

Ramirez, Angelica

Public Comment-

#1

From: Laurie Tamura <laurie@urbanplanningconcepts.com>
Sent: Friday, December 3, 2021 11:27 AM
To: sbcob
Cc: Reese, Shannon; Zorovich, John
Subject: OASIS letter to PC.docx
Attachments: OASIS letter to PC.docx



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Please see the UPC letter for the Board of Supervisors.
We have reviewed the staff report and the conditions of approval.

Please note that we are requesting that one condition be removed. This request was made at the Planning Commission meeting also.

RRM condition 56 state that we need to get a revised White Sheet from the Department of Real Estate. White Sheets are issued when a developer is going to start selling lots in a new subdivision. This condition should be deleted.

Thanks for al your help on this project.

Laurie Tamura

December 3, 2021

Chairman Bob Nelson and Members of the Board
101 East Anapamu Street
Santa Barbara, Ca 93101

RE: OASIS Center

Dear Board Members:

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

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|----------------|---|
| In the 1980's | The Orcutt Union School District agreed to lease a portion of the school property to the OASIS. One old school classroom portable was made available to them. Over the next twenty years five more old, retired classroom portables were added piecemeal to this location. The membership of OASIS grew from several hundred to also 1,000 members. |
| September 1997 | The Orcutt Community Plan was adopted by the Board of Supervisors. |
| 2000 | The Orcutt Union School District purchased 10 acres of Key Site 17 in anticipation of the new student growth planned in the OCP. They continued to allow OPASIS to stay on their site and add more two more portables. |
| 2006 | The Orcutt Union School District became concerned about two issues: stagnate enrollment in the existing elementary and junior high schools in the district and the long-term funding sources needed to maintain and operate their existing and aging school sites. A study was prepared in 2006 to determine what other uses could be made of the surplus school sites the district owned. The study proposed that the Key Site 17 site which was still zoned for residential could be leased to a developer thereby providing a long-term annual revenue source to the district. |
| 2007 | The District established the "7-11 Surplus Property Advisory Committee" to review the current district properties and determine what to do with their current unused properties. This committee agreed that the Key Site 17 school site should be deemed surplus property and could be planned for uses. This is when the District informed the OASIS center that they would need to find a new home. |

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

During 2008 there was another committee set up to find new site for OASIS that could be purchased. The committee looks at all properties in the Orcutt Area.

2009-2011 Supervisor Joni Gray suggested that OASIS consider a site off Foster Road across the street from the Mental Health Building. This site is owned by the County of Santa Barbara and she suggested that the county enter a 99-year lease with OASIS. Although this did meet the OASIS goal of owning their land they decided to move forward with this site.

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

For another year, OASIS and the County spent time and money working with HUD, USFWS, CFWS and other agencies to find mitigation sites for this project. By early 2012, the County of Santa Barbara decided that the take permit and the related off-site Mitigations Measures were too costly for the county to be involved with and backed out of the project. This proposed OASIS was never approved by the City Planning Commission.

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

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

2015 Steve LeBard approached the OASIS Board about his property on Key Site 18. This five-acre site was perfect to the needs of the OASIS group and for their future

growth in the senior community. An application for this site was filed with the county of Santa Barbara Planning Department in late 2015.

- 2016 Planning Commission initiation hearing. The county staff presented the OASIS project to the Planning Commission for a General Plan Change initiation hearing. The staff at that time recommended denial for the processing of this application as they considered it inconsistent with the Key Site 18 Dev. Std. however, there was no discussion in the staff report about the Key Site 18 standards for active recreational uses on this site including sports fields, courts, parking and restroom facilities and Multi-Purpose trails. After considering the additional information provided by the public the Planning commission voted to initiate this project.
- 2017-2018 Initial Study was completed and circulated for public review and comment. Although there was overwhelming support for this project, there were enough comments in opposition to the review of the initial study that staff determined this project would have to undergo an EIR based on public controversy and concerns about noise and traffic.
- 2018-2019 The NOP for the EIR was sent out on October 10, 2018. There was a scoping hearing in November with many of the same comments raised. Through 2019 staff worked on a very detailed and thorough Draft EIR. The public draft document was released for a 45-day public review period on Staff also held a public review meeting of the Draft EIR on October 3, 2019.
- 2020 Over the last year staff has been working on the response to comments to the Draft EIR and preparing the Staff report for the Planning Commission. Everyone working on this project from the county staff, the project design team and the members of OASIS have worked to get this project to the September 11, 2020 Planning Commission Hearing. The Planning Commission voted in favor of recommending to the Board of Supervisors approval of this project.
- Dec. 2020 just before this project was to be heard by the Board of Supervisors the item was pulled from the agenda. The direction from county staff was that all easements required for the development of this site had to be recorded before the board would hear this project.
- 2021 Over the last year the OASIS team has worked diligently to complete this task. There were 11 easements and legal documents that needed to be resolved and recorded.

While the OASIS application moved through the process, the OUSD continued to work on the future development of Key Site 17. The Planning Commission and Board of Supervisors reviewed and approved not only the General Plan and rezoning to 20 units per acre, but they also reviewed and approved a development plan for senior housing on this site. The new developer announced recently that they are

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now working on construction plans and will start site work on the property in two years. The timeline for OASIS is very short to find a new home for this critically needed and highly supported organization.

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

Consistency with the Orcutt Community Plan.

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

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

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

Staff Report and Conditions.

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

In the recorded Map Modification Condition 56 states that we will have to contact the Department of Real Estate to amend the "White Sheet" for this property. White Sheets are issued for new subdivisions when the developer starts to sell the lots. This property is not for sale so we do not believe that DER would issue a White Sheet for this parcel. Please delete this condition.

Conclusion:

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

Sincerely



Laurie Tamura, AICP
Principal Planner

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