



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

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

**Department Name:** Planning and Development  
**Department No.:** 053  
**For Agenda Of:** November 16, 2021  
**Placement:** Administrative  
Set hearing on November 16, 2021 for December 7, 2021  
**Estimated Tme:** 1.5 hrs. on December 7, 2021  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: N/A

**Other Concurrence: N/A**

**Recommended Actions:**

On November 16, 2021, set a hearing for December 7, 2021 to consider the recommendations of the County Planning Commission to approve the Oasis Meeting Center Project (Case No. 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006, 16DVP-00000-00002, 16LLA-00000-00004, 17CUP-00000-00013, 18GOV-00000-00005).

On December 7, 2021, staff recommends that your Board take the following actions:

- a. Make the required findings for approval of the project, including modifications to the parking requirements, and including California Environmental Quality Act findings.
- b. Certify the Environmental Impact Report (Case No. 19EIR-00000-00003), as modified by EIR Revision Letter, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act, including making the CEQA findings and the statement of overriding considerations, and adopt the mitigation monitoring program contained in the Conditions of Approval.

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

**Summary Text:**

The analysis related to this item will be docketed with a separate Board Agenda Letter for the Departmental agenda of the December 7, 2021 hearing.

An Environmental Impact Report (Case No. 19EIR-00000-00003) was prepared for the proposed Oasis Meeting Center project. As a result of this project, significant effects on the environment are anticipated in the following categories: Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Fire/Police Services, Geologic Processes, Greenhouse Gas Emissions/Climate Change, Noise, Public Services, Quality of Life, Recreation and Open Space, Transportation and Circulation, and Water Resources: Supply/Quality/Flooding and Drainage. An EIR Revision Letter will be included with the Board Agenda Letter for the December 7, 2021 hearing to address changes to the proposed trail system.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

The costs to process the project were borne by the applicant through the payment of processing fees. Funding for this project is budgeted in the Planning and Development's Permitting Budget Program on page D-301 of the County of Santa Barbara Fiscal Year 2021-22 adopted budget.

**Special Instructions:**

Planning & Development shall publish a legal notice in the *Santa Maria Times* at least 10 days prior to the hearing on December 7, 2021. The Clerk of the Board shall also fulfill mailed noticing requirements at least 10 days before the scheduled hearing. The Clerk of the Board shall forward the minute order of the hearing as well as a copy of the notice and proof of publication to the Planning and Development Department, Attention: Shannon Reese.

**Authored by:**

Shannon Reese, Planner (805) 934-6261  
Development Review Division, Planning and Development Department