

Ramirez, Angelica

Public Comment - Group 2

From: Linda Rickett <clayartlinda@gmail.com>  
Sent: Friday, December 11, 2020 3:27 PM  
To: sbcob  
Subject: Oasis



**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.**

Oasis built on Key site 18 is a poor location. Traffic being backed up on Clark if 2 or 3 cars are waiting to pull onto Foxenwood Frontage Road and then into the driveway going down the driveway, this is one of the main problems with this location. Also if 2 or 3 cars are going south on Foxenwood Frontage Road at Clark or the road down the driveway, there is the potential for problems with cars rear ending due to the curve and hill on the frontage Road. There is only one way in and the same way to exit. Does the county supervisors really want to be exposed to lawsuits due to bad design? Also Fire and flooding potential. This is one of the reasons it was to be open space.

There are other locations that would be better for Oasis. Foster Road being a better location for older members to get in and out of.

Please be responsible and deny Osais Community Center.

Linda Rickett  
132 Cain Drive  
Santa Maria, Ca 93455

**Ramirez, Angelica**

---

**From:** steve southwick <stevesouthwick1240@gmail.com>  
**Sent:** Friday, December 11, 2020 4:31 PM  
**To:** sbcob; Michelle Wood; Alice Salazar; spears mike; miller archie  
**Subject:** Oasis

**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.**

Honorable members of the Board,

May I add my support for the Oasis Meeting Center at its proposed location. Back in the 1980's, the Orcutt School District offered property adjacent to its current administrative offices for Oasis to put several modulars on site. It was a generous offer requesting only one dollar per year in perpetuity.

Oasis has long since outgrown the facility. I believe the need for a permanent home is quite critical. And I very much support the proposed location.

And I would like to thank the OUSD for its willingness to support Oasis. To put several older modulars next to the superintendent's and other ancillary offices was a sacrifice and a commitment to seniors in our community.

I respectfully hope you can support this project.

Sincerely,

Steve Southwick  
335 Pabst Lane  
Orcutt, CA 93455

## Ramirez, Angelica

---

**From:** Laurie Tamura <laurie@urbanplanningconcepts.com>  
**Sent:** Friday, December 11, 2020 4:44 PM  
**To:** sbcob  
**Subject:** Oasis Letters  
**Attachments:** Letters to the Board of Supervisors.pdf

**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.**

Attached are more letters of support for the OASIS project, please let me know that these have been received and provided for the Board.

Thanks,  
**Laurie Tamura, AICP**  
Principal Planner



2624 Airpark Drive  
Santa Maria, Ca 93455

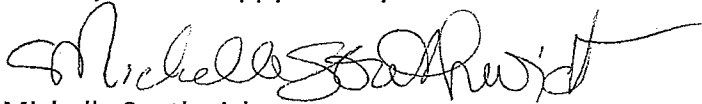
805-934-5760 Office  
805-431-6713 Cell

December 11, 2020

Santa Barbara County Board of Supervisors:

The OASIS Center is such an integral part of the north county; it is way past time for them to have a permanent and more stable home. Just this week the field next to OASIS saw bulldozers and workers as the Orcutt Union School District's plans for the land continues to move forward. OASIS has no choice but to find a new home space. The opportunities and blessings that this new facility will bring will reach much further than just the senior community. Between the bike lane and landscaped park-like grounds, along with access to the many programs, classes and activities, this will truly be a place for the whole area to benefit. And time is not in our favor! I respectfully request that you approve us to move ahead as outlined.

Thank you and Happy Holidays!

A handwritten signature in black ink, appearing to read "Michelle Southwick". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Michelle Southwick

Julie A Hall  
128 La Costa Lane  
Lompoc CA 93436  
(805) 588-9020

11 December 2020

County of Santa Barbara  
Board of Supervisors

REF: NEW OASIS CENTER

I am fully supporting the NEW OASIS CENTER project. As a federal employee and local business owner, I attended several OASIS fundraisers and events before being employed by OASIS on August 6, 2012. It has been through my employment that I have seen and felt the impact and importance on the local community and members of having an OASIS Center.

OASIS offers everyone a place to gather, socialize, feel safe, learn and grow, exercise, obtain information, receive produce and commodities, sing, dance and enjoy life with others. The joy, smiles, gratitude and appreciation after each public choir recital or ukulele performance held at OASIS brings me to tears. To be able to hug and provide comfort to a crying widower overcome with grief and sorrow, makes me grateful OASIS exists. Everyone who walks in the door is family and this is their home.

Too often I have heard, "I hope the new building is built before I die." Unfortunately, many who said that, have died. It is heartbreaking that such a worthy and needed project has been delayed so many years.

Please support the NEW OASIS and let's get this project built for our families and community.

Warm Regards,

A handwritten signature in black ink that reads "Julie A Hall". The signature is written in a cursive, flowing style.

Julie A Hall  
OASIS, Director of Operations

Board of Supervisors

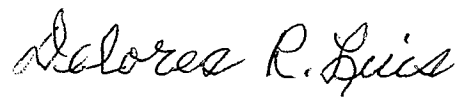
December 11, 2020

Santa Barbara County, CA

Esteemed Supervisors,

Our parents and their friends supported OASIS during the 1980's, my husband and I and our Friends have been active members of the organization. Please approve our visions for a new OASIS center and allow our children and grandchildren to carry on with the good work that has Been done for our seniors in the Orcutt area.

Thank you . Sincerely,

A handwritten signature in cursive script that reads "Dolores R. Luis".

430 St. Andrews Way

Santa Maria, CA 93455

Board of Supervisors

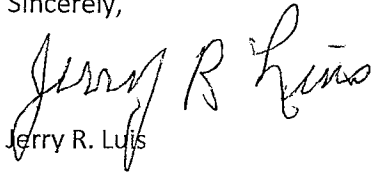
December 10, 2020

Santa Barbara County, CA

Dear Supervisors,

I have lived in the Orcutt area for 86 years and believe the OASIS project will be a great Addition to our community. Old Town Orcutt has gone through many changes. This project Will enable the OASIS Senior Center to provide many new senior services and activities for our Growing area.

Sincerely,

A handwritten signature in black ink that reads "Jerry R. Luis". The signature is written in a cursive style with a large, looped "L" at the end.

430 St. Andrews Way

Santa Maria, CA 93455

**Joe Sheaff  
2437 Parkland Way  
Santa Maria, CA 93455  
(805) 448-5458**

**December 10, 2020**

**Board of Supervisors  
Santa Barbara County**

**Re: OASIS Building Project**

**First of all, thank you so much for scheduling us on your Agenda to review this project. I have been on the Board of Directors of the OASIS Senior Center for nine years, serving as Chairman of the Board for five of those years. Before I joined the Board, I was aware of OASIS but knew very little about them. Since then I have become convinced that OASIS is an essential facility for the senior population of North County. We provide an array of programs and services designed for seniors and our membership is about 1,400 and still growing. During this past year we have been constricted by the COVID 19 Pandemic but our staff continually reaches out to our members, especially the homebound and those living alone. It's been a challenging year for all of us.**

**One of our supporters, Sue Andersen, President of Dignity Health, has indicated that OASIS is invaluable to North County because of the people we reach through our programs and services. The senior population of this area, and any area, is the most vulnerable not only to the Virus, but to mental breakdowns and loneliness. OASIS gives them everything from exercise and yoga/balance classes to bereavement groups, free lunches, Ukulele Band and many, many more activities.**



We are forced to relocate because the Orcutt School District needs the property we now occupy. In addition, our facility is comprised of several 12 X 60 trailers hooked up together that have seen better days. The property in question was donated to us by the Lebard family and we are ready to make it happen.

One concern expressed by those opposing our project is the possibility of excessive noise and outdoor activity. All OASIS activities are held indoors; our facility will be closed by 9:00 PM every night and any rare private reception will require Security Guards. We are senior citizens and are not known for being loud and boisterous. All of our activities are held from 8:00 AM to 4:00 PM and evenings and weekends are mostly for classes and meetings. In addition, we will have walking and bike trails and picnic areas that are available to the entire community. In effect, we are the Orcutt area Parks and Recreation Department.

We have assured those who reside next to the property that we will respect their right to a quiet and peaceful neighborhood. We have been in our current facility since 1986 and most of our neighbors are members and I am not aware of any complaints about noise. We have been and want to continue to be good neighbors.

Again, thank you for putting us on your Agenda and we look forward to your approval of our project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Sheaff', written in a cursive style.

Joe Sheaff



Santa Barbara County Supervisors

Subject: OASIS Facility

I have been connected to OASIS for over ten years .I have worked for and been involved with over 30 organizations and have never seen a more energetic organizations. The name comes from Orcutt Area Seniors In Service. We have a small but excellent staff and large group of volunteers that support 1500 area seniors. Providing a long list of Services funded by nonprofit grants, the community and members themselves ( No Tax Payer money).

The organization needs a long term stable solution for its facility requirement. The proposed new facility provides a community wide home to accomplish it.

SENIORS GAINS- A HOME

ORCUTT GAINS- A MEETING LOCATION

SANTA BARBARA COUNTY GAINS- NORTH COUNTY NON TAX PAYER FUNDED SERVICE PROVIDER

OASIS- Survives

Loren Gasser

To: Santa Barbara County Board of Supervisors

From: Hugh Rafferty

Subj: OASOS Senior Center Relocation Project

December 10, 2020

Members of the Board,

I am writing to ask that you approve the application for relocation of the OASIS Senior Center in Orcutt which is on the agenda for December 15<sup>th</sup>.

My wife and I are both in our 80s and depend on OASIS to maintain our social interactions with friends that we would otherwise not often meet with. It is also a source of education and well-being for us, something that every senior citizen needs to maintain a useful life.

Please give this your full support.

Hugh Rafferty

1039 Amethyst Drive

Orcutt, CA 93455

Hugh.rafferty@yahoo.com

To: Santa Barbara County Board of Supervisors

From: Arlene Rafferty

Subj: OASOS Senior Center Relocation Project

December 10, 2020

Members of the Board,

I am writing to ask that you approve the application for relocation of the OASIS Senior Center in Orcutt which is on the agenda for December 15<sup>th</sup>.

My husband and I are both in our 80s and depend on OASIS to maintain our social interactions with friends that we would otherwise not often meet with. It is also a source of education and well-being for us, something that every senior citizen needs to maintain a useful life.

Please give this your full support.

Arlene Rafferty

1039 Amethyst Drive

Orcutt, CA 93455

Arlene.rafferty@yahoo.com

**Ramirez, Angelica**

---

**From:** Jirwin3504 <jirwin3504@aol.com>  
**Sent:** Friday, December 11, 2020 5:00 PM  
**To:** sbcob  
**Subject:** OASIS PROJECT IN ORCUTT

**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.**

This is a letter of support for a new location for the Oasis;  
We all know that people are living longer and are capable of enjoying productive lives..  
it is an established fact the seniors not afforded the opportunity to socialize with others are more susceptible to physical and mental illness  
According to the National Alliance on Mental Illness, more than 6.5 million Americans aged 65 and older are dealing with depression at some level.  
Depression increases the risk of heart attack and stroke along with many other physical ailments.  
One easy solution for this growing health problem is social interaction.  
What could be more important or appropriate than supporting a facility like Oasis where seniors can enjoy the company of like-minded people in a safe and comfortable environment?..  
It is essential to the well being of our older community to support the efforts of the Oasis Project.  
Member and retired RN  
Phyllis Irwin  
295 Cain Dr.  
Santa Maria, CA  
93455

## Ramirez, Angelica

---

**From:** Don Benson <donaldbenson2@mac.com>  
**Sent:** Saturday, December 12, 2020 2:05 PM  
**To:** sbcob  
**Subject:** support for new OASIS in Old Orcutt

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.

My wife and I are members of the current OASIS and want to stay how wonderful this organization is. However, the building is stretched to the limits and we definitely need a new building for the many members.

won't you pause and consider how happy it would make your loved ones - i.e. grandparents, to have a beautiful facility to go to each day, it's an honorable thing to do.

PLEASE ENSURE THE NEW OASIS is built - and very soon.

Thank you.

Sincerely,

Don and Marilyn Benson  
805-314-2202

## Ramirez, Angelica

---

**From:** D L RIDOLFI <dldolfi@msn.com>  
**Sent:** Sunday, December 13, 2020 12:50 PM  
**To:** sbcob  
**Cc:** D L RIDOLFI  
**Subject:** Oasis Meeting Center Hearing December 15th: Board of Supervisors  
**Attachments:** oasis meeting center BOS comments - 13 Dec 2020.pdf

**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.**

Attached are our comments.

Please acknowledge receipt.

thanks

Don & Lori Ridolfi

To: Santa Barbara County Board of Supervisors  
Attn: Clerk of the Board  
105 E. Anapamu Street, Room 407  
Santa Barbara CA, 93101  
sbcob@countyofsb.org

From: Don & Lori Ridolfi  
424 Hartnell Rd  
Santa Maria CA 93455

Date: 13 December 2020

Subject: Public Comment - OASIS Meeting Center Project - Board of Supervisors

We are asking the Board of Supervisors to consider the possibility that despite having all the relevant evidence in the FEIR, somehow the Planning Commission reached the wrong conclusion and failed to recommend a clearly superior alternative to Key Site 18 (KS18). We recommend the Board of Supervisors, for the benefit of the entire community, disapprove the OASIS Meeting Center Project on KS18.

According to the FEIR there are 8 environmental impacts that can't be fully mitigated and are therefore unavoidable, Class I impacts. The Planning Commission expects you to believe these impacts are acceptable when "weighed against the overriding social, economic, legal, technical, and other considerations set forth in the Statement of Overriding Considerations." However, when you analyze the documented OASIS project objectives, alternative locations, and benefits for the whole community in the FEIR weighted comparison of alternatives, the Planning Commission conclusions just don't add up. An unbiased review of the relevant facts can only conclude that KS18 is NOT the best location for OASIS. It is unfathomable and unconscionable how the Planning Commission disregarded the 8 un-mitigatable Class I and other negative impacts at KS18 to favor it over a clearly superior alternative which not only lacked the 8 un-mitigatable Class I negative impacts and has the same positive impacts but also has numerous additional benefits for the OASIS project and the community not achievable at KS18.

Referencing the document labeled, Planning Commission Hearing of September 11, 2020, Attachment A, paragraph 1.7, Statement of Overriding Considerations:

1. While the FEIR identifies 8 Class I impacts, the Planning Commission determined that project benefits, on balance, outweigh these significant impacts. (This is a poor conclusion when you properly consider the Foster Road alternative site. Foster road has no Class I impacts and the Class II impacts are limited per the Santa Maria City Mitigated Negative Declaration.)
2. At the Foster Road location, OASIS will be able to provide all the improved services planned.
3. Regarding the passive park amenities (driveway, limited parking for public using the trail) at KS18: This unconnected portion of the trail is so small, it is unlikely the public would use it as an amenity. This insignificant trail is a poor excuse to gain public approval for the destruction of



natural grass land and Open Space in favor of a driveway and a parking lot. Trail enthusiasts and the Orcutt Trails Commission have sent letters recommending disapproval of KS18.

4. At Foster Road, the project will employ construction workers and regular employees.
5. KS18 will result in a construction of a segment of a multi-use trail and class I bike trail: The small section of trail will be made of decomposed granite which over time erodes and isn't level (as can be seen at Rice Ranch park). The class I bike path has been downgraded to a Class II and will also be just an unconnected section (currently unapproved). The planners have not sufficiently taken into consideration that building a trail on KS18 would require people to cross Foxenwood at the corner of Clark Ave near the proposed entrance to OASIS. At pre-pandemic levels of traffic, this is unsafe intersection because it does not have protected cross walk with a stop light (and there are no plans to add one). It would only become more dangerous with increased OASIS traffic.
6. The Foster Road location supports project improved facilities for senior activities, indoor/outdoor services and expanded services.
7. The project's attendance cap, restricted hours of operation and compliance with project conditions of approval only apply to the KS18 location. Foster Road does not suffer from any of these restrictions.
8. The Foster Road location can be used as a rental venue.

Additionally, the FEIR indicated that the cost of developing KS18 is expected to be significantly greater than the Foster Road location (e.g. the Foster Road site is flat and KS18 is in a flood zone depression). In addition, while some OASIS members reportedly wanted to remain in Old Town Orcutt (which is not a documented project objective) other OASIS members did not agree with the KS18 location.

Overall, the reasoning behind rejecting the Foster Road alternative is short sighted. According to the FEIR, everything about the Foster Road location is either equal to or superior to KS18, excluding the undetermined cost to mitigate a salamander habitat. (The Department of Fish & Wildlife has not identified a dollar amount for this mitigation.) Other than the lack of a KS18 (insignificant, location specific) trail/bike path, the Foster Road location meets all other documented project objectives.

KS18 does not meet all documented OASIS project objectives either. If the KS18 project is approved, documented OASIS project objective number 5 can never be met. OASIS cannot operate with "respect to the surrounding residents" when they will have ruined land that was, for all intents and purposes, supposed to be Open Space/No Build in perpetuity.

Per the FEIR, the Foster Road location was proposed as a 15,330 sq. ft. activity and meeting center. The project identifies "... on site parking, landscaped areas, variety of indoor and outdoor recreational facilities, including ceramics room, crafts room, yoga room, a library, reception areas, several meeting rooms, a large dining room, and outdoor patio and BBQ areas.

In addition, over 50,000 sq. ft. 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 Foster Road location is level and immediately adjacent to public roads and existing utilities. Which allows 2 points of access for improved circulation and emergency access (unlike KS18 with just 1 entrance). There are existing SMAT bus stops nearby. The site is already zoned for development (even a community center), so there is no need for any zoning and mapping changes that would take away Open Space the Board of Supervises previously provided to the Southpoint Estates subdivision as compensation for accepting reduced residence lot sizes. It has taken months of research to figure out all the Open Space entitlement rights of the Southpoint Estates homeowners yet the Planning Commission is in a hurry to renege on that decision made by a previous Board of Supervisors to preserve the KS18 Open Space.

The Foster Road site avoids all Class 1 impacts that KS18 will never fully mitigate and is superior in every way that matters. It is amazing that the Planning Commission is so eager to accept the KS18 location over the economically, operationally and environmentally superior option at Foster Road. It would be a great disservice to the Orcutt community to just blindly accept the Planning Commission conclusions. We trust the Board of Supervisors will make the right and best decision for the entire community and disapprove the OASIS Meeting Center Project on KS18.

Thank You

//Signed//

Don & Lori Ridolfi

**Ramirez, Angelica**

---

**From:** Southpoint Arccommittee <southpointarccommittee@gmail.com>  
**Sent:** Sunday, December 13, 2020 2:34 PM  
**To:** sbcob  
**Subject:** OASIS Meeting Center Comments  
**Attachments:** Final B of S HOA letter.pdf

**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.**

Attached are the comments from the Southpoint Estates HOA Board of Directors.

Please acknowledge receipt.

Thank you  
Southpoint Estates HOA Board of Directors

To: Santa Barbara County Board of Supervisors  
Attn: Clerk of the Board  
105 E. Anapamu Street, Room 407  
Santa Barbara CA, 93101  
sbcob@countyofsb.org

From: Southpoint Estates Homeowners Association Board of Directors  
C/O: The Management Trust  
2540 Professional Pkwy  
Santa Maria CA 93455

Date: 13 December 2020

Subject: Public Comment - OASIS Meeting Center Project - Board of Supervisors

Lot 165, which covers most of Key Site 18 (KS18) is an open space no build area established for reasons including compensation for accepting reduced lot sizes for the Southpoint Estates residence lots. The Board of Supervisors should therefore honor Santa Barbara County's commitment to the current residents who purchased their homes expecting that KS18 Open Space would remain an open space no build area as designated in the Orcutt Community Plan (OCP) and also respect and follow the zoning law approved to protect/preserve the open space. Following through on this promise to the Southpoint Estates homeowners means that the Board of Supervisors must deny any changes that would jeopardize the entirety of KS18 Open Space as an open space no build area and infringe on the Southpoint Estates entitlement to compensating open space.

Background of open space lot designation:

1. In 1979 the Board of Supervisors approved Ordinance 3106 which amended section 35-101 of the Land Use Development Code, Adoption of New Zoning Maps. This ordinance authorized the approval of Tract Map 12,679 Unit 1, thereby creating Southpoint Estates and an open space/no build area (lots 197, 198 & 202 from the original lot 165). There would be Tract Map 12,679 Unit 2 and Tract Map 13,345 Units 1, 2 & 3 would follow. With every new recorded tract map, the existing lots were subdivided/renumbered and designated as open space no build (currently labeled as lots 87 thru 97 and 99). All maps have carried forward the stipulation for the open space no build lots. These open space no build lots were established for reasons to include providing compensation to Southpoint Estates for accepting reduced lot sizes for their residence lots. [Discussed in a Santa Barbara County Planning Commission Staff Report and Recommendations (Southridge) dated 2/11/92 prepared for the Board of Supervisors in 1992.] All of the aforementioned tract maps were approved subject to 22 conditions required by the Board of Supervisors. One of these conditions (#20) was to "provide all 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."

2. Tract map 12,679 was based on Santa Barbara County rezone ordinance 3106, approved by the Board of Supervisors, authorizing the map overlay which includes the open space. One of the provisions of ordinance 3106 was, "With the submission of the Precise Plan (final map) for approval the Planning Commission, the developer shall submit a draft of a document which conveys development rights to the county on the common open space lot 165 [Key Site 18 Open Space]. Such document shall specify the intended improvement and that the entire parcel is to be maintained by a homeowners association. The development rights document shall be

subject to approval by the county counsel's office. At the time the final map is presented to the Board of Supervisors for approval by the county surveyor's office, the final development rights document shall be submitted concurrently for signature by the board of supervisors. Such document shall be recorded at the time the final map is recorded."

3. In accordance with ordinance 3106, the developer conveyed the development rights to the county of Santa Barbara for only 2 lots. The development rights are for lot 202 of Tract map 12,679 unit 2 and lot 197 of tract map 12,679 unit 1. The 1st paragraph of the grant deed of development rights for these 2 lots states, "in order to establish and preserve the open space character and the noncommercial recreational use of the real property here in after described (the property) and in satisfaction of condition #18 of the conditions of approval of tract map 12,679, as approved by the Board of Supervisors of Santa Barbara County". When the final 3 tract maps for Southpoint Estates Subdivision were filed (Tract Map 13,345 Units 1, 2 & 3) the 2 lots covered by these grant deed of development rights became current lots 87, 88 & 89. These 3 renumbered lots (originally lots 202 and 197) are part of the original open space lot 165 (KS18 Open Space) covered by the grant deed of development rights. The importance and purpose of these grant deed of development rights is to protect the land from being used for something other than its intended use. In this case, its intended use is open space.

4. Another of the 22 Board of Supervisors conditions of approval for the tract maps establishing lots 87, 88 & 89 was condition #21, "title to the common open space shall be held by a nonprofit association of property owners or by any other individual or entity on 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." Regardless of who holds the title to the land, Board of Supervisors condition of approval #21 and the grant deed of development rights require that lots 87, 88 & 89 each remain an open space.

5. According to a Santa Barbara County Planning Commission Staff report prepared for the Board of Supervisors in 1992, "It is staff's conclusion that the intention was for all of Lot 165 to be common open space owned and maintained by the homeowners association at the conclusion of all phases of development (all 163 residential lots)." ... "There is no record that the title to all the Open Space has been transferred to the Homeowner's Association." The lack of the title transfer appears to be an oversight. Lots 95 and 99 (a subset of the original Lot 165 Open Space) are not the lots designated to compensate Southpoint estates for accepting reduced lot sizes for their residence lots as agreed to when the Southpoint Development was approved. Additionally these lots are not suitable for use as open space because these lots are in a flood zone and Santa Barbara County uses them for flood control and other purposes such as moving dirt in and out for the new on/off ramp to Hwy 101 on Clark. It is also inconsistent with prior agreements & the recorded tract maps to attempt to retroactively use these flood zone lots to satisfy the compensating open space requirement. In an April 14, 1981 Department of Resource Management Report to the Santa Barbara County Planning Commission, Tract Map 12,679 Unit 1 designates compensation for Southpoint residential lots 1 thru 38 to be open space lot 197 (not flood zone lots 95 or 99). In an October 26, 1981 Department of Resource Management Report to the Santa Barbara Planning Commission, Tract Map 12,679 Unit II designates compensation for residential lots 39-77 to be open space lot 202 (not flood zone lots 95 or 99). Tract Map 13,345 Unit 3, the last map for the Southpoint Estates Subdivision was recorded on July 31, 1986. Since open space compensation was a condition for final map approval, the compensating open space would have needed to be recorded before or simultaneously with the final map. Since Flood zone lots 95 and 99 weren't recorded until November 21, 1986, those lots could have not met the condition for open space compensation.

Therefore the only option for open space compensation for reduced lot sizes of Southpoint Estates was lots 197 and 202.

Recommendations regarding Amendments to OCP KS18 Development Standard, amendment to OCP Open Space Map and Recorded map modifications:

1. Recommend the Board of Supervisors deny amending OCP KS18 Development Standard (DevStd) KS18-1 because the land in question is designated open space no build (as recorded on Tract Maps 12,679 and 13,345) for the Southpoint Estates Subdivision for reasons to include providing compensation for Southpoint Estates reduced lot size. These compensating lots are also referenced as KS18 Open Space. DevStd KS18-1 states, "The entire site, with exception of the residential and commercial areas noted [elsewhere]... shall remain in natural, undeveloped open space." KS18 Open Space is currently zoned correctly for both county ordinances and OCP standards. Removing DevStd KS18-1 doesn't mitigate the loss of open space. Mitigations are supposed to reduce the impact of an action. Removing the Development Standard requiring the open space does not reduce the impact by compensating for its loss, rather it simply justifies the plan to take it away.
2. Recommend the Board of Supervisors deny amending OCP KS18 DevStd KS18-1 because keeping KS18 Open Space (including lots 87, 88 & 89) as an open space is consistent with the purpose of the grant deed of development rights and Board of Supervisors conditions of approval #20 & #21. Santa Barbara County is under no obligation to relinquish these development rights and should use them as they were intended and agreed to when the open space was established, including to preserve the open space and to provide compensation to Southpoint Estates for accepting reduced lot sizes for their residence lots.
3. Recommend the Board of Supervisors deny amending the OCP Open Space map because the OCP map is labeled as Key Site 18 Open Space consistent with the intended use as stated in the DevStd KS18-1. Tract Maps 12,679 and 13,345 were recorded as open space no build. Both maps are consistent with DevStd KS18-1, their grant deeds of development rights and Board of Supervisors conditions of approval #20 & #21, therefore there is no need for an OCP Open Space map modification.
4. Recommend the Board of Supervisors keep the open space designation (including for lots 87, 88 & 89) because removing the open space designation would take the entitlement rights away from Southpoint homeowners, which is one of their rights approved by the Board of Supervisors in 1979 to compensate them for the reduced residential lot sizes. There are other options in Orcutt that are already zoned for building (i.e. not set aside for open space) that the Planning Commission could have recommended rather than unjustly proposing the Board of Supervisors renege on a legally binding agreement for open space reserved for Southpoint homeowners and benefiting the Orcutt community previously made by the Board of Supervisors. There are other options in Orcutt already zoned to build that the Planning Commission could have recommended rather than unjustly proposing the Board of Supervisors renege on a promise of Open Space reserved for Southpoint homeowners and benefiting the Orcutt community previously made by the Board of Supervisors.
5. Recommend the Board of Supervisors deny the recorded map modification because according to ordinance 3106 and Tract Map 12,679 and 13,345 conditions of approval, for all intents and purposes the land should stay an open space to compensate Southpoint Estates for accepting reduced lot sizes for their residence lots. Especially since Ordinance 3106 mandated that the open space was to be maintained by an HOA, presumably Southpoint Estates.

Ordinance 3106 and Board of Supervisors conditions of approval for final Tract Maps were very clear in the zoning designation of open space no build.

Conclusion:

Maintaining the open space no build lot designation for lots 87, 88 & 89 represents Santa Barbara County's commitment to the current Southpoint Estates residents who purchased their homes expecting that KS18 Open Space would remain an open space no build area as designated in the Orcutt Community Plan and respect of zoning laws that were approved to preserve the open space. It was established, in part, to compensate for accepting reduced lot sizes for the Southpoint estates residence lots. Changing KS18 Open Space status would violate Santa Barbara County's promise to the Southpoint Estates homeowners which led to creating the KS18 Open Space no build area in the first place. Therefore the Board of Supervisors should deny any changes that would jeopardize any part of KS18 as an open space no build area and infringe on the Southpoint Estates entitlement to compensating open space.

//Signed//

Julie Sanchez

President, Board of Directors

Southpoint Estates Homeowners Association

## Ramirez, Angelica

---

**From:** eddie.taylor525@gmail.com  
**Sent:** Sunday, December 13, 2020 7:53 PM  
**To:** sbcob  
**Cc:** Taylor, Eddie (UWY)  
**Subject:** Comments re: Oasis Meeting Center Concerns  
**Attachments:** Oasis Meeting Center Project Concerns.docx

**Importance:** High

**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.**

Please place our comments in the record for the December 15, 2020, Virtual Hearing.

Also, please provide confirmation.

Thanks you,  
Eddie Taylor



**From the desk of: Edward and Debra Taylor; 282 Hartnell Road; Orcutt, CA 93455**

**Re: Key Site 18 Development Concerns**

We are deeply concerned. We believe the Supervisors may not be fully informed of the back-story of Key Site 18 Open Space **easement to the Knight parcel** and the ramifications that may result with approval of the current proposal. This lack of information negatively impacts our Open Space at Key Site 18 in the long-term.

**The history you do know** - The property was originally deeded to the community of South Point Estates developer – SPE Corporation. In fact, South Point homeowners whose lot faced the Open Space paid a premium to enjoy the view and the Open Space as their only backyard neighbors. New ownership of the property was taken through adverse possession. Five acres were "donated to the Oasis," and ten acres were sold to a developer years later. The 10 acres in question are on the opposite side of the creek from the Oasis project. Originally, that property would be "landlocked" without easement for access and utilities.

**Our concern that you are unaware of** - We recently discovered the access & utility easements were granted in April 2018. Our neighbors and we were unaware of this change until we had access to the current proposal dated September 3, 2020. As it stands now, the 10 acres owned by the Knights have been granted easement for access and utilities. As it presently stands, there is nothing to stop the Knights from developing, using or selling their property to another developer for a substantial profit. Even though planning and development notes "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", the change we discovered on September 3 leads us to believe otherwise. In fact, we believe that our entire Southpoint Estates and surrounding neighborhoods have been intentionally misled about the true plans for Key Site 18.

Our concerns are not without merit. Key Site 18 and the entire Oasis Senior Center process has lacked transparency from the very beginning. From telling the community in 2015 they intended to move the existing buildings to the Open Space, while at the same time asking the county planning department "what needs to be done to develop an **event center**," to now this last-minute wrinkle to allow increased growth and expand development of our Open Space – is truly a cause for alarm.

Your approval of this proposal is a green light to growth inducement that results in developing the majority of the Open Space. Supervisors may believe they are approving an Orcutt senior center, when, in fact, they are approving an event center and the very real potential for the rest of the Open Space area to be developed in the future. We do not believe that is the intent of this Board. We hope that our Board of Supervisors is more interested in transparency and what is best for the good of **all** in our community, than what has been demonstrated throughout this Oasis process.

Additionally, we would like to remind the Supervisors:

1. The Oasis organization has other viable, even preferred environmentally superior (according to Planning Department documents), opportunities for development, not the least of which is a land grant from the County on Foster Road.
2. Others, including Supervisors, have expressed doubts/concerns that the Oasis organization will be able to raise funds necessary to develop the 15,000+ square foot meeting/event center. They have also questioned the ability of an organization that raises less than \$400,000 a year and with limited staff to operate the facility (15,000+ square feet) efficiently.
3. A supervisor has suggested that should Oasis fail (see point #2 above), ownership of the property would return to the County. This is a false narrative. In fact, Oasis can sell the property with the development rights and recorded easements in place. This is obvious since Oasis, not the County, granted the easement rights to the Knight parcel. In the event of failure, Supervisors should return the bundle of rights, conditions and responsibilities to South Point Homeowners' Association as proposed by Commissioner Parks.

*References from the Final EIR are included on page 2.*

**Extracted from the Oasis Final EIR in reference to the utility easement for the Knight property:**

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<sup>13</sup>.

Extracted from the Oasis final EIR referencing the title I bike path

**Due to potential conflicts with following easements described above and shown on Figure 4.11-8a, 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;

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.**

## Ramirez, Angelica

---

**From:** Villalobos, David  
**Sent:** Monday, December 14, 2020 10:58 AM  
**To:** sbcob  
**Subject:** FW: Good morning supervisors  
**Attachments:** Good morning supervisors.docx

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

From: Charles Williams <charleswilliams3207@comcast.net>  
Sent: Monday, December 14, 2020 10:24 AM  
To: Villalobos, David <dvillalo@co.santa-barbara.ca.us>  
Subject: Good morning supervisors

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 morning David,

Attached is my comment to the supervisors regarding OASIS project agenda item #4 20-00984

I would like to speak at this meeting Dec 15th.

My phone number is 805)937-5752

Thank You,

Chuck Williams,

Old Town Orcutt

Good Morning Supervisors, Dec 15<sup>th</sup> 2020

In 2015 your planning commissioners made a huge mistake by overriding planning staff's recommendation to deny this project. After commissioner's decision to move forward Commissioner Blough spoke immediately about how happy Jerry Luis will be knowing this project was approved. Jerry donated the current buildings known as Luis Oasis Senior Center. However, now finding out months later OASIS have no development rights for this site. Who is at fault for this major oversight, the property donor, OASIS or the County'?

I have spoken with three ranking county employees,' two said pressure was applied regularly to the EIR planner to make this project compliant, and get it approved. Also, told me Final EIR document was changed by staff to meet CEQA requirements.

If you have all personally read the full un edited FEIR. You will know the truth. September 11<sup>th</sup> 2020, P C, Meeting, commissioner Michael Cooney was the only one who acknowledged the wrong doings in this project based on the FEIR, and reversed his support voting NO, because of legal repercussions that could follow. CEQA violations still exist, they don't go away by editing a document. Commissioner Hart also acknowledged the fact there could be legal repercussions, but chose to support the project anyway.

Clearly, this is an attempt by this county to bail OASIS out of a bad \$500.000 investment. Which was allowed when planning commissioners carelessly overrode planning staff recommendation to deny this project in 2015.

Also admitted by these county employees OASIS Seniors are being used to get this project approved. This is a very shady project

Do the right thing! Override This new Staff Recommendation. Deny this smoke and mirrors Final EIR document. Don't give up mitigated development rights. This is a promise to prohibit develop of KS-18 in perpetuity. County is in violation of State Law 65567, KS-18 is mitigated Open Space for the South Point Estates development. Please, don't break this promise!

Thank You.

Chuck Williams

Why have so many long-time county employees and a few short time planning staffers either left the county completely or changed departments because of this project?

California state law.65567 States: 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. Unless it has been manipulated!

The EIR and Staff report for this project needs to be investigated. Why did Natasha Campbell, John Shoals and a few more planners leave?

**Ramirez, Angelica**

---

**From:** Robert Masaoka <rwmasaoka@yahoo.com>  
**Sent:** Monday, December 14, 2020 12:32 PM  
**To:** sbcob  
**Subject:** Oasis Senior Center

**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.**

Sir/Madam:

The Oasis Senior Center provides many many activities that enhance the mental, emotional, and physical well being of Orcutt seniors. Balance and exercise classes, bereavement groups, nutritious lunch, oral Spanish class, phone and computer instruction, investment group, AA meeting site, etc.

The Oasis services are a Godsend for older and/or infirm people like myself who want to stay in their own home but still desire guided physical activity, social interaction, and mental stimulation close by. Oasis is a superior option to an "old folks home" which many can't afford but need. And, its location meets the needs of seniors in Orcutt who cannot easily commute to other facilities.

I support a new building for the Oasis Senior Center for the above reasons. I urge you to do the same.

Thank you.

Robert Masaoka

## Ramirez, Angelica

---

**From:** Nicole Courtright <nicole.courtright@yahoo.com>  
**Sent:** Monday, December 14, 2020 12:48 PM  
**To:** sbcob  
**Subject:** Friends of key site 18--Southpoint--comment

**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.**

My name is Andrea Tolentino and I live in South Point Estates. My address is 344 Wilson Drive. I am writing to alert you to my disapproval of key site 18 being used for OASIS (or for any building). When South Point was built, it was guaranteed that this site would remain as free and open space. Aside from a building destroying the animal/plant habitat that exists in this zone, building such structure would also create a hazard for traffic. Thirdly, the potential noise from rental usage of the building would be intolerable. Old Orcutt is a nice, quiet and quaint town. Please, let us honor our commitment to keeping open space OPEN. I believe that OASIS might be able to find a better place that is away from a developed community of homes. Thank you for hearing my comments.

Andrea Tolentino

## Ramirez, Angelica

---

**From:** Julia Berban <julia@speedsoil.com>  
**Sent:** Monday, December 14, 2020 1:18 PM  
**To:** sbcob  
**Subject:** Key Site 18 (South Point)

**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 there, I'd like to object to the proposed Community Center development planned for the restricted Orcutt Creek green belt buffer property that is located off the Foxenwood Lane/Clark Avenue intersection.

I object to the following:

- The substandard OASIS entry lane "design exception"
- OCP amendments to allow a substandard segment of 1997 OCP mandated Class I bikeway
- Right turn only OASIS traffic circulation plan at Clark and Foxenwood
- EIR documented increase in noise, traffic, view, night lighting, fire, and police impacts
- Growth inducing urban sprawl via precedent setting conversion of mitigated open space
- 15,666 sq. ft. commercial building and substandard parking plan – on open space restricted land

I am a resident living directly next to this open space, I live on North Avenue. I have been a resident for over five years, and I strongly oppose this plan. There are many sites that are far better suited to such a center.

Thank you,

**Julia Berban**



PO Box 276 | Santa Maria, CA 93456

O: 805-925-1369

✉ [julia@speedsoil.com](mailto:julia@speedsoil.com)



## Ramirez, Angelica

---

**From:** Charles Williams <charleswilliams3207@comcast.net>  
**Sent:** Monday, December 14, 2020 2:16 PM  
**To:** sbcob  
**Subject:** Oasis project Dec 15 2020  
**Attachments:** Oasis project Dec 15 2020.docx

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

I am submitting this letter to be entered into the record for the Oasis Project, agenda #4 20-00984

Thank you,

Chuck Williams

## Oasis project Dec 15 2020

### Supervisors

I have lived 50 years of my life on North Avenue in Old Town Orcutt, across from lot 98, raised my kids here. There are a lot of Eucalyptus Trees, and Lots of wild life in KS 18, rabbits, deer, turkeys, mountain Lions Coyotes, we have many different species of birds including wood peckers, Owls, Quail, Finches, Crows, Doves, Buzzards, and Hawks. There is no other simi rural areas that have this type of nature in their neighborhoods. Many folks walk this street often. This is a unique wild life preserve as noted in the OCP. Definitely a great quality of life living on this street a great place to raise kids. It will be a major quality of life change for all who live on this street, and those many passersby who enjoy this peaceful environment.

When Oasis is approved it sets presidents for dominoes effect throughout all of KS-18 with wrong doings and half-truths. Lot 165 is protected reserved Open Space in perpetuity. It is attached to Lot 98 where the last row of simi rural identifying Eucalyptus trees exists in Old Town Orcutt. Development of a project known as South Ridge was denied by county staff and supervisors on this lot in 1992. County planner's recommendation in June 2015 was to deny Oasis project. However, planning commissioners chose to override Planning Staff recommendation, and that has allowed this quagmire putting this county at risk. These lots are documented in the track map to be maintained by South Point Home Owners Association. This is a CEQA mitigated risk issue. If this project was great and honest like Oasis CEO, and new county staff members is leading folks to believe; it would not require all of these dishonest amendments to the OCP for approval. In "September 2020" easements was granted on lots 87 & 88 for future development. This happened four months prior to Oasis project going before the board supervisors. This project stinks badly! Clearly, a \$500,000 cover up for Oasis. Planning commissioner's decision to override staff recommendation to deny. Commissioners approved with no development rights was a bad costly decision. County needs to eat this mistake! There are alternate sites. We do not want to lose views of Trees and wild life on KS-18. They are important to this site location.

California state law, 65567 States: 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. Clearly, this project is not consistent.

Chuck Williams



## Ramirez, Angelica

---

**From:** Charles Williams <charleswilliams3207@comcast.net>  
**Sent:** Monday, December 14, 2020 2:21 PM  
**To:** sbcob  
**Subject:** Good morning supervisors  
**Attachments:** Good morning supervisors.docx

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

Clerk of the Board,

I just caught a mistake in my letter. I named commissioner Hart. I corrected it to Park. Attached is the corrected version.

Sorry for any inconvenience I may have caused.

Thank you,

Chuck Williams

Good Morning Supervisors, Dec 15<sup>th</sup> 2020

In 2015 your planning commissioners made a huge mistake by overriding planning staff's recommendation to deny this project. After commissioner's decision to move forward Commissioner Blough spoke immediately about how happy Jerry Luis will be knowing this project was approved. Jerry donated the current buildings known as Luis Oasis Senior Center. However, now finding out months later OASIS have no development rights for this site. Who is at fault for this major oversight, the property donor, OASIS or the County'?

I have spoken with three ranking county employees,' two said pressure was applied regularly to the EIR planner to make this project compliant, and get it approved. Also, told me Final EIR document was changed by staff to meet CEQA requirements.

If you have all personally read the full un edited FEIR. You will know the truth. September 11<sup>th</sup> 2020, P C, Meeting, commissioner Michael Cooney was the only one who acknowledged the wrong doings in this project based on the FEIR, and reversed his support voting NO, because of legal repercussions that could follow. CEQA violations still exist, they don't go away by editing a document. Commissioner Park also acknowledged the fact there could be legal repercussions, but chose to support the project anyway.

Clearly, this is an attempt by this county to bail OASIS out of a bad \$500.000 investment. Which was allowed when planning commissioners carelessly overrode planning staff recommendation to deny this project in 2015.

Also admitted by these county employees OASIS Seniors are being used to get this project approved. This is a very shady project

Do the right thing! Override This new Staff Recommendation. Deny this smoke and mirrors Final EIR document. Don't give up mitigated development rights. This is a promise to prohibit develop of KS-18 in perpetuity. County is in violation of State Law 65567, KS-18 is mitigated Open Space for the South Point Estates development. Please, don't break this promise!

Thank You.

Chuck Williams

Why have so many long-time county employees and a few short time planning staffers either left the county completely or changed departments because of this project?

California state law.65567 States: 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. Unless it has been manipulated!

The EIR and Staff report for this project needs to be investigated. Why did Natasha Campbell, John Shoals and a few more planners leave?

**Ramirez, Angelica**

---

**From:** Todd Wilson <toddwojai@comcast.net>  
**Sent:** Monday, December 14, 2020 3:17 PM  
**To:** sbcob  
**Subject:** Public Comment Letter - OASIS 14GPA-00000-00020  
**Attachments:** 12-15-2020 Friends of KS 18 Comment Letter - 12-15-2020 BOS Hearing.docx

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

Dear Clerk of the Board,

Attached is a personal public comment letter for the above General Plan Amendment case scheduled at 12-15-2020 Board of Supervisor's Hearing.

Thanks so much  
Todd Wilson  
(805) 287-9363

# FRIENDS OF KEY SITE 18 (SOUTH POINT)

December 14, 2020

Subject: December 15, 2020 S.B. County Board of Supervisors Hearing on the OASIS project (Final EIR dated August, 2020 [19EIR-00000-00003, SCH# 20170410651], Case Nos. 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006, 16DVP-00000-00002, 16LLA-00000-00004, 17CUP-00000-00013, 18GOV-00000-00005)

Dear Chair Hart and Supervisors,

OASIS senior programs and services are held in high regard and are no doubt beneficial for the community. Management and supporters consistently provide a narrative on need to relocate.

Neighbors and supporters of Friends of Key Site 18 have participated on the OASIS planning process and engaged attorneys Marc Chytilo and Ana Citrin to represent us. We fully support their advocacy in this process.

We respectfully request Board of Supervisors to deny the OASIS, Inc. development plan applications, including conveyance of development rights and all modifications, changes and amendments. We have a suite of objections, yet some of the highest concerns are as follows:

## FINDINGS

- OASIS acquired landlocked Lot 89 as a gift, subject to open space map and deed restrictions. OASIS has never owned the Development Rights to develop proposed plan. Over \$280,000 invested in this challenged development proposal and absent the rights to develop it. This should not be at our expense.
- OASIS development approval would represent Growth Inducing Urban Sprawl, as evident in the multiple access easements to adjacent land locked lots 87 and 88, plus Lot 201. The precedence of this development would surely induce further development on Lot 98. All four lots are a part of the of original Southpoint Estates Open Space Planned Residential Development (PRD) TTM 12,679 and Lot 165.
- OASIS development approval would represent a landmark local and regional land use precedent by reversing the open space easement of required CEQA mitigated open space within KS 18.
- OASIS Inc. website reveals only 61% of membership to reside in Old Town Orcutt and 1997 OCP identified Old town Orcutt population to be 1000. OASIS current location on Key Site 17 proposes a 230 plus Senior Housing plan, including 7,500 sq. ft. Community Center building. OASIS Key Site 18 location is a green belt buffer between Old Town and Foxenwood neighborhoods to the North.
- Neighbors have concluded that OASIS development approval would degrade quality of life in all the ways that community members have studied and commented on in the OASIS EIR public record.
- Traffic Circulation is substandard with the entry lane exception and Spring-time right turn only restrictions. In October, 2020 Board of Supervisors approved an unfunded \$2 Million roundabout long range traffic design, clearly to service the OASIS and commercial developments of KS 18.
- An OASIS development approval would introduce unanticipated noise, traffic noise, night lighting, increased burden on Fire, Police and Medical response resources.

OASIS FEIR provides for multiple superior alternative development sites, including Foster Rd. #9. We request a win-win solution by voting for denial of the Key Site 18 location in favor of the EIR alternate sites. Perhaps an exchange could be negotiated between Foster Rd. and Orcutt Creek sites for a Salamander Migration Corridor.

Todd Wilson, Chairman  
Southpoint Estates, Orcutt 93455