promote the use of transit, but is not proposing new bus stops to serve the project. While some OASIS members/volunteers/employees could take the bus, the distance and topography of the pedestrian route from the existing bus stops to the community center would restrict many members from utilizing the fixed route transit service. Large busses of the "SMAT" transit system would not be expected to be suitable to negotiate constraints of the OASIS entry lane and the Class I Foxenwood Lane/Clark Avenue intersection. OASIS has indicated many members would utilize the Santa Maria Organization of Transportation Helpers (SMOOTH) Senior Dial-A-Ride service, which provides seniors with individual door to door pick up and drop off transit service.

Pedestrian Facilities

V-28 Currently a sidewalk exists along the south side of Clark Avenue from Broadway to the State Route 135 interchange. The DEIR is incorrect, there is no sidewalk on the north side of Clark Avenue, from Twitchell Street to State Route 135, as well as along Foxenwood Lane, from Clark Avenue to Wilson Drive. The Project includes on-site pedestrian facilities that would connect to Foxenwood Lane. The proposed access road includes a separated ADA-accessible pedestrian path immediately south and parallels the proposed driveway. At OASIS' eastern property line, there is an option to cross the driveway (via presumed steps between the higher pedestrian path and the lower driveway elevation, see Figure 2-32, Preliminary Grading Plan) to continue on the multi-use Orcutt Creek Trail/Class I bikeway, which would be constructed generally along OASIS eastern and northern property lines. *The Class 1 Bikeway has been downgraded to a Class 2* or may be relocated. OASIS decided to remove the proposed stairway, connecting the senior center to the Old Town commercial core, interestingly on 30% slope.

OTHER CEQA – REQUIRED DISCUSSION

6.1 Growth Inducing Effects

V-29 The DEIR provides a "Growth Inducement Impact" and precedent-setting effect paragraph for 8 of the 13 sections studied for environmental impacts. The DEIR clearly recognizes the conversion of perfected mitigated open space to the OASIS Community Center will change the Orcutt Creek Corridor forever. Unlike the 2017 OASIS Neg. Dec. this OASIS DEIR reveals a large number of Significant and Unavoidable Class I impacts to Key Site 18 and therefore OASIS Lot 89. Development should bring benefits, **not a degraded environment.**

The DEIR states; "Without approval of these requests, development would be limited to a public park. Therefore, approval of these requests would greatly increase the development potential of this open space parcel and **would set a precedent for removing development restrictions and relinquishing development rights on similarly restricted open space lands**, reversing previous decisions to set aside such lands as part of development approvals."

V-30 An obvious precedent-setting and growth-inducing action is the April, 2018 OASIS Access Easement grant to the adjacent lots 87 and 88 of Key Site 18, providing access to those vacant open space lots on the north side of Orcutt Creek. Lots 87 and 88 were landlocked, prior to OASIS actions. The access

easement would be expected to convert lot usability with expanded land use options, not possible in the prior land locked condition.

6.1.4 Development of Open Space/Vacant Land

V-31 The OASIS DEIR states, "Approval of the project requests may encourage similar requests to convert other similarly situated, open space properties to development. This includes, but is not limited to, other KS18 open space parcels as well as properties throughout the unincorporated area that are designated as open space with development restrictions." This could potentially open up the flood gates for unlimited development for recently purchased adjacent properties in KS18. It also Sets precedent and disregards the OCP across the entire Orcutt area.

6.3 Significant Irreversible Environmental Effects

V-32 The OASIS DEIR states, "The project would result in an irreversible commitment of law enforcement, fire protection, water supply, wastewater treatment, and solid waste disposal services." In addition to affecting the riparian habitat and wildlife corridor, the existence of OASIS meal program services and outdoor event food preparation will undoubtedly draw unwanted and nuisance wildlife scavenging or attempting to scavenge for food.

7.2.1 Alternative #1: No Project" Alternative Existing General Plan-Orcutt Community Plan

V-33 In order to be consistent with covenants of Southpoint Estates Tract approval and intent of the Orcutt Community Plan, the only finding of this OASIS DEIR would be a **no project** conclusion. There are superior alternative sites that would leave Southpoint Estates tract conditions unchanged, OCP unmodified and the SB County General Plan intact. A No Project conclusion would reduce the number and severity of Class I impacts to the area and leaving the baseline setting of Key Site 18 as it was clearly intended by prior environmental analysis and decision maker conclusions.

7.2.2 Alternative #2: Off-Site Project Alternative Existing OASIS Location

V-34 Friends of KS 18 committee met with the Orcutt School District Asst. Superintendent in May, 2019 and asked the School District to consider leaving a window for the existing tenant, OASIS, Inc. to co-locate with the Senior Housing development on Key Site 17. Co-location with KS-17 Senior Housing would be a near perfect fit for the senior component of OASIS, Inc. Alternative #2 has no Class I impacts and would not require General Plan Amendment, OCP modification, changed Southpoint Estates approval conditions, lot line adjustment and acquisition of development rights. It's a far superior alternative location.

7.2.3 Alternative #3: Aqua Center Site

V-35 The OASIS DEIR states, "The terrain between the closest bus stops on Foster Road and the Aqua center site is also flat, making the walk between the bus stop and Alternative #3 more accessible to any mobility-limited seniors compared to bus stop access to the proposed project site at KS18." This location is also situated within reasonable walking distance to the Mariposa Townhomes affordable housing and Hummel Village senior housing complex.

7.2.9 Alternative #9: Previously Proposed OASIS Project 400 West Foster Road

V-36 The OASIS DEIR states: "Alternative #9, the previous OASIS project of Foster Road, is considered the Environmentally Superior Alternative as this alternative would avoid all of the proposed project's significant and unavoidable (Class I) impacts and the potentially significant but mitigable (Class II) impacts would be limited to impacts to biological resources, for which the approved City of Santa Maria MND has identified feasible mitigation."

According to the Santa Maria Times, January 3, 2019, the Santa Maria Public Airport actively sought zoning change for development of the area to "include all of the community facility uses that are
V-37 currently allowed." The area has been described as "ideal for light industrial uses and public facilities." According to the Airport General Manager Dennis Hastert, the airport has specifically "planned to reserve a portion of the space for public facilities." Further, Mr. Hastert declared, "This piece is one of the easier-to-develop pieces."

CONCLUSION

The proposed OASIS Center is a great idea but is not a good fit for the KS-18 proposed location. The large number and severity of Class I and Class II impacts indicate the far superior alternatives #1, 2, 3 and 4 to the Key Site 18 location. Consider the impacts to the residents in
V-38 the area, the increase in traffic, the difficulty of access to the site for emergency vehicles in the event of an emergency, and the impact on the sensitive environment of Key Site 18 that is designated open space and Non-Commercial recreational use properties. "This area of Key Site 18 was specifically identified as the future location for a public park to include picnic areas, tot-lots and active recreational facilities such as volleyball and basketball courts.

Best Regards,

Mark and Barbara Serio
263 Hartnell Rd.
Orcutt, CA 93455
Racing97@gmail.com
Bserio1@yahoo.com

From: Laurent Tarnaud <laurent55@yahoo.fr>
Sent: Sunday, October 20, 2019 6:59 PM
To: Campbell, Natasha <ncampbell@co.santa-barbara.ca.us>
Subject: Orcutt général plan preversation

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.

Good afternoon,

W-1 After reading the Draft EIR for Key-site 18, I feel that the recommended mitigation options for the trail system through the Orcutt Creek are both not in line with the Orcutt General plan, AND will make future expansion of the trail (as laid out in the Orcutt General Plan) harder on neighboring properties, if not out right impossible. As a current trail user, I would like to see the trail system completed as specified by the Orcutt General plan, and would further ask that planning NOT accept any of the mitigation options listed in the EIR. In fact, as stated within the EIR, I feel that this project would be best if moved to alternate sites.
It's also the place where we train our high school kids.

Laurent Tarnaud

From: alec tikhonoff <alectikhonoff@yahoo.com>
Sent: Saturday, October 19, 2019 2:44 PM
To: Campbell, Natasha <ncampbell@co.santa-barbara.ca.us>
Subject: Draft EIR, Sept 2019

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Planning Commission -

I have been alerted to possible changes as listed in the Draft EIR, Sept 2019.

X-1 I am opposed to any changes to the trails, as laid out in the Orcutt General Plan.
and oppose any changes or mitigation measures as listed in the Draft EIR, Sept 2019.

Thank you,

Alec Tikhonoff

-----Original Message-----
From: Denise Villarete <dmvillarete@gmail.com>
Sent: Monday, October 21, 2019 1:44 PM
To: Campbell, Natasha <ncampbell@co.santa-barbara.ca.us>
Subject: Bike trails

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.

Ms.Campbell,

Y-1 After reading the Draft EIR for Key-site 18, I feel that the recommended mitigation options for the trail system through the Orcutt Creek are both not in line with the Orcutt General plan, AND will make future expansion of the trail (as laid out in the Orcutt General Plan) harder on neighboring properties, if not out right impossible. As a current trail user, I would like to see the trail system completed as specified by the Orcutt General plan, and would further ask that planning NOT accept any of the mitigation options listed in the EIR. In fact, as stated within the EIR, I feel that this project would be best if moved to alternate sites.

Denise Villarete, RN

From: John Walk <jwalksm@gmail.com>
Sent: Friday, October 18, 2019 7:40 PM
To: Campbell, Natasha <ncampbell@co.santa-barbara.ca.us>
Subject: OASIS COMMENTS ON DRAFT EIR

October 18, 2019

Natasha Campbell
Project Planner
Santa Barbara County Planning and Development
624 W. Foster Road, Suite C
Santa Maria, CA 93455

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

Dear Ms. Campbell,

Z-1 I thank the County of Santa Barbara for the opportunity to comment on the Draft Environmental Impact Report for the OASIS Community Center. At this time, I am submitting my comments and concerns about the proposed Project.

LOT 89 BASELINE SETTING

Z-2 There have been four certified EIR (Environmental Impact Report) reviews conducted on current Key Site 18 and vicinity property since 1979. Decision makers have shaped the setting and therefore Baseline of Key Site 18 open space, Non-Commercial recreational use properties with approval decisions of Southpoint Estates residential development, Conditions of approval, Zoning Ordinance 3106, Tract Maps identifying open space lots as “NOT A BUILDING SITE” OPEN SPACE, and Grant Deed of Development Rights executed, “in order to establish and preserve the open space character and the noncommercial recreational use of the property...”. Additionally, conditions of Southpoint Estates approval and Zoning Ordinance 3106 provide for lot size compensation.

Z-3 The EIR, Southpoint Estates Orcutt 13 EIR, and 1997 OCP (Orcutt Community Plan) identify this Orcutt Creek Corridor as Key Site 18, with protections of this unique open space buffer to benefit Foxenwood, Southpoint and neighboring communities. OCP is a wonderful long range blueprint for the entire community and especially Key Site 18, which includes proposed OASIS development, off the southern terminus of Foxenwood Lane and Clark Avenue.

CLASS I IMPACT INDICATORS

Z-4 Unlike the April, 2017 OASIS Draft Neg. Dec., OASIS DEIR (Draft Environmental Impact Report) identified up to eleven Significant Class I impacts associated with OASIS lot 89 and proposed development. Baseline Setting, shaped by Southpoint Estates approval and conditions, along with long range vision OCP, were established to safeguard against conflicted and incompatible land use of the planning area and specifically Key Site 18.

4.3 BIOLOGICAL RESOURCES

Key Site 18 is a large open space wildlife corridor. It is home to coyote, deer, Cooper's Hawk, Red Tail Hawk, falcon, owls, quail, bobcat, snakes, red-legged frogs, tiger salamander, mountain lions, raccoons, skunks and gophers.

Z-5 The Project would introduce development into one of the few large urban open spaces/wildlife corridors in the central urban core of Orcutt.

The DEIR states: "The proposed conversion of open space/parkland to development would increase the previously identified significant unavoidable loss of open space, scenic open space views, and recreation impacts identified in the OCP EIR."

The Project would increase habitat fragmentation of the Key Site 18 open space (Class I impact).

4.5 FIRE AND POLICE SERVICE

Only one point of ingress/egress is proposed for the OASIS Project. Section 4.5 of the DEIR states: "A secondary access is not proposed for the OASIS facility. In the future, if the

Z-6 entire section of the Orcutt Creek Trail from Foxenwood Lane to California Boulevard is completed, additional access for emergency vehicles may be feasible using the paved Class I bikeway component of this trail. However, at this time there is no schedule, design or funding for more than the segment of Orcutt Creek Trail proposed as part of the OASIS Project."

The entry lane is shared by regular OASIS traffic, larger event traffic, pedestrians, bikeway and trail, Dial-a-Ride vans, police cars, fire trucks and ambulances. What if there is a fire in the adjacent open space that blocks the access road? If there is a senior focus, we should be concerned with prompt evacuation in an emergency at high attendance onsite.

The OASIS DEIR documents the stretched resources of both Fire and Police services and, in each case, the potential of delayed response. Payment of fair share development fees will be required. However, impact fees in the amount of $0.77 per square foot (15,333 sq. ft.), or $11,800.00 (rounded) would be stretched thin.

Police services, in the form of private security/ traffic control are inadequate to comply with the DEIR mitigation measure requirements. Why should the community be encumbered with potential unintended impacts not envisioned by the OCP?

OASIS shall be responsible for ensuring adequate security and traffic control for all activities onsite, including regular OASIS activities and rentals involving non-OASIS activities/events. What qualifications are required for Special-Event Contractors in managing traffic control? What about liability? Events serving alcohol?

4.6. GEOLOGICAL RESOURCES

Z-7 The OCP and Southpoint Estates Orcutt 13 EIR stated: "No development other than the proposed park, retention basin and Class I bike path/multi-use trail shall be permitted within the open space." Key Site 18 never anticipated a development of the scale and intensity of the proposed OASIS development.

This loss of open space is irreplaceable, cannot be mitigated, and should be a Class I impact.

4.10. PUBLIC SERVICES AND FACILITIES

Z-8 The end use of the Project is for seniors. The proposed OASIS site would be served by SMAT buses. Note that the closest bus stops are located between 1/3 and 1/2 mile from the Project site. SMAT has requested a bus stop at Clark Avenue/Foxenwood Lane to allow access for seniors visiting the OASIS Center. However, OASIS is not proposing new bus stops.

The steep slope down to the OASIS building site is a shared entry lane for proposed pedestrian traffic, Class II bikeway, and LeBard commercial diagonal parking plan. How does the design of site access lane pass the test of convenience and ADA wheelchair compliance standards?

There is no sidewalk along Foxenwood Lane from Clark Avenue to Wilson Drive.
Also, there is no sidewalk on the north side of Clark Avenue from Twitchell Street to State Route 135. Since this Project is designed to serve seniors, the bus and sidewalk access is not adequate for seniors and does not seem to meet ADA standards.
Seniors do not deserve to be short-changed like this.

4.12 TRANSPORTATION AND CIRCULATION

Z-9 The proposed driveway does not meet design standards, due to proximity to the Clark Avenue/Foxenwood Lane intersection, for which a design exception has not been approved. The staff report for the EIR should not be prepared until the design exception has been approved by the County Public Works department.

Z-10 The data presented in Tables 4.12-10 and 4.12-11 show that with Cumulative + Project traffic volumes, the Clark Avenue/Foxenwood Lane intersection is forecast to operate at LOS F during the A.M. and P.M. peak commute periods. The Project would result in a significant cumulative impact at the Foxenwood Lane/Clark Avenue intersection. This is a Class I impact.

As long as traffic remains a Class I impact, no mitigation is available to overcome the Project's impacts.

ALTERNATIVES

ALTERNATIVE #1- NO PROJECT

Z-11 In order to be consistent with covenants of Southpoint Estates Tract approval and intent of OCP, the only finding of this OASIS DEIR would be a no Project conclusion.
There are superior alternative sites that would leave Southpoint Estates tract conditions unchanged, OCP unmodified, and the Santa Barbara County General Plan intact.
A No Project conclusion would reduce the number of Class I impacts to the area and leave the baseline setting of Key Site 18 as it was clearly intended by prior environmental analysis.

ALTERNATIVE #2- EXISTING OASIS LOCATION

Z-12 Co-location with Key Site 17 Senior Housing would be a near perfect fit for the senior component of OASIS. This alternative #2 has no Class I impacts and would not require a General Plan Amendment, OCP modification, changed Southpoint Estates approval conditions, lot lines adjustment and acquisition of development rights.

ALTERNATIVE #3- AQUA CENTER SITE

Z-13 The OASIS DEIR states: “The terrain between the closest bus stops on Foster Road and the Aqua Center site is also flat, making the walk between the bus stop and Alternative #3 more accessible to any mobility-limited seniors compared to bus stop access to the proposed Project site at Key Site 18. This location is situated within reasonable walking distance to the Mariposa Townhomes, affordable housing, and Hummel Village senior housing complex.

ALTERNATIVE #9- PREVIOUSLY PROPOSED OASIS PROJECT- 400 West Foster Road

Z-14 The OASIS DEIR states: “Alternative #9 is considered the Environmentally Superior Alternative as this alternative would avoid all of the proposed Project’s significant and unavoidable (Class I) impacts, and the potentially significant but mitigable (Class II)
impacts would be limited to impacts to biological resources, for which the approved City of Santa Maria MND has identified feasible mitigation.”

CONCLUSION

Z-15 The OASIS Project is in conflict with the OCP as well as the Southpoint conditions of approval, subdivision tract map restrictions, and Grant Deed of Development Rights. This EIR should not be certified for the aforementioned reasons.

Thank you for your attention to this matter.

Respectfully yours,

Frances Walk
388 Hartnell Road
Santa Maria, CA 93455

NOTE: A signed copy of this email has been mailed as well.

Oct, 19/2019

Final Comment Letter

Noise Oasis EIR Final.

4.9

Mischaracterization

AA-1 I live along the southern westerly edge of Orcutt Creek which has no noise other than wind, wild life. Birds, quail, Doves, Hawks, Deer, Rabbits, Coyotes, occasionally Mountain Lion sightings, and several small creatures, including CTS & Red Legged Frogs. This is one of the beautiful things about KS-18 being preserved open space not a building site. Constant human presence and activity would destroy this natural habitat. As a musician myself, I know what amplification can do, and It is difficult to control volume levels from one band to the next. Once music is started, and folks have a few drinks voices get louder and music gets progressively louder. An outside environment like this will also have smokers of Tobacco products including Marijuana, wandering through the open space increasing the threat of fire. A mandatory smoking room has to

AA-2 be added to this project or no smoking of any kind allowed on the premises. Who would enforce this policy if accepted?

AA-3 Any changes in the natural habitat will be devastating. EIR noise test provided by David Lord is focused on 24 hour noise level of less than 60 db at the property lines. The NS-3mitigated measures is highly speculative, and unproven in its use in Santa Barbara County. In addition, the acoustical study initially states that an outdoor amplified event would have a 1 hour sound rating of 80.5 dba. This statement contradicts Page 4.9-12 (paragraph 5) which states the assumption of 80.5 dba for an event involving amplification on site would not be considered reasonable a reasonable worst case assumption in evaluating potential noise impacts…Given the forgoing information, impact NS-3 should result in a Class 1 impact as no feasible mitigation has been provided.

AA-4 The westerly open end of Orcutt Creek will have noise levels that will carry through the creek destroying the main reasons KS-18 is protected open space, and not only is it NOT a BUILDING SITE, wildlife will disappear forever. Orcutt Creek will also be gone forever.

AA-5 Alameda County community plan sound study indicates Rock Music has a level of, 110 db, 10 db less than that of a jet engine. This is a very significant impact. Car and truck noise in and out daily will also have a huge impact on wildlife. Quality of resident's life, for Folks who live along these banks, and enjoy quiet day & night times, and hearing Hawks, Owls, and Coyote at night occasionally day time sighting of deer.

AA-6 This is something many of those in favor of this project have never heard or seen, and have no idea of their values to this community, and frankly, don't seem to care! This treasure is irreplaceable. Orcutt has lost several natural habitats but nothing quite this unique. County needs to continue holding as promised the currently already mitigated development rights on KS-18 in perpetuity

Project is not consistent with OCP.

AA-7 New EIR states, the new 15,000+ sq ft building will preserve open space. This is clearly a Mischaracterization. How will the Oasis new proposed 15,000 + sq ft building on this already mitigated, and preserved OPEN SPACE actually preserve this land that is already preserved open space? This site is currently in compliance with California State Law 65566 and 65567.

AA-8 Mitigation by SB County was completed for South Point Estates development officials in the 1970s, and is currently in compliance with Ca. state laws, and the OCP, designated Open Space Not a building site.

In the 1970's my children, and neighborhood kids played in the Orcutt Creek from time to time they would bring home frogs they had caught. Some of those frogs had Red Legs. We did not know at that time these frogs would be on the endangered spices list.

AA-9 In spite of what the new EIR says Tiger Salamanders have also been seen on this site from Hartnell Rd to North Avenue, and everywhere in between. I have personally seen these critters on this site.

AA-10 Oasis functions will be held outside, party rentals will be held inside to help contain noise. What and who determines private party from Oasis party? What is the Oasis plan? Will the two party's be combined in the 12 events per year? Major important Sections related to traffic, and safety as well as other important issues concerning health and quality of life are incomplete in this EIR. The new EIR must not be accepted it is incomplete and poorly written. Accepting this EIR is a broken mitigation promise with South Point residents, as well as the entire community of Orcutt.

AA-11 As a resident along the Orcutt Creek bank, frankly, I reject the idea of being told I am a noise receptor on stand by for OASIS project "forever!" It will be up to me or my neighbors to file a complaint or complaints with basically, a Rental Cop with limited skills. Or someone from the Oasis with no skills volunteering for security purposes. It is my opinion this remedy will not work, and possibly create even more problems. This method puts the burden of complaining on everyone who lives in the general vicinity. Potentially, we will have some sort of musical entertainment every day, and every weekend. Our quality of life will change "forever". Our main day of relaxing is just like other folks, even you the decision makers, it is usually on the weekends. If approved this too will be destroyed forever.

AA-12 **OCP EIR IMPACTS AFTER MITIGATION**

The adopted OCP CEQA findings conclude that impacts to KS18 associated with increased night lighting, unmaintained storm water retention basins and roadway medians/planter strips, alteration of the visual character of Old Town, potentially incompatible development within Old Town, loss of Orcutt Creek (unobstructed) view corridor from westbound Clark Avenue, and change in visual character (pastoral appearance) of the site, would be partially mitigated by the adopted visual resources policies, development standards and actions identified in Section 4.1.2 above. However, the adopted CEQA findings conclude that residual impacts (after mitigation) from changes to the unique visual character of KS18 would be significant and unavoidable (Class I).

SIGNIFICANCE AFTER MITIGATION

Section 4.1 Aesthetics/Visual Resources

OASIS Draft EIR 24

Impact VIS-1: The proposed project would increase development and result in significant aesthetic/visual resource impacts due to the loss of unobstructed scenic views of the Key Site 18 contiguous natural open space setting along Orcutt Creek and to the visual character of the eastern gateway to Old Town Orcutt (Class I).

Section 4.1 Aesthetics/Visual Resources

OASIS Draft EIR 38

SIGNIFICANCE AFTER MITIGATION

This project will destroy Orcutt Creek forever, and is not consistent with the OCP.

Impact VIS-1 (Impacts to Scenic Views/Visual Character of Eastern Gateway to Old Town): The proposed project would increase development and result in significant aesthetic/visual resource impacts due to the loss of unobstructed scenic views of the Key Site 18 contiguous natural open space setting along Orcutt Creek and to the visual character of the eastern gateway to Old Town Orcutt (Class I).

Cumulative Loss of Open Space Views would be partially mitigated by Mitigation Measures VIS-1 through VIS-9. Residual impacts would remain significant (Class I).

Figure 4.1-15 Proposed Off-Site Directional Sign along Foxenwood Lane
Impact VIS-2: The proposed off-site, directional sign on Foxenwood Lane would result in potentially significant visual/aesthetic impacts (Class II).

This project will destroy Orcutt Creek forever, and is not consistent with the OCP.

AA-13

Government State Codes

65566. Any action by a county or city by which open-space land or any interest therein is acquired or disposed of or its use restricted or regulated, whether or not pursuant to this part, must be consistent with the local open-space plan.

65567. No building permit may be issued, no subdivision map approved, and no open-space zoning ordinance adopted, unless the proposed construction, subdivision or ordinance is consistent with the local open-space plan.

AA-14 The OCP clearly states open space not a building site, no community centers

Governor's Office of Planning and Research

INTRODUCTION

Overview *of the* California Environmental Review *and* Permit Approval Process

AA-15

The California Environmental Quality Act (CEQA) was enacted in 1970 as a system of checks and balances for land-use development and management decisions in California.

Environmental review is characterized by an Environmental Impact Report (EIR). The EIR records the scope of the applicant's proposal and analyzes all its known environmental effects. Project information is used by state and local permitting agencies in their evaluation of the proposed project

In 1977, the California Legislature passed the **California Permit Streamlining Act** (PSA) and established the **Office of Permit Assistance** (OPA). The creation of both OPA and PSA sought to remedy a complicated and often unresponsive permitting processes. The Permit Streamlining Act addressed some of CEQA's shortcomings: namely, that it lacked a calendar by which applicants and the public could expect the prompt review of a given project. The PSA added time-lines and deadlines to expedite government review of proposals. While this did not guarantee the approval of projects or their favorable review, it did give applicants and the public an orderly, standardized process for filing reports and actions.

California's environmental review is rigorous by anyone's standards. In most cases it extends beyond federal statutes established under the National Environmental Policy Act (NEPA).

- **Cities and counties regulate land use by way of planning, zoning, and subdivision controls.** There are currently 58 counties and over 470 incorporated cities in California, each with the same authority for land use regulation. Local government authority is granted by State law. Cities and counties have legislative power to adopt local ordinances and rules consistent with state law.
- Who must comply with CEQA?
- CEQA applies to certain activities of state and local public agencies. A public agency must comply with CEQA when it undertakes an activity defined by CEQA as a "project." A project is an activity undertaken by a public agency or a private activity which must receive some discretionary approval (meaning that the agency has the authority to deny the requested permit or approval) from a government agency which may cause either a direct physical change in the environment or a reasonably foreseeable indirect change in the environment.

AA-16
The Office of Permit Assistance can be contacted by telephone at (916) 322-0694. Its FAX number is (916) 322-0693.

OCP EIR IMPACTS AFTER MITIGATION

The adopted OCP CEQA findings conclude that impacts to KS18 associated with increased night lighting, unmaintained storm water retention basins and roadway medians/planter strips, alteration of the visual character of Old Town, potentially incompatible development within Old Town, loss of Orcutt Creek (unobstructed) view corridor from westbound Clark Avenue, and change in visual character (pastoral appearance) of the site, would be partially mitigated by the adopted visual resources policies, development standards and actions identified in Section 4.1.2 above. However,

the adopted CEQA findings conclude that residual impacts (after mitigation) from changes to the unique visual character of KS18 would be significant and unavoidable (Class I).

Section 4.1 Aesthetics/Visual Resources

***OASIS Draft EIR* 24**

Impact VIS-1: The proposed project would increase development and result in significant aesthetic/visual resource impacts due to the loss of unobstructed scenic views of the Key Site 18 contiguous natural open space setting along Orcutt Creek and to the visual character of the eastern gateway to Old Town Orcutt (Class I)

This project will destroy Orcutt Creek forever, and is not consistent with the OCP.
Quality of life as we know it will be taken away from those who purchased because of the open space, as well as lifelong residents in OTO not a building site.

Section 4.1 Aesthetics/Visual Resources

AA-17
On either side of the paved width of the access road and a separated pedestrian path is proposed on the south side of the access road and following nearly the entire length of the access road across the OASIS parcel, to provide ADA pedestrian access to the proposed buildings. Given the steep slope located south of the proposed OASIS development area, retaining walls (one to five feet in height) are required to accommodate the proposed location of the pedestrian path, including one on each side of the pedestrian path in some locations to reduce the height of required retaining walls.
This slope does not meet ADA requirements.

AA-18
Grading on the slope north of the road would extend from APN 105-020-041 onto APN 105-020-053 (both owned by S. LeBard) and would about the southern tip of an adjacent property northeast of the access road (APN 105-020-018, not a part of the project). Mitigation requires installation of restoration/native landscape plantings after completion of grading activities, in part to screen new cut slopes and other scarring from road improvement earthwork as viewed from the surrounding area.

AA-19
For the reasons discussed above, project grading and development would exacerbate the Class I impact to visual resources identified in the OCP EIR, including loss of scenic open space views, which was based on buildout of the OASIS property limited to a future Orcutt Creek Park.

AA-20
Impact VIS-2: The proposed off-site, directional sign on Foxenwood Lane would result in potentially significant visual/aesthetic impacts (Class II).

AA-21

KS- !8 proposed development site is designated Open Space, Not a building site. This is protected by California state law code 65560 65567. This request is not consistent with the OCP. How will the county mitigate for this loss of open space if amended; and how will this amendment prevent future loss of open space? NO Changes to the OCP.
This site is designated NATURAL “Open Space,” “Not a Building Site” proposed Mitigation Cluster Trees for landscaping rather than placing them in a Row, and make

this Natural Open Space? What is more natural than undisturbed? Again, in Consistent with OCP.

AA-22

Removing a class 1 bicycle lane or making it a less safe class 2 on Foxenwood lane is not consistent with the OCP. How will this project justify/mitigate eliminating safety features designed for bicycle riders with and easement road crossing this bike trail? Class 1

AA-23

Biology report: inconsistent, 1. 2016 Study was done while in a drought, and were in this drought for several years.

2. Study done by: John Storrer Environmental Services, then verified by another independent biologist Stantec whose study consisted of "reading storrers report", and verifying it was accurate. Red Legged frogs have been found on this site, and there are CTS as well. This study, and report was paid for by Oasis, these same biologist are also used by the county. This is a conflict of interest. County needs to prove there are no endangered species on this property as one of these biologist has a written report that contradicts what is stated with regards to Red Legged Frogs, they mysteriously avoided the proposed building site. Inconsistent with OCP.

AA-24

Traffic

Note, in the late 60s early 1970's shortly after the new stop light system was installed an elderly woman was killed on Clark Ave and Orcutt Frontage road. Also, approximately 2016-2017 another elderly man was critically injured in this same location. This is an extremely dangerous area.

AA-25

PARKING ANALYSIS

The Project is proposing to provide 155 vehicle spaces in on-site surface parking. The LUDC would require provision of 228 on-site parking spaces, based on the following land use parking ratios

. **OASIS is** requesting a reduction to the County's parking requirements to provide 155 spaces, 77 spaces fewer than the 228 spaces that would normally be required under the LUDC.

The adequacy of the proposed parking supply was evaluated based on operational data provided by the applicant and proposed maximum attendance for the Project. ATE evaluated the parking based on two peak parking scenarios: This is a major problem.

Old Town Orcutt currently has a major parking problem that needs to be addressed now. 2012 planning eliminated onsite parking in the commercial district. New Development ought to have stricter parking requirements. Do not bend any rules for this project. Residents will be forced to accommodate/ sacrifice even more residential parking for the over flow in the residential parking areas. This Community Center needs to have the maximum amount of required onsite parking.

AA-26

Traffic Study is not accurate. Study was done while school was out for the summer, and weekends do not get counted. 3 months of less traffic activity, and 9 months of steady unstudied traffic! Weekends are heavy traffic days. County needs to change traffic policy for accurate unbiased traffic reports. True accuracy ought to be standard procedure.

AA-27

Property KS-18 was originally acquired by adverse position, project site was donated to Oasis. This property was given to Oasis, Two different land locked parcels prior to purchase have been sold. The Oasis lose nothing as far as initial property investment. Orcutt as a whole community stands to lose a major environmentally sensitive area for ever. This project has a very bad smell from the very beginning.

AA-28
I am completely disappointed with deceptions in this entire project, and its process from the very beginning. Less than honest, and now the new misleading incomplete deceptive EIR. In the beginning several others, and myself were led to believe the old portable Oasis buildings on the current Soares site would be moved down to this new location and it would be business as usual. This did not seem like a real big deal to me, and others back then. Boy, was I / we ever wrong!
Why did a long time planner of 20 plus years step down from this project and his job when real questions were raised and brought this project to true light? Why did his replacement planner step down after just a few months? Why is there now just a temporary planner in this position? In the beginning the first planning commissioner meeting there was ZERO people opposed to this project. Only Oasis supporters at the first planning commission meeting that allowed this project to get this far along. The reason is this project was snuck in under the radar. No or few public notices were sent out.

No one knew about this until it was done, and Oasis received the ok to proceed without development rights. This project was presented to planning commissioners, and approved without the Oasis or property donor holding the legal development rights to this property. This is like trying to sneak the development rights under the counties nose in an adverse possession kind of way. This project ought to be rejected because of this alone.
The county holds the development rights. This project ought to be stopped right now because of improper planning procedures.

This project will change the quality of my family's life, and residents in OTO forever! Clearly, this is a problem. Why was the development rights to this property not exposed in the beginning? Deceptions with this project, and irregularities have raised red flags for many people. Some have wondered why there has been no Grand Jury Investigation.

No Project on KS-18

AA-29
There is a much better location for the OASIS and it is not burdened with all of key site 18 environmental issues, and could enhance the Oasis future growth that is clearly anticipated. Alternate #9

AA-30
Safety, and quality of life in North County are just as important as in South County. Under no circumstances should decision makers North or South exchange safety or quality of life for favors on either side.

AA-31
Also, newly released information, Orcutt School district has reached an agreement with a developer for a senior housing project which includes a real honest to goodness senior & Community Center. Maybe Oasis could get in on this. It is already on the approved Oasis Soares st. location. This is another perfect site for this project. This site is bound by Rice Ranch Road, Dyer St and Soares ave.

Please do not sell or give up the mitigated Key Site 18 development rights you the county currently hold as a promise made to the folks in Orcutt to keep it Open Space.

Chuck Williams
Orcutt Resident

Decision Makers,

BB-1 Pleases do not allow the Oasis development to proceed. This project is one huge major impact that will lead to even bigger unavoidable class 1 life threatening impacts. The new ERI is loaded with class 1 impacts, also EIR

BB-2 document is incomplete. A wise decision will be to reject the new EIR. No amendments to the OCP. Orcutt Creek will be completely destroyed if this project or any development is allowed to be completed on the already

BB-3 designated Open Space. Alternate site #9 is the best place for this project. One

BB-4 of the most misused words in the English language is: Professional a true professional speaks with honesty and integrity. Both seem to be lacking in the new EIR.

Thank you for reading my concerns.

Pat Williams

Orcutt resident

10/20/2019

California
Department of Conservation
Division of Oil, Gas, and Geothermal Resources

Gavin Newsom, Governor
David Bunn, Director

October 14, 2019

RECEIVED
NOV 26 2019
S B COUNTY
PLANNING & DEVELOPMENT

Natasha Campbell, Project Planner
Planning and Development
County of Santa Barbara
624 W. Foster Road
Santa Maria, CA 93455

Dear Ms. Campbell,

NOTICE OF AVAILABILITY AND PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE PROPOSED OASIS CENTER PROJECT KEY SITE 18 (KS18)

CC-1 The Division of Oil, Gas, and Geothermal Resources (Division) appreciates the opportunity to submit comments on the project referenced above (Project), received published September 6, 2019.

The Division's authority is set forth in Division 3 of the Public Resources Code (PRC), and Title 14 of the California Code of Regulations (CCR). PRC § 3208.1 establishes well re-abandonment responsibility when a previously plugged and abandoned well may be impacted by planned property development or construction activities. Local permitting agencies, property owners, and/or developers should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near oil, gas, or geothermal wells.

The Division has reviewed the Project. To assist local permitting agencies, property owners, and developers in making wise land use decisions regarding potential development near oil, gas, or geothermal wells, the Division provides the following information.

CC-2 Our records indicate there are no known oil wells located on the parcels where the Project is proposed. For comment and well review for future development on parcels where wells are located please contact the Division. Records and locations for oil, gas, and geothermal wells located in California are available online at https://www.conservation.ca.gov/dog/Pages/WellFinder.aspx

CC-3 **The Division categorically advises against building over, or in any way impeding access to, oil, gas, or geothermal wells.** Access is considered the ability for a well servicing unit and associated necessary equipment to reach a well from a public street or access way, solely over the parcel on which the well is located. A well servicing unit, and any necessary equipment, should be able to pass unimpeded along and over the route, and should be able to access the well without disturbing the integrity of surrounding

infrastructure. Items that can affect well access include, but are not limited to, buildings, housing, fencing, hardscape, landscape, trees, pools, patios, sidewalks, roadways, parking lots, waterways or channels, and decking. Impeding access to a well could result in the need to remove any structure or obstacle that prevents or impedes access.

There are no guarantees a well abandoned in compliance with current Division requirements will not start leaking in the future. It always remains a possibility that any well may start to leak oil, gas, and/or water after abandonment, no matter how thoroughly the well was plugged and abandoned. The Division acknowledges wells plugged and abandoned to the most current standards have a lower probability of leaking in the future, however there is no guarantee that such abandonments will not leak.

The Division advises that all wells identified on development parcels prior to, or during, development activities be tested for liquid and gas leakage. Surveyed locations should
CC-4 be provided to the Division in Latitude and Longitude, NAD 83 decimal format. The Division expects any wells found leaking to be reported to it immediately.

CC-5 Failure to plug and re-abandon a well may result in enforcement action, including an order to perform re-abandonment well work, pursuant to PRC § 3208.1, and 3224.

PRC § 3208.1 gives the Division the authority to order or permit the re-abandonment of any well where it has reason to question the integrity of the previous abandonment, or if the well is not accessible or visible. Failure to plug and re-abandon a well may result in enforcement action, including an order to perform re-abandonment well work, pursuant to PRC § 3208.1, and 3224. Responsibility for re-abandonment costs may be affected by the choices made by the local permitting agency, property owner, and/or developer in considering the general advice set forth in this letter. The PRC continues to define the person or entity responsible for re-abandonment as:

1. **The property owner** - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and in its current condition does not pose an immediate danger to life, health, and property, but requires additional work solely because the owner of the property on which the well is located proposes construction on the property that would prevent or impede access to the well for purposes of remedying a currently perceived future problem, then the owner of the property on which the well is located shall obtain all rights necessary to re-abandon the well and be responsible for the re-abandonment.

2. **The person or entity causing construction over or near the well** - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and the property owner, developer, or local agency permitting the construction failed either to obtain an opinion from the supervisor or district deputy as to whether the previously abandoned well is required to be re-abandoned, or to follow the advice of the supervisor or district deputy not to undertake the construction, then the person or entity causing the

construction over or near the well shall obtain all rights necessary to re-abandon the well and be responsible for the re-abandonment.

3. **The party or parties responsible for disturbing the integrity of the abandonment** - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and after that time someone other than the operator or an affiliate of the operator disturbed the integrity of the abandonment in the course of developing the property, then the party or parties responsible for disturbing the integrity of the abandonment shall be responsible for the re-abandonment.

To view PRC § 3208.1 in its entirety, please visit:
https://www.conservation.ca.gov/index/Documents/DOGGR-SR-1%20Web%20Copy.pdf

No well work may be performed on any oil, gas, or geothermal well without written approval from the Division. Well work requiring written approval includes, but is not limited to, mitigating leaking gas or other fluids from abandoned wells, modifications to well casings, and/or any other abandonment or re-abandonment work. The Division also regulates the top of a plugged and abandoned well's minimum and maximum depth below final grade. CCR §1723.5 states well casings shall be cut off at least 5 feet but no more than 10 feet below grade. If any well needs to be lowered or raised (i.e., casing cut down or casing riser added) to meet this regulation, a permit from the Division is required before work can start.

CC-6 The Division makes the following additional recommendations to the local permitting agency, property owner, and developer:

1. To ensure that present and future property owners are aware of (a) the existence of all wells located on the property, and (b) potentially significant issues associated with any improvements near oil or gas wells, the Division recommends that information regarding any identified well(s), and any other pertinent information obtained after the issuance of this letter, be communicated to the appropriate county recorder for inclusion in the title information of the subject real property.

2. The Division recommends that any soil containing hydrocarbons be disposed of in accordance with local, state, and federal laws. Please notify the appropriate authorities if soil containing significant amounts of hydrocarbons is discovered during development.

As indicated in PRC § 3106, the Division has jurisdictional authority over the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells, and attendant facilities, to prevent, as far as possible, damage to life, health, property, and natural resources, damage to underground oil, gas, and geothermal deposits, and damage to underground and surface waters suitable for irrigation or domestic purposes. In addition to the Division's authority to order work on wells pursuant to PRC §§ 3208.1 and 3224, it has authority to issue civil and criminal penalties under PRC §§

3236, 3236.5, and 3359 for violations within the Division's jurisdictional authority. The Division does not regulate grading, excavations, or other land use issues.

CC-7 If during development activities any wells are encountered that were not part of this review, a Division engineer in the Coastal District - Orcutt office is to be notified immediately, and an amended site plan with well casing diagrams for Division review shall be filed. After appropriate review, the District office will send a follow-up well evaluation letter to the property owner, applicant, and local permitting agency.

Thank you for considering the Division's comments. If you have any questions, please contact our District office at (805) 937-7246 or via email at DOGGRCoastal@conservation.ca.gov.

Sincerely,

Patricia A. Abel
Coastal District Deputy

JM:kk

cc: Chrono
CSWR

From: UDOTFW <udotfw@gmail.com>
Sent: Thursday, October 3, 2019 9:14 AM
To: Campbell, Natasha <ncampbell@co.santa-barbara.ca.us>
Subject: Comments Concerning Draft EIR for the Proposed Oasis Center Project

Dear Ms Campbell,

I'm writing you today concerning the proposed Oasis Center project in Orcutt. I have lived in Orcutt since 1985 and am apposed to this project for the following reasons:

DD-1 1. The project site is in a ravine and with Climate Change occurring, there is no way to accurately predict how much rain in the area over a period of days/weeks could produce flooding. Further, if buildings, streets, and parking lots are added to this area, runoff will be significantly increased, thereby requiring additional storm water drainage. If these drainage systems are not properly maintained, e.g., debris removal, the possibility of flooding increases.

DD-2 2. The proposed "Foxenwood Lane driveway entrance" is a bad idea because this area is already congested, i.e., two-way Clark Avenue traffic (heavy at sometimes daily), southbound HWY 135 off-ramp, southbound HWY 135 on-ramp, etc.

DD-3 3. The addition of the new buildings, roads, parking lots, etc. would alter the "open spaces" atmosphere of this part of Orcutt.

DD-4 Assuming Orcutt needs a senior center, I have no problem with that; however, another location on higher ground should be found. Further, I think converting part of the property to trails and bikeways is a good idea, providing the area retains its rural/natural appearance.

Sincerely,

Richard Stone
270 Wellington Drive
Santa Maria, CA 93455
(805) 934-1668

9.0 Comments Received on Draft EIR

Table 9-1 Comments Received on Draft EIR

Comment #	Name	Dated
Applicant		
A	Laurie Tamura (Agent)	10-21-19
Department / Agency		
B	Santa Barbara County Air Pollution Control District	10-18-19
C	Caltrans	10-21-19
D	Orcutt Trails Commission	10-21-19
Public		
E	A. Citrin/M. Chytilo representing Friends of Key Site 18	10-21-19
F	Friends of Key Site 18 (D. Rosing)	10-12-19
G	T. Wilson	10-18-19
H	J. Bresnahan	10-20-19
I	G. Carlon	10-20-19
J	D. Carmody	10-21-19
K	M. Carroll	10-20-19
L	K. Castaing	10-21-19
M	D. Clay	10-20-19
N	N. Delker	10-17-19
O	A. Dunne	10-20-19
P	M. Hecker	10-20-19
Q	J. Hess	10-20-19
R	M. Housel	09-17-19
S	K. Mann	10-20-19
T	L. Rickett	10-17-19
U	L. Rickett	10-14-19
V	M. and B. Serio	10-21-19
W	L. Tarnaud	10-20-19
X	A. Tikhonoff	10-19-19
Y	D. Villarete	10-21-19
Z	F. Walk	10-18-19
AA	C. Williams	10-19-19
BB	P. Williams	10-20-19
CC	Dept of Conservation, Div. of Oil, Gas & Geothermal Resources	10-14-19
DD	R. Stone	10-03-19
EE	Draft EIR Hearing Summary	

"A" Responses to Laurie Tamura (Project Agent) Letter

A-1 Comment noted. See responses to comments below.

A-2 Information regarding the LeBard commercial development has been added to EIR section 1.1.1 and a site plan has been added to section 4.1.4, as Figure 4.1-2c (LeBard Commercial Project Layout).

A-3 Additional information has been added to the EIR sections 4.1.1 (Aesthetics/Visual Resources, Setting) and 4.1.4 (Impact Assessment). If/when the LeBard commercial development is constructed, it would partially obstruct views of the OASIS development. However, it is expected that the proposed OASIS development would remain visible from various public vantage points, including along Foxenwood Lane near the project entrance and from Clark Avenue travelling west from the Foxenwood Lane intersection, based on the LeBard project layout. These assumptions are consistent with the Orcutt Community Plan (OCP) EIR and the Board of Supervisors' findings for the OCP, which acknowledge future commercial development on the corner LeBard property, adoption of development standards that require new development design to preserve open space views, while also identifying significant visual impacts to the KS18 unobstructed open space views and natural vegetation along Orcutt Creek that would be altered by development of a future park (in the location of the proposed OASIS development). The Board's CEQA findings are summarized in Section 4.1.3 (Previous OCP EIR Review). Because the OCP EIR determined that a low intensity park would result in a significant adverse change to views of the KS18 open space, it is consistent to also identify the impact of the OASIS project as significant, given the OASIS project's more intensive development, lighting, etc. within the open space/OCP proposed parkland area.

A-4 Table 2.3 has been revised to identify the approved, but not constructed LeBard commercial development.

A-5 The note referencing OCP Tables 17 and 21 has been revised to identify excerpts of these tables applicable to KS18, which are included in EIR section 4.11 (Recreation and Open Space) as Tables 4.11-1 and 4.11-3, respectively.

A-6 A note has been added to Figure 2-6, referring the reader to Figure 2-16a (Proposed Access and Road Improvements) and new Figure 4.1-2c (LeBard Commercial Project Layout) for more detail regarding the LeBard project.

A-7 The EIR has been revised with expanded discussion of OASIS' background and KS17 development plans.

A-8 This figure is the project site plan. Consistent with site plan requirements in the County's LUDC, the site plan includes the proposed location and use of structures on the project site and the location and use of structures within 50 feet of the property. Also see Response to Comment A-6 regarding note added to Figure 2-6 Site Plan Excerpt.

A-9 Comment noted. The EIR includes floor plans and individual room square footages provided by the applicant.

A-10 EIR Section 2.0 discussion of project grading is revised with additional information about the access road (proposed 30-foot paved width, including four-foot bike paths in each direction).

A-11 The Storm Water Control Plan (in EIR Appendix D-13) shows the retention basin depth as 2.5 feet and the Preliminary Grading Plan (EIR Figure 2-32) shows the depth as 3 feet. As the sentence is referencing Figure 2-32 Grading Plan, the depth of the retention basin has been changed to 3 feet.

A-12 Comment noted. The OCP Key Site Map and OCP Open Space Area Map are added to Section 3.0.

A-13 EIR Table 3-1 has been revised in response to this comment.

A-14 This section evaluates how the project could alter the existing aesthetic/visual resources setting. The existing setting includes no development on the corner commercial parcel. However, additional language has been added to Section 4.1.1, acknowledging that if the LeBard commercial development is constructed, the development would reduce views into Key Site 18, particularly from the corner of Foxenwood Lane and Clark Avenue. Based on site visits and photos taken from Clark Avenue of the story poles, it is expected that the KS18 open space and proposed OASIS improvements would remain visible from portions of Foxenwood Lane and Clark Avenue if the LeBard project is constructed. Also see Response to Comment A-3.

A-15 See Response to Comment A-14.

A-16 Figure 4.1-2 is the "Aerial View across Key Site 18." This figure serves to visually identify the physical features of the larger Key Site 18 open space. As such, the figure includes three general locations: Old Town, Key Site 18, and Southpoint Estates, to orient the viewer and minimizing clutter on the photo. Therefore, neither the OASIS project nor the LeBard project are included on the figure. However, the LeBard corner parcel is identified on Figure 4.1-1.

A-17 In response to Comment A-12, the OCP Open Space Area Map has been added to Section 3.0. (Environmental Setting). Figure 4.1-2b is also retained in Section 4.1.

A-18 The description of the access has been revised to identify the existing dirt road width, the proposed overall width (30 feet), and width of the proposed bike lanes within the driveway. Also see new Figure 2-9a.

A-19 The LeBard structural development is identified on the site plan with "LEBARD PROJECT" label. In addition, a note referring to a new figure with the LeBard project layout has been added below the site plan , "*For the layout of the approved, but not constructed LeBard commercial development at the corner of Foxenwood Lane/Clark Avenue, refer to Figure 4.1-2c.*

A-20 This photo represents the existing setting. In addition, the LeBard project is not expected to substantially change views into KS18 from this specific vantage point along Clark Avenue. Views will be most affected from the Foxenwood Lane/Clark Avenue intersection.

A-21 See Response to Comment A-20. In addition, any future development proposals for the two commercially zoned parcels on Clark Avenue (APN 105-020-041, 105-020-038) would be subject to LUDC and OCP requirements, which guide the location and design of development, including specific criteria applicable to protecting open space views, as well requirements for design and provision of landscaping, parking, and provision of onsite stormwater retention, the spatial requirements for and design of which can result in retention of view corridors across

a site. The OCP identifies construction of a landscaped median with future KS18 commercial development. However, the median proposed as part of the OASIS project is consistent with the median approved for the LeBard commercial development (with no landscaping). With the approved frontage improvements for the LeBard commercial development, Public Works has determined that there is likely insufficient width remaining along this section of Clark Avenue to accommodate the median landscaping envisioned in the OCP, between Foxenwood Lane and Norris (W. Robertson). The project would be conditioned to construct improvements to Clark Avenue, subject to approval of final road improvement plans by Public Works. The median is also discussed in EIR Section 4.12 (Transportation/Circulation).

A-22 Additional language has been added to the discussion of cumulative impacts, including the OASIS property's percentage of KS18 and OCP-wide open space areas. However, the cumulative impact of the project, when considered with other reasonably foreseeable development in the Orcutt area, remains Class I. This is based, in part, on the Board adopted OCP findings for KS18. The Board's OCP findings identify impacts from loss of open space views as significant and unavoidable, even with preservation of all open space lands identified on the Open Space Area Map. The Board's OCP findings assume commercial development along Clark Avenue, open space and a future park south of Orcutt Creek and conclude that there would be significant impacts from community wide buildout under the OCP. The proposed project would result in increased development and improvements within the KS18 open space compared to the park amenities identified for the property in the OCP and Board findings. The only building considered for the KS18 35-acre open space area is a possible restroom, to be located within the 8.5-acre park.

A-23 A footnote has been added, identifying additional language added to EIR Section 1.1.3 (Introduction, OASIS Property Ownership) to explain how OASIS acquired the property, based on information provided by Doug Dougherty and review of available records at Planning and Development, the County Recorder's Office, and the County Surveyor's Office. P&D is not aware of any record of the Southpoint Estates (SPE) developer transferring the eastern SPE open space acreage to the SPE homeowner's association (current APNs 105-020-060, -061, -062, -063, and -064). It is not known how many other open space restricted lands there are with similar status, given the same condition has been applied to projects since the 1970's. In addition, the same language in TM 12,679 condition no. 18/TM 13,345 condition no. 21 is nearly identical to language included in the County's standard conditions, in the current LUDC, and it continues to be applied to subdivision projects with common open space lots (e.g., Vintage Ranch Case No. 15TRM-00000-0002) approved in 2017. Language has been added that such requests would be subject to environmental review.

A-24 The page numbers in the Air Quality section have been corrected.

A-25 The table reference has been changed to Table 4-2-6.

A-26 Additional language has been added to this paragraph regarding the existing OASIS use and proposed 30 percent increase in use at the new site. However, the impact analysis compares the project with the existing setting at KS18, which is undeveloped open space. The impact analysis also addresses potential buildout of the OASIS property under the OCP (as a public park) and assumes that the OUSD space currently occupied by OASIS will be backfilled with another use (e.g., office, non-profit, classrooms, etc.), which would also generate emissions from transportation and use of the building. No change is included to the level of impact (Class II).

A-27 Please refer to Response to Comments A-22 and A-23.

A-28 The EIR has been revised regarding discussion of wood fired BBQs and the discussion of Impact AQ-4. Related mitigation measures have also been revised.

A-29 The mitigation measure regarding shuttle service is revised to clarify that if OASIS does not own shuttle vehicles, the proposed Transportation Demand Management (TDM) program shall identify a contract(s) for this service, which meets the requirements of the mitigation measure.

A-30 Additional language has been added to the discussion of Cumulative Impacts. Also refer to Response to Comments A-22 and A-23.

A-31 This discussion is considered applicable to the project. Also see Response to Comments A-22 and A-23.

A-32 The measures that address landscaping and restoration plantings have been revised. Plantings included within the development area will have access to supplemental irrigation over the long-term, whereas plantings included in the restoration plan will need to be weaned off of supplemental irrigation (typically free of irrigation for two years) before release of maintenance securities. Therefore, the landscape plantings will be subject to a three-year maintenance period and the restoration plantings will be subject to a five-year maintenance period.

A-33 The language of this mitigation measure is revised to clarify that the restoration plantings shall take into consideration both the approved Orcutt Creek Multi-Use Trail location for the OASIS project and proposed future sections. Further that the approved OASIS segment shall be shown on the restoration plans.

A-34 This mitigation measure already allows flexibility for planting with compatible non-invasive drought tolerant plant species in the lawn area to the west of the proposed buildings and adjacent to the structures. Planting of native species on the south side of the trail is consistent with the intent of DevStd KS18-4, as the OASIS development would be in the same location as the proposed KS18 public park in the OCP (Orcutt Creek Park):

> *...the multi-use public trail/bike path shall be sited south of Orcutt Creek … The northern side of the path should be revegetated with appropriate riparian vegetation and the southern side shall be planted with oaks throughout the segment which crosses the proposed park.*

Given the property's location within the approximately 35-acre KS18 open space, along the Orcutt Creek riparian corridor, native species should be used throughout the development, consistent with the OCP, with identified flexibility noted in the development area. This is also consistent with OCP DevStd PRT-O-2.1, which requires that, "*Appropriate native plants shall be utilized along park boundaries adjacent to passive undeveloped open space areas."*

A-35 See Response to Comment A-32.

A-36 Mitigation Measure BIO-17 has been revised to clarify that lighting along the trail shall be the minimum locations and level of lighting required by the County. This mitigation is required to minimize impacts to wildlife movement along the Orcutt Creek wildlife corridor and to minimize aesthetic impacts from night-lighting in an existing undeveloped open space area.

A-37 At the time of the two site visits with California Department of Fish & Game (CDFW), the preliminary grading plan did not extend beyond the top of the slope adjacent to north side of the driveway. The current grading plan, submitted in April 2019, includes grading on 50% plus slopes and extends into the riparian canopy of the creek and to the bottom of the slope just outside of the creek bank. The grading plan is preliminary, and as noted by the project engineer, the final grading plan will involve more detail including whether installation of retaining walls would be required to ensure grading would not extend into the banks of the creek. Based on available information regarding the road grading, it is possible that work will occur within what other agencies consider to be the creek banks. In addition, a second 25-foot multi-use trail was added to the project, on APNs 105-020-053/-053. This area was not analyzed in the Draft EIR. Because the 500-year flood plain extends beyond the riparian corridor, the new trail/bikeway route may also trigger permit requirements from Regional Water Quality Control Board and California Department of Fish and Wildlife. No change is proposed to this mitigation measures as it is not known at this time whether permits would be required by the listed agencies for road or trail/bikeway work.

A-38 The most recent grading plan (April 2019) extends earthwork for the driveway improvements into the Orcutt Creek riparian canopy on the north side of the proposed driveway. In addition, the project engineer has not ruled out the need for a retaining wall(s) on this northern slope. Due to the acknowledged lack of detail available regarding need for/location of retaining walls in the preliminary grading plan for the driveway, the final grading plan may involve earthwork on the slope north of the proposed driveway that triggers the requirement for permits from the listed resource agencies. Also see Response to Comment A-37.

A-39 Additional language has been added to this paragraph to clarify that OASIS is an existing use/facility in Old Town. However, the existing space is expected to be backfilled with other uses. In addition, the project involves a new use for currently undeveloped land and the relocated OASIS facilities would have improved amenities and could accommodate increased numbers of attendees compared to the existing facility on Soares Avenue. In addition, the new facility would be more attractive as a rental venue for use outside of regular OASIS hours, including weekends and evenings. Also see Response to Comment A-26.

A-40 A new figure (Figure 4.5-1a) has been added to identify the existing and proposed OASIS sites. Also see Response to Comment A-39.

A-41 The referenced paragraph describes the OCP assumptions for a public park onsite and notes that similar County parks are closed from dusk to dawn. Additional language has been added to clarify OASIS has existing traffic on the area roads, the existing OASIS space is expected to be backfilled, and the OCP traffic analysis did not account for traffic from the open space/park areas of KS18.

A-42 Please refer to Response to Comments A-22 and A-23.

A-43 P&D defers to the Santa Barbara County Sheriff's Office (SBCSO) regarding safety and security issues. This measure responds to SBCSO concerns and was coordinated with SBCSO. Therefore, no changes have been made to the mitigation measure requirement to obtain a permit from SBCSO for non-OASIS events involving 100 or more attendees (e.g., party rentals), including the requirement for a contract for security and traffic control.

A-44 Please refer to Response to Comments A-22 and A-23.

A-45 See Response to Comment A-29.

A-46 This existing language in this paragraph correctly describes the existing project site setting. However, text is added identifying the Clark Avenue commercial parcels and the approved but not built commercial development at the corner of Foxenwood Lane and Clark Avenue.

A-47 This paragraph describes the existing setting of KS18. Additional language is included regarding the existing setting of the KS18 commercial properties along Clark Avenue.

A-48 See Response to Comments A-22 and A-23.

A-49 The figure has been replaced.

A-50 See Response to Comments A-22 and A-23.

A-51 Figure 4.11-1 is a figure showing the KS18 Assessor's Parcel Numbers. The intent of this figure is not to show the location of existing or approved development.

A-52 This paragraph describes the project location, lot size and access and does not address views. Therefore, no language is added to address a change in views that would occur with future development. However, language has been added to explain OASIS would share the described access with the LeBard project and new Figure 4.1-2c is referenced as showing the LeBard project layout.

A-53 See Response to Comments A-22 and A-23.

A-54 Revised plans were received in late July and early August, which identify revised easements, including relocation of the Knight access easement and a proposed new trail/bikeway easement on the adjacent LeBard parcel to the east (APN 105-020-052, -053). The diagonal that traverses the OASIS parking lot (providing access to APNs 105-020-052, -053 from California Boulevard) has not been addressed to date. Section 4.11 has been updated to address revisions to the proposed trail/bikeway easements.

A-55 It is assumed this comment addresses Figure 4.11-8 rather than 4.11-18. See Response to Comment A-54.

A-56 This figure has been added as Figure 2-9a in Section 2.0 (Project Description). In addition, the bike lanes on both sides of the proposed driveway are now called out on the figure. This figure number includes a typo, which has been corrected. It is not identified as Figure 4.11-10.

A-57 County Parks has identified a 25-foot minimum width public easement for the KS18 section of the Orcutt Creek Multi-Use Trail (OC-1) across the OASIS property. The OC-1 on KS18 is identified as providing an off-road pedestrian and Class I bike path connection between Broadway/California and Foxenwood Lane. The OCP identifies the OC-1 trail as the highest priority trail for Orcutt, a multi-use use trail traversing the community along Orcutt Creek, between Highway 1 and Highway 101. The OCP includes specific criteria for the OC-1 trail, which are more specific than for other OCP trails. The trails on KS12 and KS30 are not part of the OC-1 trail and are not subject to the OC-1 design criteria. In addition, the public trails at KS30 are within larger publicly owned open space, whereas the public trail/bikeway easement associated with the OASIS project would be bounded by private properties. The 25-foot easement identified in Mitigation Measure Rec-1 is consistent with OCP Figure 17, *Schematic Orcutt Creek Open Space Corridor,* although 25 feet may not fully accommodate planted buffers on both sides of the easement. The minimum 25-foot width is considered appropriate, given lack of steep slopes or other resource constraints, anticipated high usage for this segment in the central urban core of Orcutt, and lack of a Class I bikeway along Clark Avenue.

A-58 An aerial photo with the existing and proposed OASIS facility locations has been added to the setting discussion and additional language has been added to Section 4.12.1 (Setting) and 4.12.3 (Impact Analysis) regarding the current OASIS facility and use. In addition, although some of the vehicle trips related to the existing facility on Soares Avenue are already present on Clark Avenue, the proposed project location will result in increased turning movements at the Foxenwood/Clark intersection. The Orcutt Community Plan (OCP) identifies significant and unavoidable impacts at this intersection under OCP buildout, without any traffic assigned to the OASIS property. Because of the project's proximity to this intersection, the project will increase vehicle trips to this intersection, exacerbating previously identified impacts to the intersection. Also refer to Response to Comments A-39 and A-40.

A-59 See Response to Comment A-58.

A-60 See Response to Comments A-22 and A-23.

A-61 This measure requires purchase of supplemental water to offset any net increase in water demand. This is required to ensure consistency with OCP Water Policy WAT-O-2 and DevStd WAT-O-2.1 and to avoid overdraft of the adjudicated Santa Maria Groundwater Basin. The Draft EIR provided credit for historic water demand at the existing OASIS site, resulting in an identified net increase of 1-acre foot (AF) per year in water demand. However, the Preliminary Can and Will Serve letter from Golden State Water Company requires OASIS purchase 1.31 AF of supplemental water versus the 1 AF of supplemental water identified in Draft EIR mitigation measure WAT-2. Golden State does not assume a credit for historic demand at the existing OASIS facility, as it is expected that the existing OASIS space on Soares Avenue will be backfilled with another use and associated water demand. Therefore, mitigation measure WAT-2 has been revised to address the basin wide net increase in water demand expected to result from the project. (It should also be noted that the City of Santa Maria's estimated water demand for the same sized OASIS development approved for the Foster Road site was 4-acre feet per year). The Board of Supervisors will make the final determination regarding project consistency with the OCP, including supplemental water purchases identified in WAT-O-2 and WAT-O-2.1.

A-62 Monterey Community Energy is added as an energy provider in this paragraph.

A-63 Language is included clarifying that OASIS owns fee title to the property as well as a reference to EIR Section 1.1.3, OASIS Property Ownership.

A-64 This paragraph has been revised to identify the OASIS parcel's 5.16 acres of recreational zoning, 0.12 acres of commercial zoning, and LUDC Tables 2-24 (OT-GC zoning) and 2-25 (REC zoning) for examples of development allowed in these zone districts. Without approval of project requests to amend the OCP, modify the Southpoint Estates Tract conditions of approval and recorded maps, and acquire the property's development rights previously deeded to the County, the property would remain restricted to open space and noncommercial recreational uses. Therefore, the project requests would increase the development potential of the property.

A-65 Please refer to Response to Comments A-22 and A-23.

A-66 The paragraph which follows this sentence explains why this project is unlike other projects that have been approved by the County due to the many development restrictions that currently apply to the property and which would be removed to accommodate the project, including development rights held by the County and General Plan and subdivision condition restrictions (land use limited to open space, future public park, recorded with "not a building site open space" label).

A-67 It is noted that this comment disagrees with the EIR Foster Road Alternative discussion and the conclusion that the Foster Road alternative is the environmentally superior alternative. No additional response is required. This comment letter and all comments received on the Draft EIR are incorporated into the Final EIR, which will be provided to the County Planning Commission and Board of Supervisors. These County decision-makers will address the adequacy of the Final EIR.

A-68 Language has been added to clarify that the OASIS property is owned by OASIS and that the surrounding acreage identified for a public park is also privately owned. Examples of funding options have also been identified for developing a park onsite.

A-69 A future park at KS18 may or may not be similar to other recently designed parks, given historic restrictions for protection of open space on this particular property and depending on community input, available funding, timing, number and type of amenities, and park size. EIR Section 4.11 (Recreation and Open Space) includes excerpts from the OCP, which identify parameters for a future park on KS18. OCP Table 17 (OCP p. 91) includes the same general list of potential park amenities for most of the community parks, except that some parks include "play fields" while others include "ballfields." More detailed language is included in the OCP (pages 89-90) for just three of the proposed parks, including the KS18 Orcutt Creek Park:

- *Orcutt Creek Park: Proposed for approximately 11 acres along the south side of Orcutt Creek in the floodplain between State Route 135 and California Blvd., this park would include restoration of Orcutt Creek, the Orcutt Creek Class I bikeway/walking path, picnic areas, and potential turf and hard court areas*. (OCP p. 90)

OCP section on KS18 includes additional direction regarding a future park at KS18:

- *This park could include picnic areas, informal recreational facilities, totlots, and active recreational facilities such as a volleyball court or outdoor basketball court.* (OCP p. KS18.2)

- *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 recreational facilities such as a volleyball court or outdoor basketball court. It is also possible that a small public restroom facility may be provided within the park*. (OCP EIR Vol II, Key Sites, p. 18-5)

A-70 Mr. Con (OUSD, Assistant Superintendent, Business Services) indicated that if the OASIS parking lot becomes unavailable, due to future KS17 development, that OASIS could park on the east side of the OASIS building and that there are additional parking areas for OASIS and OUSD staff elsewhere on OUSD property. This alternative also identifies the potential for shared parking with the KS17 project.

Parking demand for a larger OASIS facility at the existing location would also be expected to be lower than for the proposed facility at KS18 OASIS. The existing Soares Avenue site is easier to access for pedestrians, bicyclists and bus riders compared to the proposed KS18 site. The existing Soares site is in an area with flat topography and would be a short walk for both existing OASIS members living in Old Town Orcutt and new members living in the proposed senior living project at KS17. The existing location also includes a covered bus stop directly in front of the building. The proposed KS18 site is located one-third to one-half mile from the closest bus stops and further from nearby residences. In addition, walkers, bicyclists, and bus riders would need to navigate the hill between the Foxenwood Lane driveway entrance and the proposed buildings at a lower elevation in the valley along Orcutt Creek. It is also expected that any OASIS members residing in the KS17 senior living community would generate minimal parking demand given their proximity. Language is added regarding assumed long-term lease or land exchange.

A-71 If OASIS relocates to KS18, it is expected that the existing OUSD space would be backfilled with another use that generates similar levels of traffic (e.g., office, school, community group, etc.). Under Alternative #2 (OASIS expands at existing OUSD site) traffic levels would be expected to be lower than at the proposed KS18 site for the same reasons that parking demand would be expected to be lower as identified in Response to Comment A-70.

A-72 The discussion of impacts to recreation and open space has been revised and the impact has been changed to Class I, including in Table 7-1.

A-73 This discussion is revised to acknowledge the areas of 50% slopes, the need for the Alternative #5 access to follow existing topographic lines, increased overall grading and no grading within the Orcutt Creek riparian canopy.

A-74 In response to specific comments numbered 1-7 in the comment letter:

A-74.1 The OASIS property is designated in the OCP as part of a future public park. Therefore, the County could potentially negotiate a land exchange between the OASIS property and the Alternative #9 County property.

A-74.2 If the property were acquired by a land swap/exchange, no lease would be required.

A-74.3 The cost of California Tiger Salamander (CTS) mitigation has not been calculated. Similarly, construction costs, operating costs and potential revenue from use of the Foster Road and KS18 projects as a rental venue have not been identified. Factors that would reduce the cost of developing and operating a new OASIS facility at the Foster Road site are associated with the physical setting. The Foster Road property is on flat land, served by an existing, paved, public road, and existing public utilities adjacent to the property. By comparison, the KS18 driveway would require extensive grading to meet access requirements for a new access road, with a separate parallel pedestrian path that meets ADA requirements from Foxenwood Lane to the proposed buildings. Grading on the north side of the driveway involves slopes exceeding 50 percent and on the south side involves 30 percent plus slopes. The proposed driveway must be engineered to accommodate emergency vehicles. The separate ADA accessible pedestrian path alone involves grading on steep slopes and requires construction of engineered retaining walls, in some areas on both sides of the pedestrian path. In addition, utility extensions for water and gas services require trenching up the steep slope to Clark Avenue. The KS18 site also requires construction of public road improvements in Clark Avenue and construction of a segment of the Orcutt Creek Trail, including Class I bikeway.

The Foster Road and KS18 properties involve different settings with regard to surrounding area and development (part of a 35-acre undeveloped open space versus bounded by the Food Bank, County Government offices and Union Valley Parkway), and development potential/restrictions. The proposed use is an allowed use at the Foster Road site with the existing General Plan land use designation and zoning, and the property does not have development restrictions and is not recorded as “Not a Building Site, Open Space.”

Given surrounding development, topography, and the environmental and regulatory setting of the Foster Road site, the City of Santa Maria Negative Declaration (ND) and staff report for the OASIS proposal on Foster Road did not identify restrictions on the frequency, hours, maximum attendance, use of amplification, etc., for revenue generating events at the Foster Road site. Therefore, the Foster Road site would also allow OASIS to generate more revenue onsite, given fewer restrictions on the number, attendance and type of income generating activities that could occur onsite compared to the KS18 site.

A-74.4 Both properties are located on dead end roads. However, the KS18 site has one point of access for ingress and egress, while there are two routes that can be used between Foster Road and the Alternative #9 site. In addition, the Alternative #9 property abuts an existing, flat, paved road that does not require approval of a design exception. The proposed driveway at KS18 follows an

existing dirt road that requires engineering and substantial grading on steep slopes to comply with requirements for emergency vehicles and requires construction of engineered retaining walls to support both the road and the separate pedestrian path parallel to the driveway. The Foster Road site is located farther away from County Fire stations but is approximately 3 miles from Santa Maria Fire Stations #2 and #4 and approximately 0.5 miles from the County Sheriff's station. In addition, the Santa Maria area County and City fire stations provide mutual aid as needed.

A-74.5 The City of Santa Maria's ND for the OASIS project assumed removal of most of the eucalyptus trees with the project development.

A74.6 There is an existing SMAT bus stop located on Foster Road, which is less than one-quarter of a mile over flat topography from the site. This bus stop serves other facilities in County complex including the adjacent Foodbank facility. The closest bus stops to the KS18 site are one-third to one-half mile from the proposed OASIS building, involving a walking route with a change in topography of 23 to 30 in elevation depending on which bus stop is used.

A-74.7 Off-street parking is identified in the City of Santa Maria permit request. When staff has visited the site during weekday workday hours, there has been available on-street parking in front of and near the Alternative #9 site. In addition, there is no competition for parking in the area in the evenings or on weekends when the adjacent County offices are closed, and larger OASIS events are identified as most likely to occur.

A-75 See Section 7.2.9 (Alternative #9) for revisions. The project objectives provided by the applicant are identified in Section 2.5, as follows:

1. *Provide an improved OASIS facility for continuation of existing services and activities for existing OASIS members;*
2. *Provide an improved OASIS facility that can expand/enhance services and activities to existing members and accommodate new members, as the senior population of Orcutt increases;*
3. *Provide an additional rental venue available to the public in Orcutt on a limited basis, which can provide revenue to support OASIS services. This space would also be used by OASIS for regular activities and programs run by the OASIS members.*
4. *Install amenities including the KS18 bike trail along the creek for use by the Orcutt residents.*
5. *Operate the OASIS facility in a manner that respects the residents in the surrounding community.*

Consistent with CEQA Guidelines Section 15126.6 (Consideration and Discussion of Alternatives to the Proposed Project), the EIR has evaluated a reasonable range of alternatives, which focuses on project alternatives that could avoid or substantially lessen the project's significant effects, "even if these alternatives would impede to some degree the attainment of the project objectives." The EIR, including the EIR's reasonable range of alternatives to the proposed project, will be provided to the Planning Commission and the Board of Supervisors to assist them in making an informed decision about the project requests. The Board of Supervisors will balance the project's benefits with the project's impacts. As part of their decision on the project requests, the Board will determine whether EIR mitigation measures and alternatives are feasible, considering input from the applicant, regarding feasibility and project objectives.

"B" Santa Barbara County Air Pollution Control District

B-1 This comment identifies the project request. No additional response is required.

B-2 Table 4.2-1 has been revised to show the SO_2 information.

B-3 The EIR discussion of mobile source emissions is updated consistent with this comment.

B-4 Additional language has been added to the EIR regarding exposure of sensitive receptors to short-term construction emissions and long-term operational emissions.

B-5 Table 4.2-4 has been revised to include total PM_{10} emissions.

B-6 In response to this comment, a "worst case day" for traffic generation was determined to be three maximum attendance activities in one day/evening. The maximum any-given-time attendance is proposed as 200 attendees, including up to 15 staff/caterers.

B-7 Table 4.2-6 PM_{10} and threshold references have been revised based on this comment.

B-8 The EIR text is corrected to refer to Table 4.2-6.

B-9 The identified text in the EIR is revised to address long-term versus short-term emissions.

B-10 The EIR has been revised to add the amortized GHG emissions from construction to the operational GHG emissions.

This section has been revised in consultation with SBCAPCD regarding use of a wood-fired barbeque for the facility.

"C" California Department of Transportation (Caltrans)

C-1 Comment noted. Also see Air Quality Mitigation Measure AQ-2 in EIR Section 4.2.5, which requires implementation of a Transportation Demand Management Program to reduce single occupancy vehicle trips, particularly because access to the site via regular public transit (bus) is not feasible for senior center participants with limited mobility due to distance to closest bus stops and topography between bus stops and proposed OASIS facilities.

C-2 The OASIS property is located outside of Caltrans right of way. Santa Barbara County Public Works implemented temporary changes to the Foxenwood/Clark intersection in February 2020, which eliminate left-turn movements from southbound Foxenwood Lane onto eastbound Clark Avenue and from westbound Clark Avenue onto northbound Foxenwood Lane.

Public Works issued a "*Design Exception for OASIS Project, Orcutt*" dated May 27, 2020 (included in EIR Attachment D-12) for the OASIS project driveway. This letter identifies Public Works' traffic monitoring of the above-described temporary roadway changes. In addition, the letter explains that County Public Works proposes long-term improvements to the Foxenwood Lane/Clark Avenue intersection and Clark Avenue, including construction of medians on Clark Avenue and left turn restrictions from Foxenwood Lane onto Clark Avenue. Public Works determined that implementation of these improvements would result in an acceptable level of service at the Foxenwood/Clark intersection. The median and planned configuration to be implemented would allow:

a. *Right in off westbound Clark Avenue to Foxenwood Lane;*
b. *Right out only onto Clark Avenue from Foxenwood Lane; and*
c. *Left turns onto Foxenwood from Clark Avenue (assuming State permit approvals for merge)*

Public Works and the OASIS project engineer will coordinate with Caltrans regarding road improvements within the state right of way, and project conditions identify the requirement for OASIS to obtain any necessary encroachment permits prior to County zoning clearance for the project.

C-3 The recommended conditions of approval for the OASIS project include a condition identifying that any driveway or roadway work within the Caltrans right of way requires an encroachment permit from Caltrans and the condition references the identified Encroachment Permit website.

C-4 The revised traffic section will be provided to Caltrans no later than 10 days prior to the Planning Commission hearing. However, the traffic analysis has not been revised as County Public Works determined that the analysis is appropriate for the project and is consistent with County requirements for traffic studies. Associated Traffic Engineers (ATE) prepared the traffic study for the Draft EIR. ATE considered Peak Hour Factor (PHF) and all vehicle counts, including heavy vehicles and trucks, in their analysis (D. Nelson, ATE). In addition, ATE used the HCM 2010 edition, rather than the HCM 6th edition, as HCM 2010 was the most current edition at the time that the traffic study was prepared.

C-5 The EIR has been revised to clarify that Caltrans requires Highway Capacity Manual (HCM) methodology for Caltrans facilities, that Caltrans is transitioning from Level of Service (LOS) to Vehicle Miles Traveled (VMT) metrics and that Caltrans considers LOS C as the minimum acceptable operating standard.

C-6 Table 4.12-2 has been revised to distinguish Caltrans facilities.

C-7 See Response to Comment C-4.

C-8 In response to Caltrans comment letter, P&D submitted a public information request to Caltrans for the information Caltrans requested be included in the traffic impact analysis. ATE determined that this information would not change the conclusions of the traffic study. In addition, because the signal timing is demand based, the signal timing varies based on changing traffic conditions. Also see Response to Comment C-4.

C-9 See Response to Comment C-4.

C-10 See Response to Comment C-4.

C-11 See Response to Comment C-8.

"D" Orcutt Trails Commission

D-1 These comments address whether the County should support the project, particularly regarding changes to the Orcutt Community Plan (OCP) and development restrictions. These comments do not address impacts, mitigation measures or alternatives identified in the EIR. All comments received on the Draft EIR are included in the proposed Final EIR, which will be provided to the Planning Commission and Board of Supervisors when they consider the project requests. No additional response is required.

D-2 The Orcutt Creek Trail identified in the OCP includes a pedestrian path and a Class I bike path. (The OCP Bikeways Map identifies a Class I bike path in the same location as the Orcutt Creek Trail. The trail and bikeway are shown in the same location because the Orcutt Creek Trail includes a parallel Class I bike path). The applicant proposes to amend the OCP Bikeway's Map to change the section of bike path within the OASIS driveway, between Foxenwood Lane and OASIS' eastern property line (as shown on Figure 2-9a) from a Class I to a Class II bike path. The pedestrian component of the Orcutt Creek Trail along this section of the OASIS driveway is proposed as a separated pedestrian path parallel and south of the driveway. From the base of the driveway at the OASIS property southeast corner, the trail (including Class I bikeway) is proposed to generally follow OASIS' eastern and northern property lines. Draft EIR Mitigation Measure Rec-1 required the easement to be widened to 25 feet and to include both a pedestrian path and parallel Class I bike path, consistent with OCP requirements. Revised plans showing two 25-foot easements for the Orcutt Creek Trail (including Class I bike path) were submitted in July/August 2020. EIR Section 4.11 (Open Space and Recreation) has been revised to address these easements. Also see Response to Comment G-8 and E-24.

D-3 OCP DevStd PRT-O-4.3 addresses construction of trails as part of new development.

- **DevStd PRT-O-4.3:** Development on sites with identified trail corridors (PRT-6 map) shall include, where appropriate, the construction and assurance of the fitness of designated trails for two years, at which time the County Park Department would assume maintenance responsibility. Where immediate construction is not required, a construction bond shall be required.

D-4 The EIR has been revised to acknowledge that indoor exercise classes are not dependent on an open space or park land setting and would not address the intent of the Orcutt Open Space Plan.

D-5 This comment recommends against the amendments/changes to the OCP. No additional response is required.

"E" Ana Citrin/Marc Chytilo Letter

E-1: The first two paragraphs of this comment generally restate the project requests. These comments are noted and do not require further response, with one exception. Regarding the requested General Plan Amendment affecting the OCP Bikeways Map, the change allowing for a Class II (vs Class I) bikeway would only affect the section of the bikeway between Foxenwood Lane and the southeast corner of the OASIS property (approximately 300 feet). The bikeway, as conditioned, would generally follow OASIS east and north property lines as a Class I bikeway. (See Section 2.0 Project Description, Figures 2-9a, which shows the proposed Class II section of bikeway and Figure 2-17 which includes the project's overall extent of proposed public easement).

E-2: This comment generally describes OASIS and OASIS' acquisition of the project site. No further response is required.

E-3: This paragraph includes general statements regarding: 1) acknowledgment of the Draft EIR's identification of Class I impacts, 2) contention that other impacts are discounted, and 3) disagreement with policy consistency determinations of OCP policies related to visual resources, open space, parks, recreation and trails. These general comments are noted, and no further response is required here. More detailed responses are included in response to the more detailed comments later in this letter.

E-4: The EIR identifies project impacts, mitigation measures to avoid or reduce project impacts, as well as nine project alternatives, including off-site alternatives which would result in a reduction in significant unavoidable impacts compared to the proposed project. When considering the project requests, the Board of Supervisors will consider information in the staff report, the proposed Final EIR, and information provided by other agencies, the public and the applicant, and the Board will weigh the projects impacts, the property's existing open space restrictions, the basis for the property's existing restrictions, the benefits of the project, as well as input from the public and County Planning Commission. The proposed changes to the General Plan, the Southpoint Estates subdivision conditions, and the dedicated development rights are being processed in compliance with regulations that allow the Board of Supervisors to consider the project requests, subject to their ability to make specific required findings, including CEQA, LUDC, Subdivision Map Act/County Subdivision Regulations (Chapter 21), and California Government Code Section 65402 consistency findings. The Board will weigh the impacts and policy implications of the project requests and relinquishing the development rights to the property, in the context of applicable policies and regulations.

E-5/6: The EIR discloses the physical and policy baseline for each environmental issue area. Further, the EIR text refers the reader to additional information in the EIR Appendices, including but not limited to the adopted findings for the OCP and specifically the findings that address the OCP Open Space Plan. More specific responses are included in response to the more specific comments which follow in this letter.

E-7: The comment identifies disagreement with analysis of the project consistency with OCP policies and development standards, particularly regarding Aesthetics, Land Use, and Recreation. Section 4.8 (Land Use and Planning) reflects Planning and Development's recommendations regarding the project's consistency with OCP policies and development standards. Where applicable, the discussion acknowledges that consistency would be dependent on Board of Supervisors approval of the applicant's requested amendments to the OCP.

E-8: The County contracted biologists (Storrer Environmental Services) and California Department of Fish and Wildlife (Daniel Blankenship) have determined that the biological surveys utilized for the Draft EIR analyses are adequate in concert with the mitigation measures identified in EIR section 4.3 (Biological Resources).

E-9: This paragraph identifies the purpose and general requirements of CEQA regarding impact analysis and mitigation. Consistent with this comment, where the EIR concludes that feasible mitigation would not reduce impacts to less than significant levels, impacts are identified as Class I.

E-10: The DEIR includes relevant information from the OCP and OCP EIR applicable to both KS18 and the OASIS property. The KS18 Mini-EIR impact analysis addresses the portion of KS18 proposed for residential and commercial development more than the open space/parkland portion. However, the EIR incorporates the available site-specific analysis from the OCP EIR (Main EIR and KS18 Mini EIR) and specifically identifies OCP impacts from buildout that would result in loss of open space and fragmentation of open space views (e.g., DEIR Section 4.1, pages 8 and 9).

E-11: The Draft EIR language under Figure 4.1-2b (OCP Open Space Area Plan) summarizes the impacts to visual resources identified in the OCP EIR, including loss of open space and fragmentation. However, discussion of previous OCP EIR Impact VIS-1 has also been specifically added. The OASIS EIR, including but not limited to Section 4.1 (Aesthetics/Visual Resources), identifies the property as part of KS18 that the OCP limits to open space, a future public park and trail/bikeway uses. The EIR also includes OCP and OCP EIR references to potential recreational amenities and small restroom building for an approximately 8.5-acre public park on KS18. Approximately 5.16 acres of the 5.28- acre OASIS property is identified as this potential parkland. The discussion in Section 4.1.3 (Previous OCP EIR Review) specifically identifies allowable uses/development for the OASIS portion of KS18:

- "*Under the OCP, a majority of KS18, including the OASIS property, is designated to remain as undeveloped open space for passive use/enjoyment, floodplain management, preservation of biological resources and provision of recreational amenities, including a picnic area, trails, basketball or volleyball courts, and a potential small restroom building*. "

This section summarizes the OCP EIR's conclusions about loss of open space impacts and mitigation, with inclusion of an Open Space Overlay, which includes the OASIS property. EIR Figure 4.1-2b (OCP Open Space Area Plan) provides context for the KS18 location in relation to overall open space designated lands and urban areas within the Orcutt Planning Area. Section 4.1 also identifies the following:

- The OCP EIR identified an Open Space Overlay to mitigate impacts from buildout, including impacts to visual resources from loss and fragmentation of scenic open space views;
- Scenic areas set aside in the Open Space Plan to reduce impacts from OCP buildout include approximately 35 acres of KS18, including the OASIS property.
- The findings for adoption of the OCP regarding open space are referenced, including where the entire findings and findings most applicable to the project can be viewed (EIR Appendix and P&D website link, respectively).

E-12: A reference to **Policy** KS18.1 was not found on DEIR page 4.1-2. However, the discussion on DEIR page 4.1-2 summarizes and references information from OCP ***page*** KS18.1. In response to another comment letter, additional language has been added to this discussion, regarding the potential for commercial development along Clark Avenue. Specifically, new language is added addressing the potential effects of future KS18 commercial development to affect scenic views of the existing KS18 open space along the westbound Clark Avenue gateway to Old Town Orcutt.

E-13: OASIS EIR Section 4.1.3 (Previous Environmental Review) identifies potentially significant impacts to visual resources, including from permanent loss of open space, fragmentation of scenic areas, degradation of scenic view corridors, structural intrusion into scenic areas, continued unmaintained road medians/planters and, specific to KS18, loss of unobstructed view of Orcutt Creek stream valley from future commercial development and change in the visual character of the site from new development and the public park. Existing language in the two paragraphs preceding OASIS EIR Figure 4.1-2b (OCP Open Space Area Plan), acknowledges the OCP EIR recommendation for an Open Space Overlay to reduce the identified loss of open space views impact. Additional language from OCP EIR Mitigation Measures VIS-1a, -1b, and -1c has been added to these paragraphs, as well as clarification of the OASIS property's inclusion in the Open Space Area Plan, to partially mitigate loss of open space views from new OCP development. The listing of OCP EIR mitigation measures is also expanded to identify additional OCP EIR mitigation measures identified in the findings for adoption of the OCP (Section V., R. Visual/Aesthetic Class I impacts and Section VIII, Planning and CEQA Findings: Key Sites, Key Site 18).

E-14: EIR Section 4.11.3 (Recreation and Open Space, Previous Environmental Review) addresses OCP EIR Mitigation VIS-1c:

- *Subsequent to adoption of the OCP, Community Facilities District No. 2002-1 (CFD) was established by the County under the Mello-Roos Community Facilities Act. This CFD was established to address ongoing maintenance and operation of specific public services and facilities associated with new development, including financing the maintenance of parks, parkways, open space, trails, and detention basins, as well as financing additional demands on fire and police protection services resulting from OCP buildout. Financing is provided by fees paid by new developments within the CFD, which are subject to annual cost adjustments. <u>The project will be conditioned to annex to the area community facilities district, which is Community Service Area #5.</u>*

Also see Response to Comment E-13.

E-15: See Response to Comment E-14.

E-16: The OASIS EIR includes discussion and graphic depictions of the adopted OCP Open Space Plan and the OASIS property's designation as open space on the OCP Open Space Area Plan Map in a number of EIR sections, including but not limited to Section 2.0 (Project Description) and Section 4.1 (Aesthetics/Visual Resources, including Figure 4.1-2b). OASIS EIR Section 4.1.2 (Aesthetics/Visual Resources, Regulatory Setting) includes OCP regulations applicable to the project, including policies and development standards that identify the purpose of the Open Space Plan and allowable land uses within and adjacent to designated open space areas. This section notes that the policies and development standards "*were adopted to reduce visual/aesthetic impacts identified in the OCP EIR…*" Also see Response to Comments E-11 and E-13.

E-17: This comment is correct regarding the policy language used for Policy OS-O-1, on page 5 of DEIR Section 4.1 (Aesthetics/Visual Resources). It is superseded wording for Policy OS-O-1 from the 1997 OCP findings for adoption of the original OCP. The current language for OS-O-1 is included in the policy consistency table in Section 4.8 (Land Use and Planning). Policy OS-O-1 language in Section 4.1 is revised to the current policy language, as identified below:

- *Policy OS-O-1: When considering approval of development projects within or adjacent to areas identified for potential public open space (see Table 21), the County shall review the appropriate mix of public and/or private open space, and to the maximum extent feasible require dedication of contiguous areas identified as a priority for public acquisition as public open space based on the following criteria:*
  - *location within designated open space corridors and proximity of adjacent open space;*
  - *the criteria and intent of the PRD zone district; and*
  - *demonstration of rough proportionality between the level of permitted development, its associated impact, and the open space dedication, consistent with applicable laws.*

E-18: Policy OS-O-6 and Action OS-O-6.3 address acquisition of open space lands for active and passive parks. County Parks has been involved in acquiring public easements and fee title to undeveloped open space in Orcutt for passive and active parks and trails based on guidance in the OCP (e.g., Table 17 and Table 20), including but not limited to recreational amenities and/or open space as part of the Rice Ranch development. See Response to Comments E-10 through E-17, including revisions to Section 4.1 that have made in response to these comments.

E-19: Two biological consulting firms have prepared biological reports for the project. The applicant submitted a study prepared by Stantec with the project submittal and Planning and Development hired Storrer Environmental Services to peer review the Stantec report and to perform additional biological surveys and assessment of the project's potential biological impacts. California Department of Fish & Wildlife (CDFW) visited the site with Planning and Development and Storrer Environmental Services staff twice, most recently on February 12, 2019 (see letter summarizing site visit in Appendix D-3). CDFW determined that additional surveys were not required after visiting the site. The EIR mitigation requires the applicant to obtain any necessary permits from CDFW and/or other agencies, in the event the final grading plan includes grading on the slope north of the access road that triggers other agency permit jurisdiction. Mitigation also requires inclusion of plantings in the restoration plan to offset any disturbance in or near the Orcutt Creek riparian canopy related to grading on the slope on the north side of the proposed driveway.

E-20 This comment identifies disagreement with Planning and Developments conclusions in EIR Section 4.8 regarding interpretation of project consistency with the Comprehensive Plan, including the OCP. The consistency discussion in Section 4.8 is based on internal review and direction by Planning and Development. The Planning Commission and Board of Supervisors will review the EIR, including comments on the EIR. The Planning Commission will make a recommendation to the Board of Supervisors regarding the project's consistency with the Comprehensive Plan. The Board of Supervisors will ultimately make the determination regarding the project's consistency with the Comprehensive Plan, as the Board is the final decision-maker for the project requests. Also see Response to Comment E-3.

E-21 The comment is correct regarding Planning and Development recommendations in the Planning Commission (PC) staff report prepared for initiation of OASIS' OCP amendments. The staff report concluded that the OASIS General Plan Amendment (GPA) request to accommodate the OASIS development and use at KS18 was inconsistent with the General Plan and the Planning and Development staff report recommendation was for the PC to decline to initiate the project. While staff reports include Planning and Development's recommendations to County decision-makers, it is not unusual for the PC or Board of Supervisors to disagree with a staff report's recommendations. The PC considered only whether to initiate processing of the project request. The purpose of the GPA initiation hearing was not for the PC to make findings regarding the project's consistency with the General Plan as part of their decision to initiate processing of the OASIS project. The PC voted "to direct staff to process the general plan amendment." Therefore, in this instance, the PC did not agree with Planning and Development's staff report conclusions and recommendations.

E-22 The PC was not required to identify mitigation measures to address impacts of allowing development on the OASIS parcel at the General Plan Amendment (GPA) initiation stage of the development review process. Since the PC GPA initiation hearing, an EIR has been prepared for the project. The EIR evaluates numerous potentially significant adverse impacts and identifies mitigation measures, some of which were found to reduce impacts to less than significant levels and some identified as partial mitigation for identified significant impacts. When the PC next considers the project, the PC will consider the feasibility and extent to which the OASIS EIR mitigation measures would reduce the EIR's identified significant impacts.

E-23: Section 4.11 (Recreation and Open Space) and Section 4.8 (Land Use and Planning, including Table 4.8-2 discussion of Policy KS18-1 and DevStds KS18-1, KS18-2, KS18-4, and KS18-6) address how the project relates to OCP direction for preservation of Orcutt's remaining open space and open space views.

E-24: The proposed amendment to allow a Class II instead of Class I bikeway is limited to the section of OASIS driveway between Foxenwood Lane and the eastern property line of the OASIS property. Beyond the identified section of driveway, the rest of the proposed bike path across the OASIS property is proposed as a Class I bikeway, subject to compliance with EIR Mitigation Measures Rec-1 through Rec-3. The EIR has been revised to clarify this distinction. Also, see Response to Comment D-2, F-20, and E-29. EIR Mitigation Measure Rec-1 requires the applicant to resolve conflicts between existing private access easements and a public easement for the Orcutt Creek Trail (including Class I bike path), consistent with the OCP requirements for this particular trail. In response to revised plans, this mitigation measure has also been updated to address an additional trail/bikeway easement on the adjacent parcel to the east. The timing for this condition has been modified to require compliance with the requirements for this public easement prior to recordation of the documents effectuating the recorded map modification request.

E-25: The nature and magnitude of the amendments are not the only determining factors in whether a project would have significant and unavoidable (Class I) land use impacts. In addition, the fact that a project would result in Class I impacts does not equate to a project being inconsistent with Comprehensive Plan policies. CEQA identifies specific requirements for approval of projects with Class I impacts. This includes CEQA Guidelines Section 15091 (Findings for Projects with Significant Unavoidable Impacts). In addition, CEQA includes the requirement for decision-makers to make a Statement of Overriding Considerations if decision-makers determine that a project's benefits outweigh its adverse environmental effects.

E-26: The EIR acknowledges the project would remove the property's park designation and reduce associated recreational opportunities. Regarding the amendment to allow a section of the bike path to be a Class II (in road) vs Class I (separated vehicle traffic), please see Response to Comments A-56 and E-24.

E-27: The referenced Appendix G language has been incorporated.

E-28: Proposed Public Easement: OASIS would access their project via a proposed private easement across the adjacent commercial parcel at the corner of Foxenwood Lane and Clark Avenue (APN 105-020-041, LeBard). In 2018, OASIS granted a different access easement to the adjacent properties to the north and west (APNs 105-020-060, -061, and -062), as part of the sale of these open space parcels from Mr. LeBard to Knight. The Knight parcels are not commercially zoned. These parcels, like OASIS, are zoned for open space and recreation and the acreage south of and including the Orcutt Creek riparian corridor, is identified as part of the future public park and for creek restoration in the OCP. Recently, revised plans were submitted showing P&D requested information on existing and proposed easements and the nature of each easement. The revised plans show the existing Knight easement to be relinquished and a new easement in favor of Knight (APNs 105-020-060, -061, -062) is proposed over the OASIS driveway to the west end of the OASIS property for access and utility purposes. A new access/utility easement has also been added along OASIS eastern property line in favor of Mr. LeBard's parcel to the east, APN 105-020-052, -053. In addition, a new recreational easement is identified on the LeBard the aforementioned LeBard parcel to the east. Additional discussion has been added to Section 4.11 to address the proposed trail/bikeway easements.

Impact REC-2: The EIR includes mitigation (MM# Rec-1) that requires resolution of the conflicting easements, including the Knight access easement, and other changes to the proposed trail/bikeway easement to reduce this impact to a less than significant level prior to recordation of the documents effectuating the recorded map modification changes. Resolving the conflicting easements in compliance with the identified mitigation measures would assure provision of the Orcutt Creek Trail consistent with the OCP, with the exception of the short section within the driveway that would be changed to a Class II in-road striped bike path on each side of the driveway and a separated pedestrian path parallel and south of the driveway. If the proposed recreational easement(s) cannot comply with the criteria in the mitigation measures, the recorded map modifications would not be effectuated and the property would remain subject to the existing Southpoint Estates conditions of approval, including restriction to noncommercial recreation and open space, the development rights would continue to be held by the County, and the OASIS property would retain the recorded "*NOT A BUILDING SITE OPEN SPACE*" label.

Please see Response to Comments A-56, D-2, and E-24

E-29: Impact REC-3 addresses the proposed Class II bikeway segment, which is part of the General Plan Amendment request. This impact is identified as less than significant. The OCP Parks Recreation and Trails Map shows the general location of the Orcutt Creek Trail (including Class I bike path) on the steep slope north of the existing dirt road, an area with 50 percent plus slopes. The proposed Class II section is limited to approximately 300 feet within the part of the OASIS driveway between Foxenwood Lane and the OASIS property eastern property line. The pedestrian component of the Orcutt Creek Trail along this section of the driveway would be physically separated from vehicles, on a separate and parallel pedestrian path, running parallel to the driveway. The remainder of the Orcutt Creek Trail, subject to compliance with EIR Mitigation Measures Rec-1 through Rec-3, would include a Class I bike path, generally following OASIS' eastern and northern property lines. Also see Response to Comment F-20 and E-24.

E-30: The new CEQA Guidelines section 15064.3 addresses evaluation of Vehicle Miles Travelled (VMT) in analyzing a project's transportation impacts. The County is currently developing new traffic thresholds to address evaluation of VMT. Pursuant to CEQA Guidelines section 15065.3.c (Applicability), CEQA documents are not required to incorporate this analysis for project until July 2020 for projects. Because the OASIS NOP and Draft EIR were prepared and released for public comment prior to July 2020, the new VMT analysis is not required.

EIR Section 4.12 (Transportation and Circulation) primarily summarizes the project traffic analysis performed by Associated Transportation Engineers (ATE), which considered the design features of area roadways, including Foxenwood Lane and Clark Avenue. The traffic analysis included standard evaluation of roadway characteristics, including driveway site distance, road width, curves, presence/absence of sidewalks, the site's location in an urban area, proximity of the project to schools, proximity to Highway 135 ramps intersection, etc. EIR section 4.12 includes an updated discussion of collisions, the location of existing and proposed pedestrian facilities and proposed bicycle facilities that will contribute to providing an off-road connection between Foxenwood Lane and Broadway/California Boulevard. The presence of nearby schools and school related traffic is identified, including but not limited to data in Table 4.12-3 (*Clark Avenue/Foxenwood Lane – 2:00 to 4:00 P.M. Intersection Delay*). Section 4.12 also includes information from the OCP EIR and findings for adoption of the OCP regarding area roadway characteristics and constraints. The EIR acknowledges that the project would contribute to turning movement and safety impacts at the Foxenwood Lane/Clark Avenue intersection that were previously identified in the OCP (see section 4.12.2 *Previous Environmental Review*, discussion of OCP EIR, including but not limited to Impact CIRC-26 (*Clark Avenue/Foxenwood Lane Congestion Turning Movements*) and Impact KS18-CIRC-1 (*Turning Movement Safety Hazards).*

In response to neighbor comments regarding safety concerns at the Foxenwood Lane/Clark Avenue intersection, additional information regarding historic collision data has been added to section 4.12.1 (Setting, Collisions), including data from Stantec addressing the 10 year period from 2005 to 2015 and state data provided by County Public Works covering the five year period from December 2014 to December 2019. Public Works, Stantec and ATE have determined that there is not data to indicate a higher than typical rate of accidents at the Foxenwood Lane/Clark Avenue intersection.

E-31: The recorded access easement (and potential access) to APNs 105-020-060, -061, -62 (Knight) and similar easement to APNs 105-020-052, and -053 (LeBard) from Broadway, are not dependent on approval of the OASIS project. Recently, the project plans have been revised to show a new easement for access and utilities in favor of APNs 105-020-060, 061, -062 along the OASIS driveway, exiting the OASIS property south of the retention basin. A new easement has been added as well, for access and utilities in favor of APNs 105-020-052, -053 along OASIS eastern property line. Both of these properties, with the identified access/utility easements across the OASIS property (Knight, LeBard), are limited to open space and park uses. Therefore, currently, it is not expected that these parcels would generate traffic at levels that would substantially alter driveway volumes or operation of the Foxenwood Lane/Clark Avenue intersection since they are not developable parcels. Also see Response to Comment E-28.

E-32 Comment noted. Thorough responses have been provided to all comments in this letter and revisions have been incorporated into the EIR, as applicable, in response to these and other comments received on the Draft EIR.

"F" Friends of Key Site 18 (Deanne Rosing) Letter

F-1 Comment noted. It is acknowledged that these comments are provided by neighbors of the proposed project.

F-2 Comment noted. It is assumed that the four referenced EIRs are: 79-EIR-1 (Orcutt 13 EIR, covering 13 projects including Southpoint Estates Case Nos. TM 12,679 and 78-RZ-19), 82-EIR-18 (Southpoint Estates Case No. TM 13,345), 95-EIR-1 (Orcutt Community Plan EIR) and the OCP KS18 Mini EIR (95-EIR-1,Volume II - Key Sites), although the KS18 Mini EIR is technically not a separate EIR, but part of OCP EIR Volume II, which includes more site specific impact analysis and mitigation measures for the OCP Key Sites.

F-3 Comment noted. No further response required.

F-4 It is unclear what is meant by "up to 11" Class I impacts in the EIR. The Executive Summary of the EIR identifies eight Class I impacts. It is assumed that the additional three Class I impacts may be associated with cumulative impacts that the author believes should be classified as Class I impacts. It is understood that this comment addresses the project setting, including existing land use restrictions established by the OCP and by the Southpoint Estates conditions of approval.

F-5 This comment identifies excerpts from the Draft EIR that address changes in views that would result from the project. This discussion primarily expands upon impacts identified in the OCP EIR. The proposed Final EIR's discussion of the project's effect on views has been updated to acknowledge that if the approved LeBard commercial development or other future commercial development along Clark Avenue is built, such development would partially obstruct views of the KS18 open space, including future development associated with the proposed OASIS project. However, no change is identified to the level of impact.

F-6 This comment summarizes the EIR discussion of Impact VIS-1 (Impacts to Scenic Views/Visual Character of Eastern Gateway to Old Town). No additional response to this comment is required.

F-7 This comment identifies neighbor concerns with the project's impact on visual character/aesthetics to this Orcutt Creek corridor open space and concurrence with the EIR's conclusion. No additional response to this comment is required.

F-8 The comment identifies the project's conflict with Southpoint Estate (SPE) conditions and OCP assumptions for the site. The EIR acknowledges these conflicts by evaluating the proposed project description identified in OASIS EIR Section 2.0, which includes proposed modifications to SPE conditions of approval and recorded final maps, amendments to the OCP, and OASIS proposed acquisition of the development rights to the property that are currently held by the County. EIR Section 4.3 (Biological Resources) identifies information about the existing biological resources setting, project impacts to wildlife and vegetation, including but not limited to fragmentation of habitat and mitigation to reduce impacts. The more recent biological resources information incorporated in the EIR is based on reports prepared by Stantec (submitted with the project application materials) and Storrer Environmental Services (under contract to the County), as well as two site visits by California Department of Fish & Wildlife. In addition, California tiger salamanders have not been identified at KS18. Also see Response to Comment E-19.

F-9 The policy consistency analysis was subject to internal County review and direction and Table 4.8-2 has been updated in the proposed Final EIR in response to comments received on the Draft EIR. The Planning Commission and Board of Supervisors will consider the adequacy of the EIR, including whether the timing included in the EIR mitigation measures allows decision-makers to critically review the project and make informed decisions. Also see Response to Comment E-20.

F-10 The EIR identifies the current OCP and Southpoint Estates development restrictions on the OASIS property in the EIR text, accompanying graphics, and in materials identified in the EIR Appendices, including description of the property's restrictions to open space and non-commercial recreation, including a public park, property recorded with a "NOT A BUILDING SITE" label and property's development rights held by the County. The EIR also identifies the various OASIS' requests, including changes to the OCP, changes to the Southpoint Estates conditions of approval and recorded maps, and acquisition of development rights deeded to the County – approval of which would be required to accommodate the proposed OASIS facility at KS18. Regarding the staff report for PC initiation of the General Plan Amendment case, please see Response to Comment E-21.

F-11 This comment summarizes the EIR's discussion of long-term noise impacts. No additional response is required.

F-12 See response to comment F-11.

F-13 Noise –The Acoustical Study includes an assumed noise level of 80.5. However, the EIR assumes that a reasonable worst-case noise level could be higher. Further EIR Impact N-3 identifies that neighbors could be exposed to potentially significant long-term noise impacts. Most of the noise mitigation measures have been used in Santa Barbara County. Mitigation measure N-3 (Special Noise Limiters) has not been used on projects in Santa Barbara County, but has been used on other jurisdictions in California. This mitigation measure has been revised, including adding requirement to clarify that the equipment be operated by someone with appropriate expertise. The EIR concludes that Impact N-3 would be reduced to an adverse, but less than significant level by implementation of Mitigation Measures NS-3 through NS-8.

F-14 This comment includes a general statement about the effects of noise from the Noise Element. This language has been added to the discussion under Impact N-3.

F-15 Currently, the primary noise source on the OASIS property and surrounding properties is traffic noise. Highway 135 generates the most traffic noise, due to the volume of overall traffic (peak hourly volumes of 2600 vehicles[1]), greater numbers of large (loud) vehicles, and higher highway speeds associated with the highway compared to the local streets. Exposure to Highway 135 noise levels was also identified in the Southpoint Estates (SPE) EIRs, as the lots in the eastern end of the subdivision are near the Highway 135. In addition to Highway 135 traffic noise, lower levels of noise are generated by traffic on Foxenwood Lane and Clark Avenue. According to the project acoustical consultant, D. Lord (45dB), project related traffic would not result in a measurable change in noise levels on the surrounding residential properties. This would be especially true the closer such residential properties are to Highway 135 and associated traffic

[1] Hourly traffic volume date provided by D. Lord, project acoustical consultant

noise. Peak hourly traffic for the OASIS project (and associated peak hourly traffic noise generation) would be associated with a maximum attendance event on the OASIS property. EIR Section 4.12.3 (Transportation and Circulation, Impact Analysis), Impact TC-6 addresses project parking demand and identifies a peak parking demand onsite of 139 parking spaces. The development plan provides for 143 spaces. Additional traffic noise generated by a maximum attendance (maximum traffic noise) activity at the OASIS property is expected to be minor when added to the existing ambient noise levels from area traffic. According to Mr. Lord, this is because the additional traffic noise from a maximum attendance event at OASIS would produce sounds that would be "swallowed up" or overshadowed by the existing ambient traffic noise levels. The existing noise levels are generated by much greater traffic volumes near the project site, including Highway 135, Clark Avenue, Foxenwood Lane, and to a lesser extent other local streets. Therefore, traffic noise from OASIS related vehicle trips is not expected to result in a significant increase in noise levels or new nuisance noise.

F-16 The comment disagrees with the EIR conclusion that identified mitigation measures would reduce noise levels to a less than significant level. The Southpoint Estates EIR identified noise impacts due to the location of residential lots in proximity to Highway 135 traffic noise and this vehicle traffic noise on Highway 135 continues to be the primary noise source in the area today. Based on the OCP EIR and OASIS project noise analysis described in EIR section 4.9 (Noise), the project is not expected to alter averaged long-term baseline noise levels at surrounding residential properties. See Response to Comment F-13 regarding intermittent nuisance noise levels that are expected to be potentially significant without mitigation.

F-17 This comment restates information in the EIR. No additional response is required.

F-18 This comment identifies information from the June 2015 Planning Commission staff report for initiation of the OASIS General Plan Amendment request, including references to the OCP. See Response to Comment E-21).

F-19 This comment summarizes EIR Impact REC-2, which is identified as a Class II impact, Impact REC-3, which is identified as a Class III impact and Cumulative Recreation Impacts, identified as Class I, significant and unavoidable. No additional response is required.

F-20 EIR Mitigation Measure REC-1 requires resolution of the conflict between existing recorded access easements and the proposed easement for the Orcutt Creek Trail (including Class I Bikeway). This mitigation measure has been revised in response to revised plans with revised trail/bikeway easements. Planning and Development has determined that this measure would remain feasible and effective with a change in mitigation timing from "prior to Planning Commission hearing" to "prior to recordation of the documents effectuating the proposed changes to Southpoint Estates conditions and recorded maps."

F-21 This comment argues that the timing of the EIR mitigation for resolving Class I Bikeway/Trail easement location and details should be changed to inclusion in the staff report. Further the comment argues that the site plan misleads reviewers regarding the Class I Bikeway and that the EIR mitigation offers substandard recreational benefit. See Response to Comments F-20 regarding change in the timing of Mitigation Measure Rec-1 and Comment D-2, E-24, and E-29 regarding the proposed Class II section of bikeway.

F-22 This comment identifies the project structural development, parking, and access.

F-23 This comment identifies the project's one point of access, the addition of 100% of project traffic to the Foxenwood Lane driveway entrance, the estimated 45% of project traffic expected to be distributed to the Foxenwood Lane/Clark Avenue intersection, and reference to a level of service (LOS) F for the Foxenwood Lane/Clark Avenue intersection under cumulative traffic conditions in the Superseded ND and August 2016 Stantec traffic study. These comments are consistent with the conclusions in the Draft EIR, with the clarification that EIR Tables 4.2-10 and 4.12-11 also identify this intersection to operate at LOS F in the cumulative traffic scenario, based on the 2019 traffic analysis prepared for the County by Associated Transportation Engineers (ATE). Also see the May 27, 2020 letter approving the Design Exception for the driveway in Appendix D-12.

F-24 This comment summarizes information in the EIR regarding the project driveway. The comment also addresses the potential misuse of the Caltrans Park and Ride facility opposite the proposed OASIS driveway. All project parking is proposed on the OASIS property and Caltrans did not identify concern with Park and Ride lot in their comment letter on the Draft EIR. However, P&D and Caltrans previously discussed inclusion of a condition restricting the project from utilizing this parking lot, given it was constructed with public funds for the purpose of facilitating carpool/ridesharing and reducing overall vehicle miles traveled, not to accommodate parking for a private project. In addition, Caltrans noted the lot is often used to capacity or near capacity and could be used in the future during weekends and evenings, depending on changes in the number of employees/work hours at Vandenberg or other businesses etc. Mitigation TC-3 is added to Section 4.12.4 (Transportation and Circulation, Mitigation). This measure is not required to reduce significant impacts to less than significant levels, but is recommended to ensure parking spaces at the Caltrans Park and Ride parking lot are not filled by project parking demand, ensuring this parking lot remains available for regional and interregional carpooling and ridesharing needs. This measure is also a recommended condition of approval.

F-25 The Foxenwood/Clark intersection would operate at LOS F under the cumulative project setting based on traffic associated with projects identified in EIR Section 3.3 (Environmental Setting, Cumulative Projects), Table 3-1 (Cumulative Projects List). The EIR concludes that Impact TC-4 would be mitigated to less than significant levels (Class II) through payment of peak hour fees, the project's "fair share contribution" to reducing this cumulative traffic impact. Impact TC-7 also discusses the impact to the Foxenwood/Clark intersection from full buildout of the OCP and identifies this impact as significant and unavoidable (Class I).

F-26 The OCP EIR identified realignment of Foxenwood Lane to Norris but at the time of OCP adoption, the Board of Supervisors determined this improvement would not be feasible and the realignment was not incorporated as a development standard in the OCP. The realignment was revisited, but again not recommended as part of the 2012 OCP Amendments.

F-27 This comment summarizes the status of the design exception process and argues against the timing for receiving approval of the design exception by deferring this to the construction phase. The design exception was approved via letter dated May 27, 2020 (see Appendix D-12).

F-28 Table 4.12-8 (Existing+Project Intersection Operations – P.M. Peak Hour) shows that the averaged level of service (LOS) for the three approaches to the Foxenwood/Clark intersection during the evening peak hour would remain at LOS B. However, this intersection would degrade to LOS F under two other traffic scenarios. (Also see Response to Comment F-25). The LOS F would occur with or without the OASIS project, but the OASIS project would exacerbate this degraded service level. Impacts to this intersection would be partially mitigated by Public Work's required roadway improvements, including a new median in Clark Avenue, a new left-turn lane pocket on eastbound Clark Avenue, elimination of left-turn movements from southbound Clark Avenue onto eastbound Clark Avenue and other road improvements, prioritized in the Orcutt Transportation Improvement Plan (OTIP) funds that are collected from new development projects. The development impact fees specified in the OTIP are designed to fund roadway improvements that will be needed under OCP buildout.

Regarding emergency vehicles and police arriving in a timely fashion, P&D defers to input from County Fire and the County Sheriff's Office. These agencies reviewed and provided input on the Draft EIR, including determinations on the need for mitigation and, if needed, on mitigation requirements. Subject to review of final plans, the proposed driveway is acceptable to County Fire, including minimum road width and slope requirements for emergency vehicles. The Santa Barbara County Sheriff's Office identified broader project concerns, which are addressed by Mitigation Measure (MM) FP-1. MM FP-1 requires a special event contractor, responsible for security and traffic control for all non-OASIS events involving more than 100 people onsite.

F-29 This comment identifies information regarding the project description and information from the EIR Transportation section (4.12). One correction: The cumulative + project intersection information in OASIS EIR Tables 4.12-10 and 4.12-11 is based on the standard [commute] peak hour periods. Public Works observations of the 2:00-4:00 PM period delays at the Clark Avenue/Foxenwood intersection are identified in Table 4.12-3 (Clark Avenue/Foxenwood Lane 2:00 to 4:00 PM Intersection Delay).

F-30 This comment addresses concerns with the project driveway. See Response to Comments F-25 and F-28.

F-31 This comment summarizes the EIR discussion of impacts to fire and police services. See Response to Comment F-28.

F-32 County Fire has reviewed the project and comments received regarding single point of access and has determined that the proposed single point of access is acceptable given the specifics of the project description and location, including but not limited to, length of access, location within an urban area, and proximity to public roads. See Section 4.5 (Fire and Policy Services, Impact FP-1 discussion).

F-33 See Response to Comment F-34.

F-34 This comment addresses police services and mitigation for security/traffic control (FP-1). The comment identifies that the applicant has reduced maximum allowed attendance but has not reduced the size of the building or parking lot. The comment also identifies concern with relying on private security employees to address stretched demand for fire and police services and the ability to enforce EIR mitigation measures. P&D defers to County Fire and County Sheriff's Office for issues related to fire and police services. At this time neither agency has requested that additional mitigation be identified to address project impacts to their services.

F-35 The comment is correct that a project like OASIS has not been anticipated for this site. Therefore, to accommodate the project development and use onsite, the project requests include amendments to the Orcutt Community Plan, modifications to the Southpoint Estates project conditions and recorded maps and a request to acquire the development rights for the property from the County. These are part of the project description.

F-36 This comment addresses geologic and drainage hazard concerns related to the proposed access road and adjacent slopes. The proposed access would follow the route of the existing dirt road between Foxenwood Lane and the OASIS property. The existing road would be widened and improved, including engineered to accommodate emergency vehicles per County Fire access standards, with a paved width of 30 feet, which would include a four-foot wide striped bike lane in each direction. The bike lanes and a separated, pedestrian path south of the driveway are proposed to address provision of the Orcutt Creek Multi-Use Trail identified in the OCP for KS18. Retaining walls on the slope south of the road related to the pedestrian access path and driveway are proposed, in part, to address site drainage. Retaining walls may also be included on the steep northern slope if the final grading and drainage plans determine retaining walls are necessary to address structural or drainage issues. Drainage for the paved road is proposed to be conveyed down the road itself, rather than over the steep slope to the north/toward Orcutt Creek.

F-37 This comment summarizes the EIR discussion of bus services. See Response to H-32.

F-38 The discussion of pedestrian facilities in the EIR is revised to clarify that a sidewalk will be included on the north side of Clark Avenue if/when the LeBard commercial project frontage improvements are constructed. The rest of this comment summarizes proposed improvements. See Responses to Comments D-2 and E-29 regarding the proposed section of Class II bikeway and Response to Comment H-32.

F-39 This comment summarizes the EIR discussion of growth inducing impacts. No additional response is required.

F-40 The access easements granted to the adjacent open space parcels in 2018 are discussed in EIR Section 4.11 (Recreation and Open Space), including discussion and graphics that identify the recorded easement's conflict with the proposed public easement for the Orcutt Creek Multi-Use Trail. Language has been added to Section 6.1.3 (Precedent Setting Action) as these adjacent Southpoint Estates open space lots have the same land use and development restrictions as the OASIS property and provision of access to these parcels through the OASIS property may increase the potential for submittal of similar requests to accommodate development on these otherwise land-locked parcels. In addition, recently revised project plans relocate and identify the Knight access easement as an access/utility easement following the OASIS driveway and exiting onto the Knight property south of the OASIS retention basin. In addition, a new access/utility easement is proposed in favor of the LeBard parcel to the east (APNs 105-020-052, -053) and a new trail/bikeway easement has been added on the same LeBard property. (See discussion of revised easements in Section 4.11 and revised plans showing new easements in Chapter 2).

F-41 The population growth discussion has been supplemented to acknowledge the improved facilities at the proposed OASIS project may draw additional attendees from the broader Santa Maria Valley to the project site and Old Town Orcutt. However, the project is not expected to result in a substantial change in the permanent population in the central urban core of the Orcutt Planning Area or the larger Orcutt/Santa Maria area.

F-42 Section 6.1.4 identifies the potential for the project to encourage conversion of other open space properties to development. Additional language has been added to Section 6.1.4 to specifically identify the adjacent open space parcels. Also see Response to Comment F-40.

F-43 The first part of this comment restates the project's irreversible commitment of law various public services. The second part of the comment addresses potential for nuisance/scavenging wildlife impacts from onsite food preparation. The latter impact was not identified as an impact for the proposed park use, which the OCP KS18 Mini EIR evaluated for the south side of Orcutt Creek, including the OASIS property. It is not expected that proposed meal programs and outdoor event food preparation would result in substantially different impacts. Although not considered a significant impact, to minimize wildlife scavenging and interactions in the development areas, the project can be conditioned to ensure that food is disposed of from food preparation and eating areas on a daily basis (and after outdoor events involving food) and that trash areas are designed to avoid wildlife access. Although not required to reduce impacts to less than significant levels, this measure has been added as a recommended mitigation measure to minimize impacts to biological resources.

F-44 This comment identifies Alternative #1 as avoiding conflicts with Southpoint Estates conditions and the intent of the OCP. No additional response is required.

F-45 This comment identifies a meeting with Friends of Key Site 18 and Orcutt Union School District and the status of KS17 planning, including a community center for resident seniors and others. This alternative discussion is updated to identify the status of the KS17 senior housing project.

F-46 This comment addresses the AquaCenter alternative site. This alternative discussion is revised to identify the site's proximity to the Mariposa Townhomes affordable housing and Hummel Village senior housing complex. Impacts to recreation for this alternative have been reclassified as Class I, as the AquaCenter site is part of a larger area designated for recreation in the OCP. Therefore, development of the OASIS project on this site would reduce the area available for future recreational opportunities on this property.

F-47 This comment summarizes Alternative #9 on Foster Road. The cost of addressing mitigation for the California Tiger Salamander impact is not known, but OASIS has indicated their understanding that the mitigation would be very costly. No additional response is required.

F-48 Comment noted. No additional response is required.

F-49 This comment identifies the commenter's opinions regarding the conclusions in the OASIS EIR. No additional response is required.

"G" Todd Wilson Letter

G-1: Comment noted. No further response required.

G-2: See Response to Comment F-2.

G-3: Comment noted. No further response required.

G-4: David Lord, the project acoustical engineer, has reviewed this comment. Based on existing traffic volumes, noise level measurements performed on the project site, estimated OASIS traffic demand, and area topography, Mr. Lord concluded that peak traffic noise at the OASIS site would be "swallowed up and overshadowed" by the existing ambient noise levels, which are primarily generated by traffic noise on Highway 135. Also see Response to Comment F-15.

G-5: The comment is correct that a "community center" is not an allowed use in the REC zone district, as identified in LUDC Table 2-25. (LUDC Table 2-25 does identify a "meeting facility" as an allowed use in the REC zone with approval of a Conditional Use Permit). The comment is also correct that the LUDC definition of a meeting facility includes community centers. Additional language is added to EIR Section 4.8 (Land Use and Planning), Table 4.8-2 (*Applicable General Plan/ County Land Use and Development Code Preliminary Consistency Analysis*). In addition, a new Table 4.8-3 (Excerpt of LUDC Table 2-25) has been added. This comment concludes with the opinion that the proposed project is in fact a "Community Center" use, which is not an allowed use in the Recreation zone district. Table 4.8- concludes that a "meeting facility" is an allowed use, subject to approval of other projects requests necessary to accommodate the proposed development, including amendments to the OCP, modification of the Southpoint Estates conditions and recorded maps, and County relinquishment of the property's development rights to OASIS. The staff report will address this issue further and County decision-makers will consider and ultimately determine whether the proposed use should be considered a Community Center or Meeting Facility use.

G-6: It is unclear from this comment what type of environmental impact would result from Ordinance #3106 and, therefore, what type of *corrective action* or *mitigation measure* would be applicable. The Southpoint Estates (SPE) conditions require the open space be conveyed to the homeowner's association (HOA) or other entity subject to conditions prescribed by the Board of Supervisors. Ordinance #3106 identifies that the TM 12,679 Lot 165 open space is to be maintained by a HOA. The SPE developer conveyed title to most of the western part of SPE open space (Lot 165) to the SPE HOA in 1986 (current APN 105-020-065) and 1987 (current APN 105-020-068, 070). These grant deed documents are included in Appendix B of the OASIS EIR.

The eastern portion of original SPE subdivision (TM 12,679 open space Lot 165) is identified as open space Lots 87, 88, and 89 of the subsequent SPE subdivision (TM 13,345). There are no records indicating this eastern portion of the SPE open space was ever conveyed to the SPE Homeowner's Association. However, per TM 12,679 conditions, the developer submitted deeds to dedicate the development rights to this eastern portion of the open space to the County with the final maps for the first two units of the SPE subdivision (TM 12,679 Units I and II). The County holds development rights, but not property title. Mr. LeBard acquired TM 13,345 open space Lots 87, 88, and 89 in 2014 via a "*Judgement Quieting Title by Adverse Possession*." Lot 89 (APNs 105-020-063 and 105-020-064) was acquired from

Mr. LeBard by OASIS in December 2014 and Lots 87 and 88 (APNs 105-020-060, 105-020-061, and 105-020-062) were purchased from Mr. LeBard by Leonard Knight in May 2018. The Southpoint Estates Rezone (Case No. 78-RZ-19) Ordinance #3106 has been superseded by County adoption of both the Article III zoning ordinance and later by the County's current Land Use and Development Code, the zoning ordinance for most inland areas of the County. Therefore, Ordinance #3106 is no longer in effect. In addition, the Recorded Map Modification request, if approved, would revise SPE tract conditions, in part to acknowledge OASIS' ownership of open space lot 89. Also see Response to Comment A-23.

G-7: This comment addresses the SPE open space requirements, project conditions that address the development rights, and development rights that have been deeded to the County, which OASIS proposes to acquire as part of their project requests. It is correct that the June 2015 PC staff report and 2017 Superseded Mitigated Negative Declaration (MND) did not disclose that the County holds development rights to the OASIS property. This information was not identified by Planning and Development until after release of the 2017 MND, in response to comments received on the MND. The assumption that development rights had not been deeded to the County was based on information in planning documents for the [denied] Southridge housing project (87-DP-25, 87-RZ-13). The Southridge project was proposed for another SPE TM 13,345 open space lot, TM 13,345 Lot 93 (current APN 105-020-69). Current information regarding the development rights issue is discussed in the EIR, including in Section 1.1.1 and 1.1.3 (Introduction, Summary of Proposed Project and OASIS Property Ownership), in the discussions of cumulative impacts in nearly every issue area Section (4.1 through 4.13), in Section 4.0.2.6 (Project Components And Focus Of Environmental Review), and Section 6.1 (Growth Inducing Effects). The deed of development rights documents are included in Appendix B. Various discussions of the open space acreage and County held development rights have been updated throughout the EIR in response to comments received on the Draft EIR and in an attempt to provide greater clarity on this complex issue. Additional information regarding the project's compliance with the SPE lots' average minimum parcel size is included in Section 4.8 (Land Use and Planning), Table 4.8-2 and Table 4.8-3.

G-8: In 2018 and 2019, P&D requested a plan clarifying the overlapping recorded access easements and the proposed public recreation easement, including the diagonal access easement that crosses the northeast corner of the OASIS property, due to that easement's potential conflicts with the eastern parking lot and the Orcutt Creek Multi-Use Trail easement. In April 2019, the applicant provided updated plans to show the recorded access easement along the north and east property lines, a proposed bikeway easement, and the recorded diagonal easement. The latter easement was identified as a public utility easement. Due to lack of evidence of past, current or proposed utilities in the "public utility" easement area and OCP requirements that new utilities be undergrounded, P&D did not identify this easement as an impediment to use of the proposed eastern parking lot or access for use of the public access easement. However, this diagonal easement was mislabeled on the site plan. It is correct that this easement is an easement providing access from Broadway/California Boulevard, across the KS18/SPE open space, to the parcel immediately east of the OASIS property, APN 105-020-052 and -053 (LeBard SPE TM 12,679 oil drilling lot 201). The applicant recently submitted revised plans with more easement information, new private access and utility easements to the adjacent open space parcels and a new public access easement for trail/bikeway purposes on the adjacent LeBard oil drilling lot. The EIR has been updated to address the revised project plans, including but not limited to Section 4.11 (Recreation and Open Space). Also see Response to Comments E-24, E-28, F-20 and F-40.

G-9 OCP EIR Mitigation CIRC-7 states,

> "*The County shall consider re-alignment of Foxenwood Lane to align with Norris Avenue to the west and/or construction of a landscaped center median on Clark Avenue (between Foxenwood Lane and Norris Street), to alleviate existing and future turning movement conflicts on Clark Avenue. (addresses Impact CIRC-13)"*

The Board of Supervisors findings for the Orcutt Community Plan identify that Mitigation Measure CIRC-7 is addressed by Development Standard KS18-6, which requires construction of a landscaped median between Foxenwood Lane and Norris Street, but does not require realignment of Foxenwood Lane.

In addition to OCP EIR Mitigation Measure CIRC-7, the OCP KS18 Mini-EIR includes a site-specific mitigation measure and project alternative that address impacts at the Foxenwood Lane/Clark Avenue intersection. Site specific Mitigation Measure KS18-CIRC-1 also requires a landscaped median but no realignment of Foxenwood Lane. One of the KS18 Mini-EIR alternatives includes the Foxenwood Lane realignment to Norris, however, the Board of Supervisors rejected this alternative for KS18 in their 1997 Orcutt Community Plan findings.

Regarding the DEIR reference to "greater impacts to biology, geology and flooding, air quality, traffic, and solid waste…" that would result from realignment of Foxenwood Lane to Norris, these impacts are excerpted from the Board of Supervisors 1997 Orcutt Community Plan findings (summarized by environmental issue in discussion of Previous Environmental Review in EIR Sections 4.1 – 4.13, in the KS18 specific findings included in Appendix C and in the full findings, which can be found on the Planning and Development website at: . https://cosantabarbara.app.box.com/s/r2fr8dq9fgxa7shv8xykxfym5p1mas90/file/510266791539.
OASIS EIR Alternative #5 evaluates an alternative access route from Clark Avenue without the Foxenwood Lane realignment, thereby reducing some of the grading and biological impacts in the area just west of Foxenwood Lane and within Orcutt Creek. While Alternative #5 would reduce traffic impacts at the Foxenwood Lane/Clark Avenue intersection, this alternative would necessitate substantial grading across the steep slope below (north of) Clark Avenue for the driveway to meet Fire Department access road slope requirements. In addition to geologic impacts, grading cuts across this slope would be visible from Foxenwood Lane and from surrounding residential properties. The EIR acknowledges that alternative access from Clark in this location could reduce turning movement traffic impacts. However, impacts to geologic processes and visual resources (from grading scars) would increase. In addition, this alternative would potentially impact the developable area of LeBard APN 105-020-041, for which there is an approved but not yet constructed commercial development. An option has been added to Alternative #5 to realign the Foxenwood Lane/Clark Avenue intersection, as identified in the OCP EIR (previously rejected as infeasible). However, this option would still require access to the OASIS site be provided by the proposed driveway on Foxenwood Lane. Therefore, traffic impacts at Foxenwood Lane/Clark Avenue intersection would be reduced, but impacts related to geology/grading and aesthetics would increase. These issues reduce the feasibility of this alternative.

G-10: The proposed driveway across the LeBard commercial property is part of the project description. Standard County review and confirmation of identified access easements would be required prior to recordation of documents effectuating the recorded map modifications to the SPE conditions/recorded maps.

G-11: P&D Case No. 14CNS-00000-00027 is a planner consult case. Planner consults are an opportunity for early consultation on a project prior to a "Pre-Application", which involves more detailed input, and prior to completing plans, special studies, and submittal of formal development application packets. The southern tip of the OASIS property was zoned commercial in the Orcutt Community Plan (OCP) in 1997 and was not included in the KS18 designated open space. However, the Southpoint Estates (SPE) conditions precede the OCP. The SPE conditions require a "Not a Building Site Open Space" labels recorded on each of the SPE open space lots and the land use restrictions to open space and noncommercial recreational in the conditions of approval and similar restrictions in the deed of development rights to the County remain applicable to the entire OASIS property including the small area of commercially zoned land within the OASIS property (the subject of the lot line adjustment). Therefore, regardless of the commercial zoning, development of the southern tip of the OASIS Property is subject to approval and recordation of the Recorded Map Modification changes to SPE conditions and recorded maps and to acquisition of the County held development rights to this portion of the OASIS property. The EIR is revised (Table 2-1 and Table 4.8-2 to clarify that the OASIS property has split zoning, with the majority of the property zoned REC and the southern tip of the property zoned Old Town General Commercial (GC-OT). Section 4.0.2.7 (Environmental Impact Analysis, Lot Line Adjustment) is also revised to note that approval of the LLA could affect the location of any future realignment of the Foxenwood Lane/Clark Avenue intersection west to Norris as identified in the OCP EIR.

G-12: LAFCO is involved in review of changes to county/city/agency/district boundaries and service agreements. The project does not involve a change to jurisdictional or service district boundaries. LAFCO was provided notice of the Draft EIR, however LAFCO did not submit comments on the Draft EIR.

G-13: This comment addresses overall EIR impact conclusions. Regarding Noise impacts, please refer to Response to Comment G-4. Regarding classification of cumulative impacts, each environmental issue area section (Sections 4.1 to 4.13) includes a separate discussion under a Cumulative Impacts heading, which identifies the rationale for determining whether the project would result in significant cumulative impacts. Classification of impacts, including cumulative impacts is affected in part by the CEQA findings for the OCP (both overall and KS18 specific findings). A summary of the applicable OCP EIR CEQA findings is included in each issue area section (Sections 4.1 to 4.13) under the "Previous Environmental Review" subsection. No additional response is required for this comment.

G-14: This comment does not identify specific mitigation measures of concern that involve OCP modification or deferred implementation. More specific responses are included to the more specific examples in comments which follow. However, the proposed changes to the OCP and to the Southpoint Estates (SPE) approval are part of the project description, which is analyzed in the EIR, rather than mitigation for the project's impacts. The EIR identifies specific project impacts and mitigation measures in EIR issue area sections (Sections 4.1 through 4.13). The impacts and mitigation measures are summarized in the EIR Executive Summary. In addition to project specific mitigation measures, EIR mitigation measures incorporate components of the County's standard mitigation measures, which are regularly required and have been effectively applied and implemented on other development projects (e.g., erosion control plans) as well as consideration of appropriate mitigation timing to ensure mitigation is not deferred.

G-15: The staff report for initiation of the General Plan Amendment (GPA) request included a recommendation that the Planning Commission not initiate the GPA for processing due to potential inconsistencies with the General Plan. However, the Planning Commission recommended the request be processed, including completion of required CEQA review. The Draft EIR reflects internal County review and direction, as is true of all County CEQA documents. his letter and all other comments received on the Draft EIR are part of the proposed Final EIR, which will be provided to County decision makers as part of their consideration of the project requests. Also see Response to Comment E-21.

G-16 The Orcutt Community Plan (OCP) Parks Recreation and Trails (PRT) map identifies the Orcutt Creek Multi-Use Trail (includes Class I Bikeway) along and just north of the existing dirt access road from Foxenwood Lane. The PRT map location is a general location, however, there are steep slopes on both sides of the existing dirt road, with very steep slopes (50 percent plus) north of the driveway. The proposed section of Class II bikeway is limited to an approximately 300-foot section of the OASIS driveway between Foxenwood Lane and OASIS' eastern property line. If a separated Class I bikeway were provided parallel to the driveway, this would be expected to result in a substantial increase in earthwork and the length and height of required retaining walls, increasing grading and visual resource impacts.

G-17 See Response to Comments F-27 and F-36.

G-18: This comment identifies concerns with the proposed access, including the Fire Department condition letter (3/22/16), the driveway design, and traffic volumes with the mix of driveway users, including bicycles on the Class II bikeway and vehicles associated with OASIS events and potential Lot 87/88 traffic resulting from the new access easement to these lots. Section 4.12 (Transportation and Circulation) relies on data and analysis prepared by traffic engineers with Associated Traffic Engineers (contracted with the County for assistance on the EIR) and Stantec (OASIS traffic consultants). In addition, County Fire and Public Works are the County's fire safety and traffic experts. Therefore, Public Works has reviewed EIR Section 4.12 (Transportation and Circulation), County Fire and the County Sheriff's Office have reviewed Section 4.5 (Fire and Police Services), and these sections reflect input from the County's experts in these agencies.

G-19: This comment notes that OASIS has reduced maximum attendancefrom 300 to 200, but has not made changes to the physical improvements and therefore the facilities are still designed to accommodate larger events. For clarfication, the maximum attendance is proposed as an "any given time" maximum attendance and is not limited to the 12 large events per year that are also identified in the project description. Also, parking demand calculated based on the LUDC is 229 spaces. The project has reduced proposed parking to 143 spaces as discussed in Section 4.12, Impact TC-6. The comment notes that less open space would be affected if a smaller facility designed for the maximum 200 attendance were constructed. In addition, the comment addresses the potential for future requests for increased use/attendance at the facility once the General Plan and Southpoint Estates development restrictions are removed from the property, as well as limited ability to add more parking (after the site is developed) to serve increased attendance.

G-20: This comment addresses project traffic, proposed improvements on Foxenwood Lane, onsite parking, the cumulative level of service "F" at the Foxenwood Lane/Clark Avenue intersection, limitations for use of SMAT bus transit service for the project due to lack of onsite bus access and access challenges of the existing Clark Avenue bus stops, data regarding solo drivers, and increased vehicle trips associated with use of SMOOTH dial a ride service. This comment also identifies that the no project alternative would resolve what the commenter considers to be questionable mitigation measures. This comment letter and all comments received on the Draft EIR are incorporated into the Final EIR, which will be provided to the County Planning Commission and Board of Supervisors. These County decision-makers will address the adequacy of the Final EIR when they consider the project requests.

G-21: This comment disagrees with the EIR conclusions that many impacts are resolved by the EIR mitigation measures. Also see Response to Comment F-8 and the last sentence of Response to Comment G-20.

G-22: This comment includes opinions regarding the superseded ND, the EIR, and the project description and comparison to the requirements for the property in the OCP and Southpoint Estates conditions of approval. No further response is required.

G-23: This comment identifies concern with the Foxenwood/Clark intersection, including its proximity to the Highway 135 ramps intersection, concern with the modification to parking requirements based on the proposed maximum attendance onsite, as the applicant could return later with a request for higher attendance after the project is constructed with the reduced number of parking spaces. Regarding KS17, traffic generation could be reduced with the current senior living project compared to the traffic assumptions in the OCP, as the OCP assumed single family development at KS17, which typically generates more traffic than senior housing.

G-24 This comment identifies concern with the lack of analysis of slope stability and need for retaining walls, as well as proximity of access road improvement work in proximity to Orcutt Creek. Mitigation Measure Geo-2 has been revised regarding timing, peer review of the geotechnical study, and need for the landscape plan/restoration plan to be supplemented as necessary on the slope north of the access road. Also see Response to Comment G-18.

G-25: This comment addresses lack of resolution of the Orcutt Creek Multi-Use Trail onsite, including conflicting easements, and the property's existing development restrictions. See Responses to Comments E-24, F-20, G-8, and G-16.

G-26: For clarification, OASIS owns (holds title) to the OASIS property. The County holds the *development rights* to the OASIS property, restricting the property to open space and noncommercial recreational use (a recreational use not involving remuneration, which allows for a public park).

G-27: The comment identifies disagreement with the conclusions of the policy consistency analysis in the EIR. The consistency analysis was completed pursuant to internal County review and direction. This comment noting disagreement with policy consistency conclusions is part of the proposed Final EIR, which will be provided to County decision-makers as part of their consideration of the project requests.

G-28: Comments regarding alternatives are noted. The discussion of project alternatives in Section 9.0 has been updated in response to various comments received on the Draft EIR.

G-29: Conclusion comments are noted. This comment and all comments received on the Draft EIR are incorporated into the Final EIR, which will be provided to the County Planning Commission and Board of Supervisors. These County decision-makers will address the adequacy of the Final EIR.

"H" Jeff Bresnahan

H-1 This comment summarizes the purpose of the comment letter, the "mission" of the Planning & Development Department, support for Project Alternative #9 and the proposed project's impacts on quality of life, land use, and environmental sustainability. No additional response is required to this comment.

H-2 See Response to Comment F-2 and G-7.

H-3 See Response to Comment F-3.

H-4 See Response to Comment F-4.

H-5 See Response to Comment F-5.

H-6 It is not clear which specific discussion in OASIS EIR Section 4.1 (Aesthetics/Visual Resources) this comment references, regarding the project "neighborhood." Section 4.1.1 (Aesthetics/Visual Resources, Setting) includes the following description of the neighborhood: "*KS18 abuts the northern boundary of the "Old Town Orcutt" neighborhood (OCP Figure 8, Orcutt Residential Neighborhood Map, included in Appendix D-8)."* KS18 is not actually identified within one of the "neighborhoods" on this map. However, KS18 is bounded by "Old Town" on the south and "Foxenwoods" on the north and this Key Site is identified as "Key Site 18/Southpoint" in the OCP, since the most of KS18 is comprised of the open space lots for the Southpoint Estates subdivision. Also see Response to Comment F-6.

H-7 See Response to Comment F-7.

H-8 See Response to Comment F-8.

H-9 See Responses to Comments F-9 and G-27.

H-10 See Response to Comment F-10.

H-11 See Response to Comment F-11.

H-12 See Response to Comment F-12.

H-13 See Response to Comment F-13.

H-14 See Response to Comment F-14.

H-15 See Response to Comment F-15.

H-16 See Response to Comment F-16.

H-17 See Response to Comment F-17.

H-18 See Response to Comment F-18.

H-19 See Response to Comment F-19.

H-20 See Response to Comment F-20.

H-21 See Response to Comment F-21.

H-22 This comment identifies support for Project Alternative #9.

H-23 See Response to Comment F-22.

H-24 See Response to Comment F-23.

H-25 See Response to Comment F-24.

H-26 See Response to Comment F-25.

H-27 See Response to Comment F-26.

H-28 See Response to Comment F-27.

H-29 See Response to Comment F-27.

H-30 See Response to Comment F-28

H-31 The traffic projections identify average daily trips (ADT) and peak hour trips (PHT), as is standard for traffic studies. As discussed in Section 4.12 (Transportation and Circulation) under "Project Trip Generation", project generated traffic was calculated using the Institute of Traffic Engineers (ITE) rate for Recreational Community Centers (Land Use #495). This rate was determined to be the best predictor of project generated traffic by traffic engineers at Santa Barbara County Public Works-Transportation Division, Stantec (project traffic consultant) and ATE (County-contracted traffic consultant). The rate was determined most applicable by the traffic engineers, based on a review of existing activities at the OASIS Center on Soares Avenue and proposed activities at the KS18 site. Peak parking demand was estimated based on the project's proposed maximum any-given-time attendance, as this maximum is the same as the maximum attendance allowed at the 12 events per year. In addition, a conservative assumption of 1.5 attendees per vehicle was assumed in calculating peak parking demand.

H-32 The pedestrian path paralleling the driveway is proposed to meet ADA requirements. Given steep slopes, construction of the pedestrian path requires retaining walls, in some areas on both sides of the path. However, the EIR acknowledges that even with an ADA accessible pedestrian path, pedestrian access for many OASIS members would be challenging given the length of the path, the topographic difference between the driveway entrance on Foxenwood Lane and the OASIS buildings, as well as the additional distance to the closest bus stops or the member residences. See discussion in Section 4.12 (Transportation and Circulation) under "Transit Services" and "Pedestrian Facilities" and Section 4.7 (Greenhouse Gases/Climate Change), Impact GHG-2.

H-33 See Responses to Comments F-29 and F-30.

H-34 See Response to Comment F-31.

H-35 See Response to Comment F-32.

H-36 See Responses to Comments F-33 and F-34.

H-37 See Response to Comment F-35.

H-38 See Response to Comment F-36.

H-39 See Response to Comment F-37.

H-40 See Response to Comment F-38.

H-41 See Response to Comment F-39.

H-42 See Responses to Comments F-39 and F-40.

H-43 See Response to Comment F-41.

H-44 See Response to Comment F-42.

H-45 See Response to Comment F-43.

H-46 See Response to Comment F-44.

H-47 See Response to Comment F-45.

H-48 See Response to Comment F-46.

H-49 See Response to Comment F-47.

H-50 See Response to Comment F-48.

H-51 See Response to Comment F-49.

"I" Glen Carlon

I-1 Comment noted. This email regarding the trail system and alternative sites is included in the proposed Final EIR, which will be provided to County decision-makers for consideration when they review the project

"J" Dianne Carmody

J-1 This comment identifies support for OASIS, but not for the other "community center" types of uses proposed as part of the project.

J-2 This comment identifies off-site alternatives analyzed in the EIR which have fewer impacts and recommends the project not be approved at the proposed location.

"K" Mike Carroll

K-1 Comments are noted. The commenter's understanding was that the project involved moving the existing OASIS building to the new site, which he supported. The commenter does not support the project as proposed. This comment letter and all comments received on the Draft EIR are incorporated into the Final EIR, which will be provided to the County Planning Commission and Board of Supervisors. These County decision-makers will address the adequacy of the Final EIR.

"L" Keith Castaing

L-1 This comment does not support the proposed trail plan. This comment and all comments received on the Draft EIR are incorporated into the Final EIR, which will be provided to the County Planning Commission and Board of Supervisors. These County decision-makers will address the adequacy of the Final EIR.

"M" Duane Clay

M-1 The comment identifies concern for the proposed trail layout (not in line with the General Plan) and concern that the trail as proposed will make future expansion of the trail on other properties harder. The comment also recommends the project be moved to one of the alternative sites. These comments and all comments received on the Draft EIR are incorporated into the Final EIR, which will be provided to the County Planning Commission and Board of Supervisors as part of their consideration of the project requests.

"N" Natalie R. Delker

N-1 This comment identifies that a selling point for purchase of their home on Hartnell was the surrounding area with creek, view, wildlife, tranquility, and the project's potential to change these factors and increase traffic.

N-2 The comment identifies existing traffic congestion at the Clark Avenue/Foxenwood Lane intersection especially from 7:30-8:00 AM and 2:30-3:30 PM, which would worsen with the project. In addition, the comment identifies safety concerns for pedestrian/bicyclists from traffic at the new OASIS entrance and increased traffic at Clark/Foxenwood intersection, especially for school children. See OASIS EIR Section 4.12 (Transportation and Circulation) discussion of "School Traffic" and Mitigation Measure TC-1.

N-3 This comment objects to the project due to encroachment on open space, increased traffic, and habitat loss. These comments are included in the proposed Final EIR, which will be provided to County decision-makers as part of their consideration of the project requests.

"O" Anthony (Tony) Dunne

O-1 See Response to Comment M-1.

"P" Michael Hecker

P-1 This comment notes the commenter is an Orcutt area trail user and appointed member of the Santa Barbara County Riders and Hikers Trails Advisory Committee and the current committee chair. Also noted is that this comment letter is written not as a committee member, but as a private citizen, who drives to Orcutt to enjoy the area trails and spends money in Orcutt.

P-2 See Response to Comment M-1.

"Q" Josh Hess

Q-1 This comment identifies concern with the proposed trails. See Response to Comment M-1.

"R" Mary Housel

R-1 This comment identifies the need for a new library and questions whether both OASIS and a new library could be provided at the Foster Road alternative project site. The comment does not address the EIR information or conclusions regarding the OASIS project. The comment is included in the proposed Final EIR, which will be provided to County decision-makers for consideration when they review the project. The EIR does not evaluate joint OASIS and public library use. However, if requested by County decision-makers, joint use of the Foster Road land for a relocated OASIS project and new Orcutt County library can be evaluated.

"S" Ken Mann

S-1 See Response to Comment M-1.

"T" Linda Rickett #1

T-1 The proposed road is designed to comply with County Fire standards. County Fire is satisfied based on the preliminary design plans that the road can meet Fire Department standards. Final road plans are subject to review and approval by County Fire to ensure compliance with their standards.

T-2 The decomposed granite pedestrian path would be separate but parallel and south of the driveway and is would provide required ADA compliant pedestrian access from Foxenwood Lane to the OASIS buildings. The pathway location and layout are designed to comply with ADA maximum slope requirements. For pedestrians accessing the Orcutt Creek Trail, stairs would be provided at the base of the driveway to allow trail users to cross the driveway and to access the section of the Orcutt Creek Mulit-Use Trail (including Class I Bikeway) that would generally follow OASIS' eastern and northern property lines, subject to criteria included in EIR Mitigation Measure Rec-1 (EIR Section 4.11.5, Recreation and Open Space, Mitigation). The Orcutt Creek Trail is not required to be ADA accessible. However, pedestrians not able to utilize stairs could access the main trail using an alternate route through the OASIS parking lot area.

T-3 See Response to Comment T-1.

T-4 See Response to Comment T-2.

T-5 This comment notes that traffic is a problem now at Clark and Foxenwood and that the project will make this worse. This comment is included in the proposed Final EIR, which will be provided to County decision-makers for consideration when they review the project.

"U" Linda Rickett #2

U-1 See Response to Comment F-22.

U-2 See Response to Comment F-23.

U-3 See Response to Comment F-24.

U-4 See Response to Comment F-25.

U-5 See Response to Comment F-26.

U-6 See Response to Comment F-27.

U-7 See Response to Comment F-28.

U-8 See Response to Comment F-29.

U-9 See Response to Comment F-30.

U-10 See Response to Comment F-31.

U-11 See Response to Comment F-32.

U-12 See Response to Comment F-33.

U-13 See Response to Comment F-34.

U-14 See Response to Comment F-35.

U-15 See Response to Comment F-36.

U-16 See Response to Comment F-37.

U-17 See Response to Comment F-38.

U-18 See Response to Comment F-39.

U-19 See Response to Comment F-40.

U-20 See Response to Comment F-41.

U-21 See Response to Comment F-42.

U-22 See Response to Comment F-43.

U-23 See Response to Comment F-44.

U-24 See Response to Comment F-45.

U-25 See Response to Comment F-46.

U-26 See Response to Comment F-47.

U-27 See Response to Comment F-48.

U-28 See Response to Comment F-49.

"V" Marc and Barbara Serio

V-1 See Response to Comments F-2 and G-7.

V-2 See Response to Comment F-3

V-3 See Response to Comment F-5.

V-4 See Response to Comment F-8.

V-5 See Response to Comment F-10.

V-6 See Response to Comment F-11.

V-7 See Response to Comment F-13.

V-8 See Response to Comment F-16.

V-9 See Response to Comment F-17.

V-10 See Response to Comment F-18.

V-11 See Response to Comment F-19.

V-12 See Response to Comment F-20

V-13 See Response to Comment F-21.

V-14 See Response to Comment F-22.

V-15 See Response to Comment F-23.

V-16 See Response to Comment F-24.

V-17 See Response to Comment F-25.

V-18 See Response to Comment F-26.

V-19 See Response to Comment F-27.

V-20 See Response to Comment F-28.

V-21 See Response to Comment F-29.

V-22 See Response to Comment F-30.

V-23 See Response to Comment F-31.

V-24 See Response to Comment F-32.

V-25 See Response to Comment F-35.

V-26 See Response to Comment F-36.

V-27 See Response to Comment F-37.

V-28 See Response to Comment F-38.

V-29 See Response to Comment F-39.

V-30 See Response to Comment F-40.

V-31 See Response to Comment F-42.

V-32 See Response to Comment F-43.

V-33 See Response to Comment F-44.

V-34 See Response to Comment F-45.

V-35 See Response to Comment F-46.

V-36 See Response to Comment F-47.

V-37 See Response to Comment F-48.

V-38 This comment summarizes the commenter's observations and recommendations about the project. This comment letter is included in the Final EIR, which will be provided to County decision-makers when they consider the project requests.

"W" Laurent Tarnaud Email

W-1 See Response to Comment M-1.

"X" Alec Tikhonoff Email

X-1: Comment noted. This comment does not support the proposed trail plan. The comment email is included in the proposed Final EIR, which will be provided to County decision-makers for consideration when they review the project.

"Y" Denise Villarete Email

Y-1: See Response to Comment M-1.

"Z" Frances Walk

Z-1 Comment noted regarding submittal of Draft EIR comments. No additional response required.

Z-2 See Response to Comment F-2.

Z-3 See Response to Comment F-3.

Z-4 See Response to Comment F-4.

Z-5 This comment identifies impacts from conversion of open space/parkland to development to biological resources. See Response to Comment F-8.

Z-6 This comment addresses concern with one point of access and adequacy of the proposed access for the proposed use, particularly in an emergency. See Responses to Comments F-30 thru F-34.

Z-7 This comment is under a Geologic Resources heading but addresses loss of open space. The EIR identifies loss of open space as a Class I project specific and Class I cumulative impact.

Z-8 This comment identifies concern with the proposed driveway to accommodate ADA access and the project's lack of regular bus service to the site and pedestrian friendly access due to missing sections of sidewalks on Clark Avenue (north side) and Foxenwood Lane. See Response to Comments F-38 and H-32.

Z-9 See Response to Comments C-2 and F-27 and revised timing for EIR Mitigation Measure T-2 in Section 4.12 (Transportation and Circulation).

Z-10 See Responses to Comments F-28 and F-30.

Z-11 See Response to Comment F-44.

Z-12 This comment supports the KS17 off-site alternative location (Project Alternative #2). No additional response is required.

Z-13 See Response to Comment F-46.

Z-14 See Response to Comment F-47.

Z-15 This comment concludes that the project is inconsistent with the Southpoint Estates conditions of approval and grant deed of development rights and recommends the EIR not be certified. See Response to Comment F-8. This comment letter is included in the proposed Final EIR which will be provided to County decision-makers in their consideration of the project requests.

"AA" Chuck Williams

AA-1 Wildlife: Section 4.3 (Biological Resources), Table 4.3-1 **(**Special-Status Plant and Wildlife Species with the Potential to Occur in the Project Area) includes a summary of special status species and likely presence onsite. Table 4.3-1 identifies that there are no recorded observations of California Tiger Salamander (CTS) or California Red Legged Frog (CRLF) on the project site and the reasons they are unlikely to be present onsite. The conclusions regarding likelihood of species presence is based on biological surveys performed onsite by Stantec and Storrer Environmental Services, qualified wildlife biologists, and research of mapped resources and biological reports prepared for the Orcutt Community Plan (OCP) and other nearby projects (including the retention basin on the east side of Highway 135). Regarding CTS, this species is particularly difficult to observe. Therefore, it is possible that if salamanders were observed along Orcutt Creek, they may have been one of the more common species, some of which are similar in appearance to CTS. (Also see Response to Comment E-19 and Appendix D-3, letter summarizing 2/12/19 site visit with California Department of Fish and Wildlife and John Storrer). EIR Impact BIO-5 (Increased Development/Activity in an Open Space/ Wildlife Corridor) is identified as a significant and unavoidable impact as the project would introduce development and human activities into one of the few large urban open spaces/wildlife corridors in the central urban core of Orcutt. *Noise*: Mitigation measures in Section 4.9 (Noise) identify the criteria for amplified music/spoken voice. Additional language has been added to Mitigation Measure NS-3.

AA-2 Although smoking at outdoor events is not identified as a significant impact, the staff report may recommend a project condition to address CUP findings regarding general welfare of the neighborhood, which requires that project plans identify a visually delineated (with landscaping and signage) smoking area, to be located within the irrigated lawn, west of the main building.

AA-3 The comment is correct that the analysis in Section 4.9.4 (Noise, Impact Analysis, including Impact N-3), concludes that 80.5 dBA would not be considered a reasonable worst-case assumption. Language is added to Mitigation Measure NS-3, to facilitate compliance with this mitigation. No changes are made to the identified level of impact (Class II). Also See Responses to Comments F-13 and F-14.

AA-4 The EIR identifies potentially significant noise impacts from intermittent noisy activities associated with long-term operation of the project. However, ambient noise levels are not expected to increase substantially, as existing vehicle traffic noise is expected to remain the primary noise source affecting KS18. Although noise impacts to wildlife has not been identified as a separate impact, increased noise and activity associated with the project are identified as contributing to biological impacts, as discussed in Section 4.3 (Biological Resources) under Impacts Bio-3, Bio-4, and Bio-5. The comment is included in the Final EIR, which will be provided to County decision-makers when they consider the project requests.

AA-5 The text below Section 4.9 (Noise) Table 4.9-2 (Acoustic Instrument Sound Levels) describes noise levels for amplified rock music. Also see Responses to Comments AA-3 and AA-4.

AA-6 This comment identifies the property's lack of development rights and habitat value. Section 4.3 (Biological Resources) identifies project specific (Impact BIO-5) and cumulative Class I impacts to biological resources, in part due because the KS18/Southpoint open space is "*one of the few large urban open spaces/wildlife corridors in the central urban core of Orcutt***"**..

AA-7 It is not clear which specific language in the EIR this comment is referencing. However, the project includes an amendment to the OCP Open Space Plan Area to remove approximately 5.16 acres of the OASIS property from the approximately 35.11 acres of designated open space at KS18 and there is a companion request for OASIS to acquire the property's development rights from the County. If the Board of Supervisors supports the amendments to remove the property from the OCP Open Space Plan Map and to remove the property as parkland on the OCP Parks Recreation and Trail Map, and supports the requested relinquishment of the property's development rights, the Board could determine that the project requests are consistent with the Open Space Plan as required by Gov Code Sections 65566 and 65567.

AA-8 Comment noted. The EIR identifies the Southpoint Estates and OCP development restrictions applicable to the project site.

AA-9 See response to comment AA-1.

AA-10 Rentals involving amplification (voice or music) are proposed to be restricted to indoor areas. However, other rental activities are not proposed to be limited to indoor areas. The project description includes a total of 12 events per year with a 200-person maximum onsite (includes an assumed 15 staff/caterers as part of the 200 people). The 200-person maximum is also identified as the any-given-time maximum population for the facility (not limited to events).

AA-11 This comment addresses concern with project generated noise and the feasibility of enforcing identified noise restrictions. Also see Response to Comment F-34.

AA-12 The OCP assumed development on KS18 would include housing in the KS18 northeast corner, north of Orcutt Creek near Foxenwood Lane and commercial development along Clark Avenue. The OCP identifies the rest of KS18 as open space, except 8.5 acres on the south side of Orcutt Creek, which could also be developed as a public park within parameters identified in the OCP. As a result, impacts identified for KS18 in the OCP EIR are primarily associated with the portions of the property identified for future development. Section 4.1 (Aesthetics/Visual Resources) identifies impacts to scenic views, visual character, and cumulative loss of open space views as Class I impacts, from conversion of the existing scenic open space to the proposed development. Impacts related to night-lighting, road median, views and visual character are addressed in the discussion of these Class I visual resources impacts. However, this section also concludes that project specific mitigation would reduce aesthetic impacts associated with particular project components to less than significant levels (Class II), including impacts related to the off-site sign, the retention basin, parking, temporary structures, and rooftop equipment.

AA-13 See Response to Comment AA-7.

AA-14 See Response to Comment G-5.

AA-15 This comment includes excerpts from CEQA. No additional response is required.

AA-16 This comment restates OCP EIR and OASIS EIR impacts and notes the impact on neighbors who purchased their properties because of proximity to the KS18 open space. This comment is noted. Additional language is added to Section 4.1.1 (Aesthetics/Visual Resources, Setting) identifying comment from Southpoint Estates (SPE) neighbors who purchased lots because these lots provided scenic views of the adjacent SPE open space lots along Orcutt Creek.

AA-17 The pedestrian path is separated from the main access road and is proposed to comply with ADA slope requirements.

AA-18 This comment restates information regarding the access road from the OASIS EIR. No additional response is required.

AA-19 This comment is consistent with OASIS EIR Impact VIS-1, which finds that grading for the access road would contribute to this Class I impact.

AA-20 This comment restates information regarding the directional sign from the OASIS EIR. No additional response is required.

AA-21 This comment addresses Government Code Sections 65560 through 65567. See Response to Comment AA-7.

AA-22 The Class II bikeway section is limited to within the proposed driveway. Also see Response to Comment E-24 and E-29.

AA-23 Stantec was hired by OASIS to prepare a biological assessment. The County hired John Storrer to provide a peer review of the Stantec report. Mr. Storrer has not worked for OASIS and is accepted as having expertise in identifying and evaluating impacts to both California Tiger Salamander (CTS) and California Red-Legged Frog (CRLF) by US Fish and Wildlife Service (R. Henry, USFWS) and California Department of Fish and Wildlife (D. Blankenship, CDFW). The biological resources section is updated to note that the commenter has stated he has seen both species onsite. However, there are no recorded observations of either species onsite on state or local resource maps, in any biological resource reports, as part of the OCP review process or as part of more recent surveys performed as part of the OASIS project. In addition, as identified in Section 4.3 (Biological Resources), Table 4.3-1 (Special-Status Plant and Wildlife Species with the Potential to Occur in the Project Area), the site does not include suitable breeding habitat, is not close to breeding ponds (for CTS) and this section of Orcutt Creek has only intermittent flows (for CRLF), which reduce the likelihood of these species being present onsite. Also see response to comment AA-1.

AA-24 See Section 4.12 (Transportation and Circulation) discussion of “Collision Data.”

AA-25 The analysis of project impacts is based on the project description details, including development and operational parameters. The peak parking demand is calculated based on proposed maximum attendance identified in the project description. If at a future date the applicant proposes an increase in maximum attendance or expanded activities that are not evaluated in the current EIR, the request would require additional and separate CEQA review and potential requirements for provision of additional onsite parking. In addition, as discussed in Section 4.2 (Air Quality), the mitigation measure requiring implementation of a Transportation Demand Management (TDM) program is designed to reduce air quality impacts, by reducing single occupancy vehicle trips/emissions and includes the requirement for use of shuttles for activities involving specific numbers of attendees. The TDM program would also reduce parking demand. The TDM mitigation includes the ability of the P&D Director to reduce any given time maximum attendance as follows: *If availability of shuttle service (or other previously approved method acceptable to County) ceases, an alternative TDM plan shall be approved by the Director of Planning and Development, which may include reducing the any given time maximum attendance.*

AA-26 The comment is correct that some traffic study data is from the summer (8/22/18), with concern that school would not have been in session. However, the 2018-2019 calendar for the Orcutt Union School District shows that fall semester was already in session, with the first day of school on 8/16/18.

AA-27 This comment addresses how OASIS acquired the KS18 property and loss of environmentally sensitive area. This comment is part of the Final EIR, which will be provided to County decision-makers when they consider the project requests. Also see Response to Comment A-23 regarding ownership of the OASIS property.

AA-28 This comment questions why several different planners have worked on the project. This is the result of turn-over at Planning and Development (P&D). The comment also states that no or few public notices were sent out. Noticing has complied with all legal requirements. In addition to the minimum requirement of publishing of a display ad in the Santa Maria Times, P&D has also sent out mailed notices, for the following:

a. Notice of Availability of the Draft (Superseded) Mitigated Negative Declaration (MND);

b. Notice of Preparation and EIR Scoping Hearing;

c. Notice of Availability of the Draft EIR and Hearing

P&D staff researched the noticing lists used for noticing of the Draft EIR after receiving input from community members at the Draft EIR hearing that many of those present did not receive mailed notice of the hearing. Based on this research, it was determined mailed notices were sent to each of the individual's addresses who indicated that they did not receive a notice. Planning and Development cannot explain or control why individuals who were mailed notices did not receive their mailed notices. It has been confirmed that the noticing lists includes names and correct addresses and hearing support staff stuffed envelopes and placed mailing labels on envelopes using the labels from the noticing lists. The mailed notices were not required since P&D also published the display ad, but P&D determined it would preferable to also mail notice, including to all owners and occupants at Southpoint Estates and other properties within 300 feet of the project boundaries.

Please see Response to Comment G-7 regarding timing of Planning and Development's

knowledge of the development rights deeded to the County.

AA-29 The comment identifies Alternative #9 as a better location for the project. Alternative #9 is identified in the EIR as the environmentally superior alternative.

AA-30 This comment addresses decision-maker review of the project. This comment is part of the Final EIR, which will be provided to County decision-makers when they consider the project requests, including the adequacy of the project EIR.

AA-31 The Orcutt Union School District site is identified as an off-site alternative in the EIR (Alternative #2).

"BB" Pat Williams

BB-1 This comment requests the project not proceed due to project impacts. No additional response required.

BB-2 This comment identifies the EIR as incomplete and recommends the EIR be rejected. This comment also recommends no amendments to the OCP and identifies destruction of Orcutt Creek if the project is completed in this open space. This comment and the other recommendations in this email is included in the proposed Final EIR that will be provided to the County decision-makers for consideration when they review the project.

BB-3 This comment identifies Alternative site #9 as the best location for the project. No additional response required.

BB-4 This comment questions the integrity of the EIR preparer. The EIR is an informational document, which identifies the project setting, applicable regulations, previous environmental review, the proposed project details, potential impacts, mitigation measures and/or alternatives which could feasibly reduce the project's potentially significant impacts, comments received on the draft EIR document, as well as other required CEQA discussions (e.g., Growth Inducement). The proposed Final EIR includes revisions in response to comments received on the Draft EIR. The Draft and Final EIRs are subject to internal County review and direction. The EIR Scoping process, Draft EIR public comment period and hearing, and Planning Commission and Board of Supervisors hearings allow for comment and discussion about the information provided in the EIR Scoping document and Draft and Final EIRs. Discussion and opinions regarding project impacts, benefits, and feasibility of mitigation measures and project alternatives are part of this public review process. In this instance, the Board of Supervisors will be the final decision-maker who will approve or deny the project after considering the information in Planning and Development's EIR and staff reports, and oral and written testimony from the applicant, the public and other agencies. As with the EIR, the information and conclusions in the Planning Commission staff report and Board letter will be subject to Planning and Development internal review and direction, including the recommendations to County decision makers.

"CC" Department of Conservation, Division of Oil, Gas, and Geothermal Resources

CC-1 This comment identifies the DOGGR's jurisdiction and that DOGGR records do not identify any oil wells on the project site.

CC-2 This comment addresses development over an existing well. No wells are identified on the project site.

CC-3 This comment addresses leaking wells. No wells have been identified on the project site.

CC-4 This comment addresses well abandonment. No wells have been identified on the project site.

CC-5 This comment addresses well work, disclosure of pertinent information regarding onsite wells and oil or gas facilities, and requirements in the event oil or gas facilities are encountered during site development. Additional information has been added to Section 5.0 (Effects Not Significant) identifying this comment letter and DOGGR jurisdiction over oil, gas, and geothermal facilities.

CC-6 See Response to Comment CC-5.

CC-7 See Response to Comment CC-5.

"DD" Richard Stone

DD-1 OASIS EIR Section 4.13 (Water Resources) discusses the project's increase in impervious surfaces and proposed drainage improvements. Required mitigation to address increased runoff anticipated from the project includes mitigation measure W-5 *Low Impact Development (LID) Measures.* This measure requires implementation of design strategies that use natural and engineered infiltration and storage techniques to retain storm water runoff where it is generated to mimic a site's pre-development hydrology and reduce downstream impacts. Based on flood hazard mapping for the property, the project is not located within mapped flood hazard areas. Also see response to DEIR Hearing Commenter #2, Janet Blevins, below.

DD-2 This comment identifies concern with the proposed driveway. EIR Section 4.12 (Transportation and Circulation) identifies potentially significant impacts associated with the proposed driveway and the Foxenwood Lane/Clark Avenue intersection. Section 4.12 also identifies that this intersection is expected to operate at LOS F with or without the project with cumulative traffic (includes traffic from projects identified in Section 3.0, Environmental Setting) and full buildout of the Orcutt Community Plan (OCP). Mitigation measures identified in Section 4.12 would reduce project impacts, although impacts under OCP buildout would remain significant and unavoidable with or without the project.

DD-3 The OASIS EIR identifies significant and unavoidable impacts related to loss of open space including in Section 4.11 (Recreation and Open Space).

DD-4 This comment suggests another location should be found on higher ground for the project. The OCP identifies the Orcutt Creek Multi-Use Trail (includes Class I bikeway) on the south side of Orcutt Creek between Foxenwood Lane and Broadway. The trail/bikeway is planned for the site regardless of the project, although provision of a segment of this trail/bikeway would be expected to occur sooner with the proposed project.

"EE" Draft EIR Hearing, October 3, 2019, Betteravia Government Center
Summary of Comments

Jeffrey Wilson, P&D Deputy Director – Introduction, purpose of hearing, how the hearing will proceed, opportunities for providing comment, etc.

Natasha Campbell, Contract Planner – Summarize project background, Draft EIR, development review process to decision maker hearings, meeting, and comment procedures.

Jeff Wilson – Identified project webpage for access to project information including EIR, Natasha available for questions after hearing.

DEIR Hearing Commenter #1 - John Walk, Neighbor Southpoint Estates:

- He is in favor of EIR Alternative #9.
- Question regarding the EIR Traffic/Circulation section: A northbound Foxenwood Lane left turn lane is identified [in the text] but is not shown on plans? Seeing something wrong?
- In addition, Mr. Walk commented on only one point of ingress/egress and referenced that the OCP requires County Fire input if only one point of access, but he did not find an explanation in the EIR of why one point of access is acceptable to County Fire.

Response: The commenter is correct regarding the left-turn lane discrepancy. No left turn lane is proposed at the project driveway on Foxenwood Lane. A marked "clear" area is proposed at the driveway. This has been corrected in the EIR. EIR Section 4.5 (Fire and Police Services) Fire Safety/Fire Service Impacts, Impact FP-1 includes the reasons County Fire has determined one point of ingress/egress would be acceptable for the project.

DEIR Hearing Commenter #2 – Janet Blevins, lives in Lompoc, Co-President of SBCAN and member of Sierra Club:

- Aware of changes due to climate change.
- Project is located in an open space area. It needs to remain in open space.
- Project is in a very low-lying area next to a creek and weather will be more unpredictable. It is asking for trouble putting project in this location.
- She is a senior, loves senior center and opportunities they provide, but has concerns about the location and thinks the EIR alternative locations would be much better.

Response: The EIR acknowledges that the project is designated as open space, including but not limited to Section 2.0 (Project Description) and Section 4.11 (Open Space and Recreation). A general discussion of climate change impacts is included in Section 4.7 (Greenhouse Gases and Climate Change). Regarding flooding, the EIR relies on the County's most current mapping of flood hazards. Based upon this mapping, the project is located outside of mapped flood hazards. Other comments are noted and are included in the EIR comments received. The EIR, including these comments, will be provided to County decision-makers when they consider the project. No additional response is required.

DEIR Hearing Commenter #3 -Todd Wilson, **Neighbor Southpoint Estates and Chairman of Friends of Key Site 18**:

- Lives at Foxenwood/Wilson Drive.
- His comments will come in a letter (see comment and responses to comment letter "G" above).
- He is disappointed that some residents, including on Cain Drive, did not get notice. Concerned about people not being aware of hearings.
- In the ND there was a statement that there was no opposition, but authors of the ND soon learned that there was a lot of concern and part of the reason for preparing an EIR.
- He is ready to be part of the discussion.

Response: A display ad was placed in the Santa Maria Times as permitted by the County's CEQA Guidelines (County CEQA Guidelines page 20, Article VII Preparation of EIRs, Section I Review Period), given the noticing area involves more than 200 individual properties:

> *Notice will be given by posting on the Planning and Development Department public bulletin board, by publishing in a newspaper of general circulation in the project area, and by mailings to properties within 1,000 feet and contiguous occupants and to interested community groups. In cases where the 1,000-foot criterion would require mailings to more than 200 individual properties, another means of public notification shall be allowed (posting of site, display ads in a newspaper of general circulation, etc.).*

However, in addition to the display add, notice was mailed to all Southpoint Estates property mailing addresses and property occupants. At the Draft EIR hearing, staff also explained how the noticing lists are put together based on Assessor data and recommended anyone not receiving notice contact the planner and add their name to the list in the back of the hearing room. It was also explained that notices will be sent out again for decision-maker hearings. Many notices sent to "occupants" were returned, but the addresses were correct. Staff went through each comment received on the Draft ND, NOP/Scoping Document and the Draft EIR to ensure that everyone who submitted a comment on any of these documents was included on the noticing list. There was a short list of emailed comments, for which staff could not find a physical mailing address. For commenters without a known physical mailing address, staff emailed the notice for the Draft EIR and EIR hearing. Subsequent to the Draft EIR hearing, staff confirmed that all neighbors who identified at the hearing that they did not receive mailed notice were included on the noticing list that was used to mail the notices for the Draft EIR/Hearing. Therefore, P&D cannot explain why notices were not received.

One correction: At the hearing, staff noted that the noticing radius from the boundaries of the Southpoint Estates subdivision was 1,000 feet from the "project" (including Southpoint Estates) boundaries. Upon review, the noticing radius was 300 feet. A decision to use 300 feet was determined appropriate, as the legal requirements for Draft EIR notice were already exceeded, given publication of a display ad in the local newspaper and due to the already large number of notices being mailed using the 300-foot radius from the outside boundaries of Southpoint Estates vs. the boundaries of the OASIS property.

Proposed road improvements were clarified including no northbound left-turn lane at the project driveway.

Also see Mr. Wilson's Comment Letter "G" for more comments and responses to those comments.

DEIR Hearing Commenter #4 -Chuck Williams, Neighbor on North Avenue:

- He did not receive notice.
- He supports EIR Alternative #9 as the best thing for this project.

See response to DEIR Hearing Commenter #3 above regarding noticing. Comment regarding support for EIR Alternative #9 is noted. Mr. Williams comments are included in the EIR comments received. The EIR, including these comments, will be provided to County decision-makers when they consider the project. No additional response is required. Also see Comment letter "AA" and Response to Comment "AA" submitted by Mr. Williams.

DEIR Hearing Commenter #5 -Ken Hough, SBCAN:

- About 4 years ago, he represented SBCAN and Sierra Club and supported the project.
- Doug Dougherty came to one of their round table meetings at that time and described the project. The members who were there generally seemed to think the project was a good idea.
- Mr. Hough and then Vice President, Jerry Connor, thought it looked pretty good.
- There wasn't time to go to an SBCAN board meeting to get a position.
- Joan Hartman talked to Mr. Hough after the [Planning Commission initiation] hearing and said she appreciated the input from SBCAN and Sierra Club.
- Meanwhile more information came out and there was more opposition to the project and now there is a Draft EIR out and it has all of these Class I impacts.
- About 2 years ago, Mr. Hough's board addressed this and said the project never came to them for input.
- The SBCAN board decided to wait until the Draft EIR came out to comment, as far as "for" or "against" the project.
- SBCAN and Sierra Club are neutral on the project at the moment and more to come.

Responses: These comments are noted and are included in the EIR comments received. The EIR, including these comments, will be provided to County decision-makers when they consider the project. No additional response is required.

DEIR Hearing Commenter #6 -Ruby Moz, Southpoint Estates Neighbor:

- She is really concerned about traffic and the traffic study. There are many school children walking back and forth to school. She feels that the EIR did not address this, including how are kids that are going to school going to be protected?
- She is also concerned about the noise part of the study as she believes it downplays the noise that would come from the project.

Response: EIR Section 4.12 (Transportation/Circulation) includes a discussion of "School Traffic," including the presence of schools in the area and how school traffic contributes to overall traffic volumes on nearby streets. The Stantec and ATE traffic studies do not identify significant impacts specific to traffic safety for school children walking and biking on the local streets to get to and from school. However, the EIR is revised to acknowledge that neighbors have identified concern with the project's traffic impacting the safety of school children along Foxenwood Lane and Clark Avenue, the nearby Clark Avenue intersections, and especially the Clark Avenue/Foxenwood Lane intersection and the project's proposed Foxenwood Lane driveway close to this intersection. This impact falls within the broader OCP EIR turning movement/safety impact at the Foxenwood/Clark intersection, which is identified under buildout of the OCP, including from development of the OASIS portion of KS18 that is identified for a potential public park in the OCP. This is identified in OASIS EIR Section

4.12.2 (Previous Environmental Review), OCP EIR Impacts CIRC-13, CIRC-26, and KS18-CIRC-1. The EIR has been revised to acknowledge that school children walking and biking to and from school contribute to the identified Foxenwood Lane/Clark Avenue intersection and project driveway turning movement and traffic safety impacts that are identified in Section 4.12.3, including Impacts TC-3, TC-4, TC-5, and TC-7). Mitigation measures TC-1 and TC-2 have been revised to specifically require consideration of school children walking and biking to school in the final road improvement plans and in Public Work's review of these plans.

The comment regarding noise is a general comment that the commenter believes the assessment of noise impacts minimizes the project's potential noise impacts. (It is not clear what specific aspect of the noise impact analysis/mitigation is considered by the commenter to be downplayed). The impact analysis has attempted to identify reasonable worst-case noise assumptions for the impact analysis and feasible mitigation as required by CEQA. These comments are included in the EIR comments received. The EIR, including these comments, will be provided to County decision-makers when they consider the project requests.

DEIR Hearing Commenter #7 -Dr Jeff Bresnahan, Southpoint Estates Neighbor:

- Appreciates the comment opportunity.
- Dr. Bresnahan has done research and looked at P&Ds mission: (see Comment Letter "H" for the language of the Planning and Development Department's "Mission Statement" that Mr. Bresnahan read into the record). He thinks the mission statement is important and hopes that for this project specifically, but for any project, that these things will be kept in mind, in the forefront, because if you use the mission statement to guide your thinking, there is an easier path than what some other people might see.
- Dr. Bresnahan thinks there is a quality of life issue. He lives in the Southpoint Estates neighborhood. When he looks at quality of life and what he wants for the Orcutt Plan and development around him, he thinks that it's easy to reach the conclusion, based on what the County says is their mission and purpose.
- Dr. Bresnahan also has concerns with traffic issues and the traffic study. He can address those in his written comments, but when he sees the purpose of the center and what they are going to use the project for, and the number of people that might be there, he didn't see some of things that he thinks need to be addressed in the traffic study.

Response: See responses to Dr. Bresnahan's Comment Letter "H."

Jeff Wilson, Assistant Director: Closed the public comment and reiterated opportunities for the public to provide further comment on the EIR before the end of the comment period.

Mr. Wilson followed this with opportunity for informal audience discussion and questions for staff.

Public Participants in Informal Discussion:

John Walk (Southpoint Estates neighbor)
Dr. Jeff Bresnahan (Southpoint Estates neighbor)
Barbara and Mark Serio (Southpoint Estates neighbor)
Ruby Moz (Southpoint Estates neighbor)
Todd Wilson (Southpoint Estates neighbor)
Linda Rickett (Southpoint Estates neighbor)
Thomas R. Lyon (Southpoint Estates neighbor)
Deanne Rosing (Southpoint Estates neighbor)

General issues discussed:

Notice:

Several neighbors said that they did not receive (and heard that other neighbors did not receive) notice of the Draft EIR availability and today's hearing on the Draft EIR. See response to DEIR Hearing Commenter #3 above regarding project noticing.

Traffic:

Timing for collection of traffic data (e.g., was school in session).

Was Caltrans involved in reviewing Caltrans traffic mitigation, given proximity to Highway 135?

Staff: Yes, see Caltrans comment letter, Letter "C".

Comments addressed concern that the traffic study does not address all proposed and existing, OASIS uses in considering hours and traffic volumes from project operations. Also concerned with 1 year, 5-year, long-term growth that will occur with the project, and maximum any given time attendance onsite.

Staff: The EIR evaluates the project description submitted by the applicant, including the 200 person any given time maximum attendance. If attendance were proposed to increase, this change to the project would be subject to additional environmental review because an increased level of attendance/traffic is not accounted for in the EIR. The Institute of Transportation Engineers (ITE) traffic generation rate for recreational community centers was determined to best represent the project's traffic generation based on a review of the proposed project description and existing OASIS uses.

Neighbors would like more detail regarding when events are anticipated to occur and how often.

Staff: Staff referred to EIR Section 2.0 for proposed project parameters, including 12 events maximum per year. Jeff Wilson explained that the EIR reviews the project description identified by the applicant and an approved project permit would be limited to the parameters identified in the permit.

Design Exception for the Driveway: *(The design exception has since been approved by letter of May 27, 2020 which is included in Appendix D-12 of the EIR).*

If the approval of the design exception comes after the EIR and project approval, how will the EIR address the design exception?

Staff: The design exception for the driveway was discussed in the Draft EIR. Timing for approval of the design exception could change from the Draft EIR (prior to zoning clearance). Timing for approval of the design exception will be up to decision-makers. The decision-makers will address the design exception issue before EIR certification.

Follow-up to the discussion of timing for the design exception: The Final EIR identifies the timing for approval of a design exception for the driveway as prior to recordation of the Recorded Map Modification documents effectuating the modifications to Southpoint Estates conditions of approval and recorded maps.

Increased Activity – Noise, Traffic, Etc.:

Neighbors are concerned that while a permit may limit maximum attendance to what is evaluated and identified in a permit, what guarantee do neighbors have that the maximums will not be increased in 5, 10 or 20 years in the future given the facility is designed to physically accommodate more than 200 attendees? Neighbors think traffic is already bad. It will continue to get worse with the project as proposed and more so if there are future increases in attendance. The traffic is frustrating for many neighbors who live nearby.

Staff: If OASIS exceeds maximum attendance allowed in their permit, this would be a violation of the permit. Any changes to the project should involve notice to neighbors so that they could comment on any changes to the permit.

Events are proposed to occur when regular OASIS activities or other regular activities (e.g., health screenings, classes, etc.) would not be occurring onsite.

Concern with potential for trailer barbeques to brought in. Referred to Section 4.1 (Air Quality) mitigation addresses temporary structures. Concern that barbeques will be wood fired barbeques with smoke and fire hazards.

(Subsequent to the hearing, P&D consulted with Santa Barbara County Air Pollution Control District and it was determined that the barbeque would be allowed to be a wood-fired barbeque, subject to limitations in APCD Rules 302 and 303. In addition, an odor abatement plan would be a standard regulatory requirement).

Wrap Up: All comments received on the Draft EIR (and related responses to comments) are included in the Final EIR.

Mr. Wilson reiterated the ways that the public can comment on the Draft EIR before the end of the comment period on October 21st. The EIR will be revised in response to comments received and the proposed Final EIR will be released to public before the decision-maker hearings. The Planning Commission and Board of Supervisors hearing dates have not been scheduled at this time. The proposed Final EIR and Planning Commission staff report will be available prior to the Planning Commission (PC) hearing. The hearing will be held in Santa Maria. The PC will make a recommendation to the Board of Supervisors and the Board of Supervisors will be the final decision-maker on the EIR certification and on all project requests.

The public is concerned that decision-maker hearings are held during regular work hours.

Staff: The proposed Final EIR and staff report will be available for review online before hearings. In addition, comments can be submitted prior to the hearings and the hearings are televised live and the archived hearings can be viewed online later as well if public is not able to attend the hearing.