

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
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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.

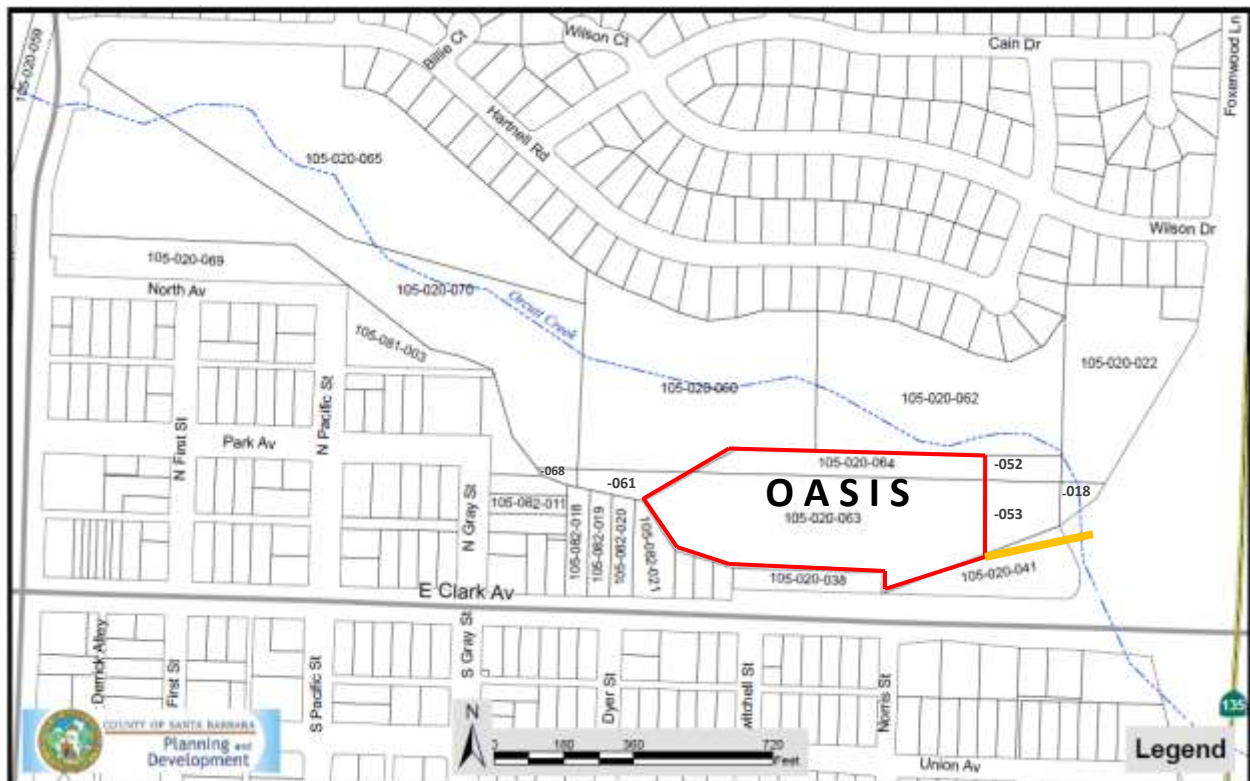
Figure 2-2 Project Vicinity Map



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)	<p><i>OCP Area - Central Urban Core</i></p> <p><i>OCP Parks, Recreation & Trails Map – Orcutt Creek Trail (south of creek)</i></p> <p><i>OCP Bikeways Map – Class I Bikeway (south of creek)</i></p> <p><i>Flood Hazard Zone – (Along creek, widens to west, only N/E corner of OASIS property)</i></p>
Land Use Designation Etc.	<p><u><i>Key Site 18 Land Use Designations:</i></u></p> <p>General Commercial (~1.85 acres along Clark Ave)</p> <p>Residential 3.3 units/acre (~2.77 acres in N/E corner);</p> <p>Existing Public or Private Recreation and/or Open Space (~35.11 acres)</p> <p><u><i>OASIS Property Land Use Designation:</i></u></p> <p>General Commercial (~0.12 acres)</p> <p>Existing Public or Private Recreation and/or Open Space (5.16 acres)</p> <p><u><i>Southpoint Estates</i></u></p> <p>Residential 3.3 units/acre, 10-R-1 Zoning</p>
Zoning Ordinance/ Zone District	<p><u>Ordinance-</u> County Inland Area Land Use and Development Code (LUDC)</p> <p><u><i>Key Site 18 Zone Districts:</i></u></p> <p>Old Town General Commercial OT-GC (~1.85 acres along Clark Ave)</p> <p>Residential 3.3 units/acre DR-3.3 (~2.77 acres in N/E corner);</p> <p>Recreation REC (~35.11 acres)</p> <p><u><i>OASIS Zone Districts:</i></u></p> <p>Recreation REC (~5.16 acres)</p> <p>Old Town General Commercial OT-GC (~0.12 ac)</p>
Site Size	39.73 acres; OASIS property 5.28 acres (gross/net)
Present Use & Development	<p><i>Key Site 18:</i> Southpoint Estates tennis courts/picnic area and Flood Control retention basin (west end), 1 residence (northeast corner)</p> <p><i>OASIS-</i> Undeveloped open space</p>
Surrounding Uses/Zoning	<p><u>Surrounding Key Site 18</u></p> <p><i>North:</i> Single Family Residential/10-R-1 Zoning;</p> <p><i>South:</i> Undeveloped land along Clark Avenue (OT-GC), Old Town commercial and mixed use development (Old Town Orcutt residential neighborhood single and multi-family residences (OT-R-14 Zoning)</p> <p><i>East:</i> Undeveloped Open Space/REC and OT-GC Zoning Open Space and Residential/DR 3.3 Zoning Foxenwood Lane, Hwy 135</p> <p><i>West:</i> Residential /OT-R-14 Zoning, Commercial/OT-GC Zoning</p> <p><u>Surrounding OASIS property</u><i>North:</i> REC</p> <p><i>South:</i> Undeveloped land along Clark Avenue (OT-GC)</p> <p><i>East:</i> Undeveloped Open Space/REC and OT-GC Zoning Open Space and Residential/DR 3.3 Zoning Foxenwood Lane, Hwy 135</p> <p><i>West:</i> Residential /OT-R-14 Zoning, Commercial/OT-GC Zoning</p>
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)
Public Services	<p>Water Supply Golden State Water (City of Santa Maria supplemental groundwater))</p> <p>Sewage: Laguna County Sanitation District</p> <p>Fire: Santa Barbara County Fire Station #21</p> <p>Other: Orcutt Union Elementary, Santa Maria Joint Union High School</p>

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:

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

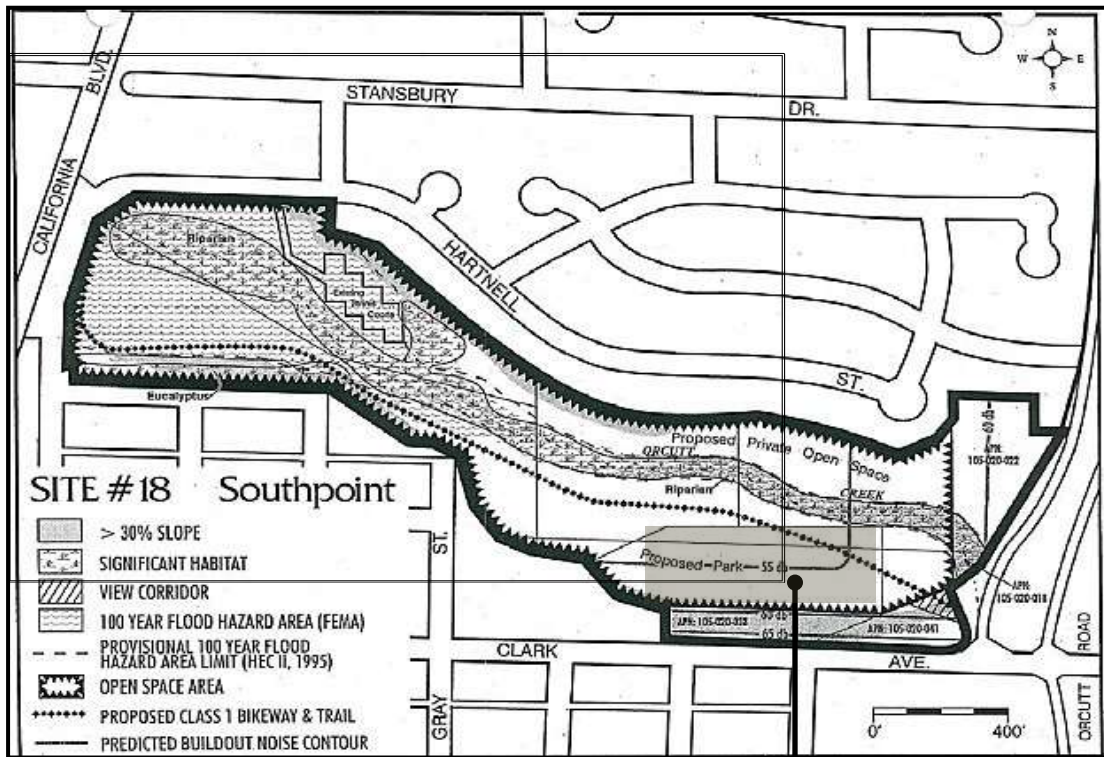
Amend DevStd KS18-1 to allow development of the OASIS project consistent with the proposed OASIS site plan, on land currently restricted to park/recreation/open spaces uses, as follows¹:

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 space¹. 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 and 21, identify basketball courts, tennis courts, playfields, picnic areas, and restrooms for the OASIS portion of Key Site 18, in addition to natural open space.

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



Source: Orcutt Community Plan Figure KS18-1

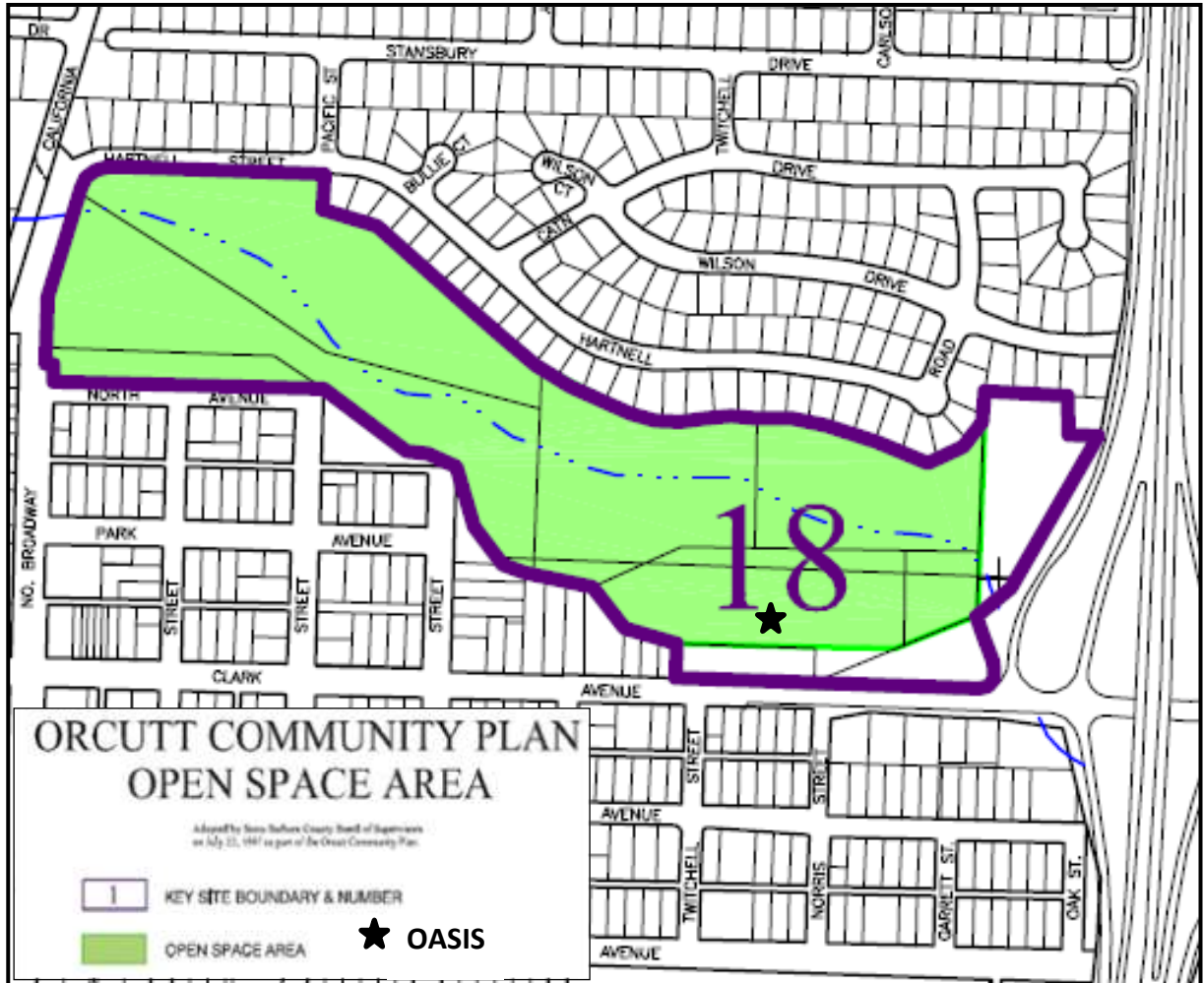


Figure 2-6 OASIS Center Site Plan

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



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



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.

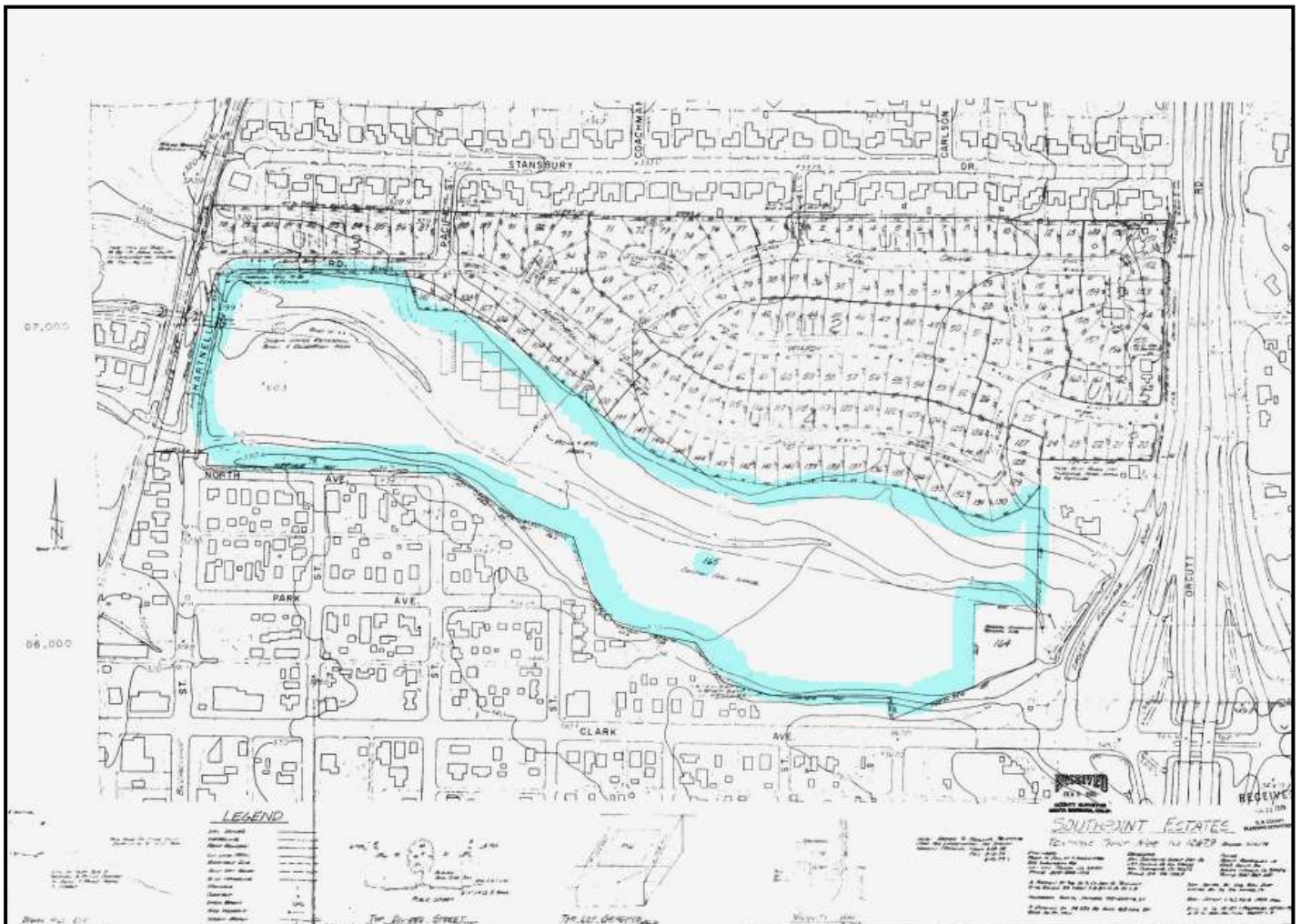
Figure 2-9 Orcutt Community Plan Bikeways Map Excerpt



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 Space² 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:

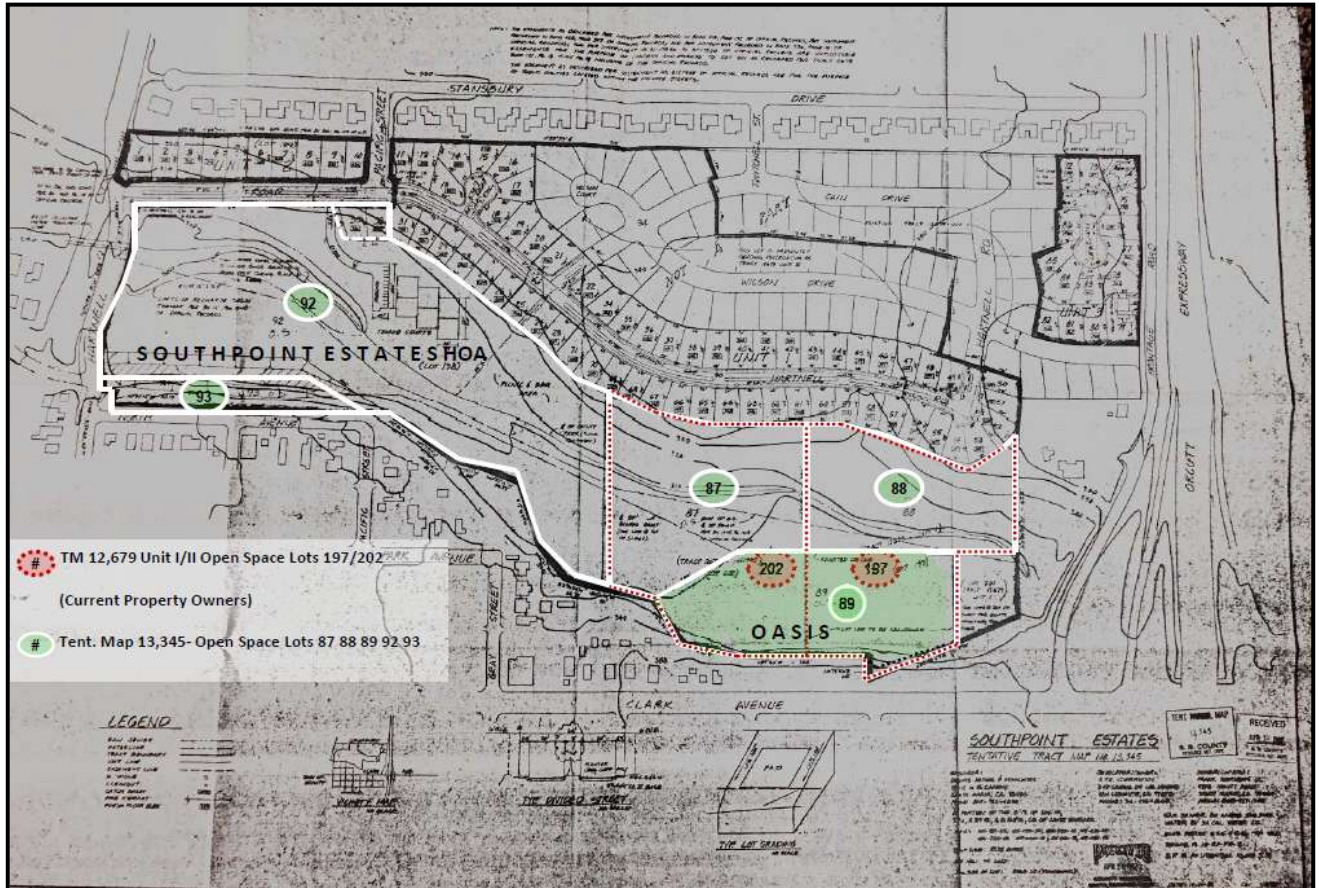
- The Southpoint Estates developer did not deed title to all of the approved Southpoint Estates project (TM 12,679 and TM 13,345) open space to the Southpoint Estates Homeowners Association³;
- The developer provided deeds for development rights to the County for TM 12,679 Unit I Lot 197 and Unit II 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 105-020-064⁴;
- 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.

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

³ 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.

⁴ 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 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.

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.

- 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. Each 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)**

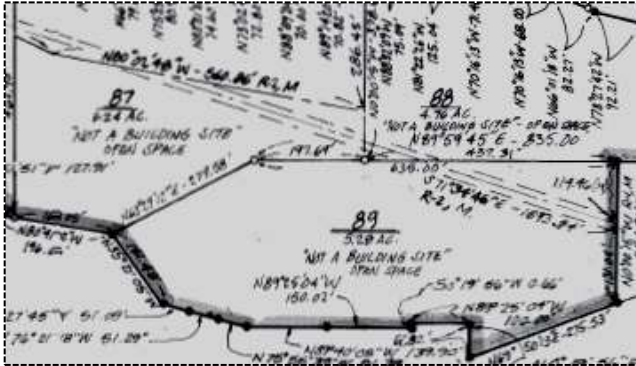


Fig. 2-12A - TM 13,345 Unit I (Book 125, p. 8) Excerpt



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

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 105-020-064¹	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:

¹OASIS 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. 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 2-14 Proposed OASIS Project Development



The proposed development details and description of proposed uses and operations at the new OASIS facility are included below in sections 2.5.5.1 and 2.5.5.2.

2.4.5.1 DEVELOPMENT DETAILS

Table 2-2 Project Information

PROJECT STATISTICS

<u>Description</u>	<u>AREA</u>	<u>% OF TOTAL</u>
Senior Center Building	14,069 SF	6.11%
Bar-B-Que / Storage Building	1,592 SF	0.69%
Concrete Hardscape	13,681 SF	5.94%
Concrete Curbs/Retaining Walls	3,267 SF	1.42%
Landscape Area	100,760 SF	43.78%
Dry Creek Area	1,551 SF	0.67%
Turf Area	<9,759> SF	
Off-Site Landscape Area	2,279 SF	
Paved Area (Parking/Bikepath)	45,323 SF	19.69%
Off-Site Paved Area	7,512 SF	
Class II Based Parking Area	26,793 SF	11.64%
DG Onsite Walking Trail	9,731 SF	4.22%
Undeveloped Area	13,445 SF	5.8%
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

<u>Description</u>	<u>Area</u>	<u>Parking Factor</u>	<u>Spaces Required</u>
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

<u>Description</u>	<u>Area</u>	<u>Parking Factor</u>	<u>Spaces Required</u>
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	<u>155 SPACES</u>
*PARKING MODIFICATION REQUEST	74 SPACES

The application includes an LUDC modification request to provide 155 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



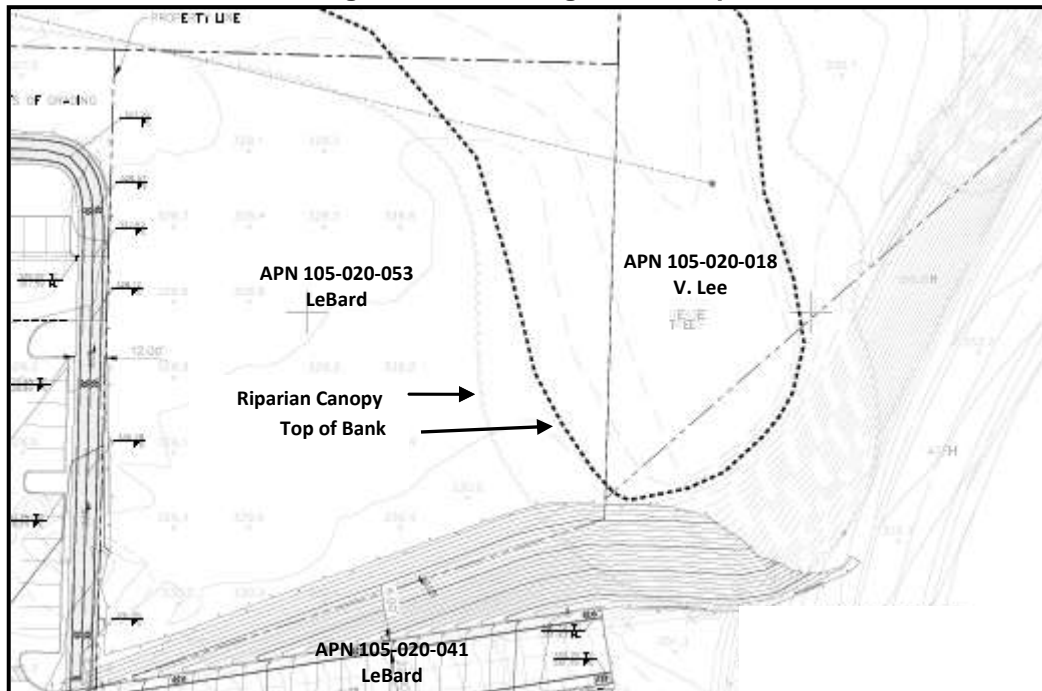
See full Landscape Plan in Figures 2-29, 2-30, and 2-31

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-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 30% to the south of the access road and grading on slopes of 50%+ to the north of the access road.

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). 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, but no grading would occur within the top of bank 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

Orcutt Area Seniors in Service (OASIS) was founded in 1984 and has been located in Old Town Orcutt for the past 30 years. 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 as their current lease will be expiring with the OUSD's development plans.

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)⁵
- Parking limited to onsite parking

⁵ 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

EVENTS

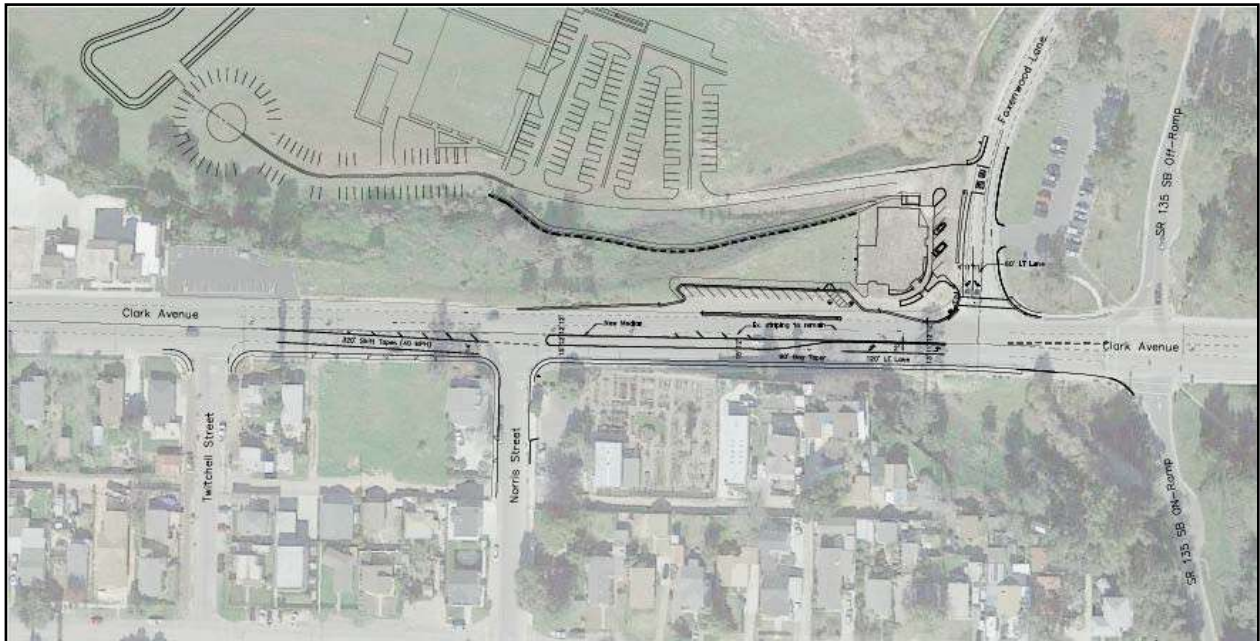
Non-OASIS Events 7 Times per Year: Seven times a year the facility is proposed to be scheduled for Non- OASIS user events with the following limitations:

- 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



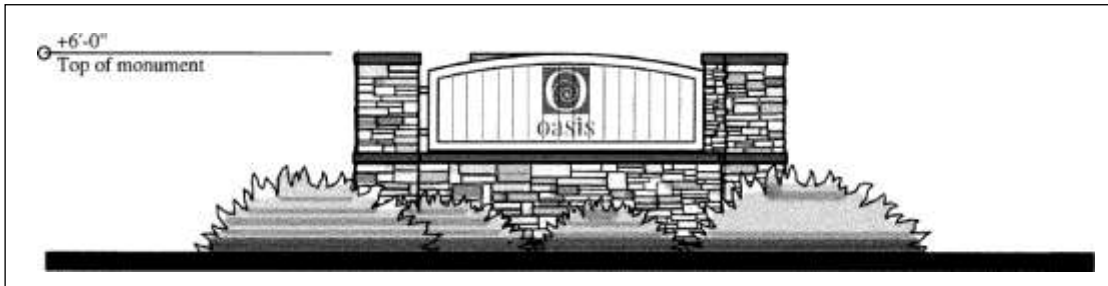
OASIS Center is located in proximity of many of its members. In addition, the project includes a ride share/drop off area at the facility, and bicycle racks for alternative transportation.

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 spaces. Therefore, the applicant is proposing a modification to the LUDC parking requirements, to reduce LUDC required parking by 74 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.