

# EIR Scoping Document

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## OASIS Meeting Center

Case Nos.: 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006,  
16DVP-00000-00002, 16LLA-00000-00004, 17CUP-00000-00013,  
18GOV-00000-00005

OASIS Development Assessor's Parcel Numbers\* (APNs): 105-020-063, -064, -041  
State Clearinghouse Number (SCH No.): 2017041065 (assigned to superseded project ND)

CEQA Lead Agency:  
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**October 2018**

\*Orcutt Community Plan Key Site 18 APNs: 105-020-060 to -065, -068, -069, -070, 105-020-41, -038, -022, -052, -053

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## **List of Attachments**

Attachment A – Superseded Draft Negative Declaration

Attachment B - Comments Received on Superseded Draft Negative Declaration

# Introduction

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This scoping document explains the public scoping effort to be conducted by the County of Santa Barbara Planning and Development (County) for the Orcutt Area Seniors in Service (OASIS) Meeting Center Project (Project). In compliance with California Environmental Quality Act (CEQA), a 30-day public scoping period will allow members of the public, regulatory agencies, and interested parties an opportunity to comment on the scope of the proposed Environmental Impact Report (EIR) for the Project.



**Figure 1 – Aerial Showing OASIS Project Site within Orcutt Community Plan Key Site 18**

OASIS proposes to relocate their existing operations from current rented space on Soares Avenue in Old Town Orcutt to a proposed facility at Orcutt Community Plan (OCP) Key Site 18. The project involves amendments to the OCP and various land use entitlements. The proposed Project location is just north of Clark Avenue, west of Foxenwood Lane and south of Orcutt Creek. Access would be provided to the Project via a driveway on Foxenwood Lane, just north of Clark Avenue. The driveway involves an access easement over the adjacent commercial property (APN 105-020-041, owner Steve LeBard) at the corner of Foxenwood Lane and Clark Avenue (See Figure 3).

The 5.28-acre OASIS property (APNs 105-020-063, -064, together one legal parcel) is currently undeveloped open space, zoned "Recreation," with a Comprehensive Plan designation of "Open Space" and an "Existing Public or Private Park/Recreation and/or Open Space" Overlay (See Figure 2). The property also includes a segment of the proposed Orcutt Creek Class I Bike Path and Trail designated on the Orcutt Parks Recreation and Trails (PRT) Map and Orcutt Bikeways Map (See Figures 6a/6b, 8a/8b).

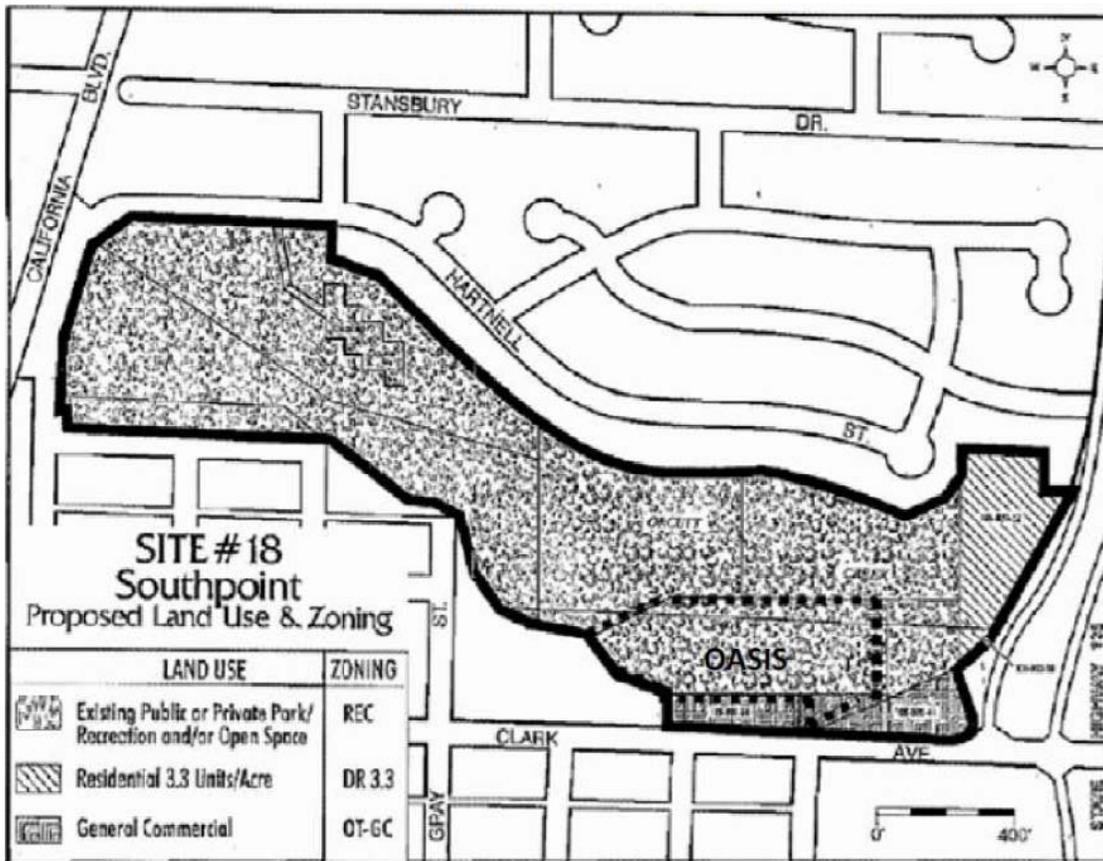


Figure 2 – OCP Key Site Fig 18-2

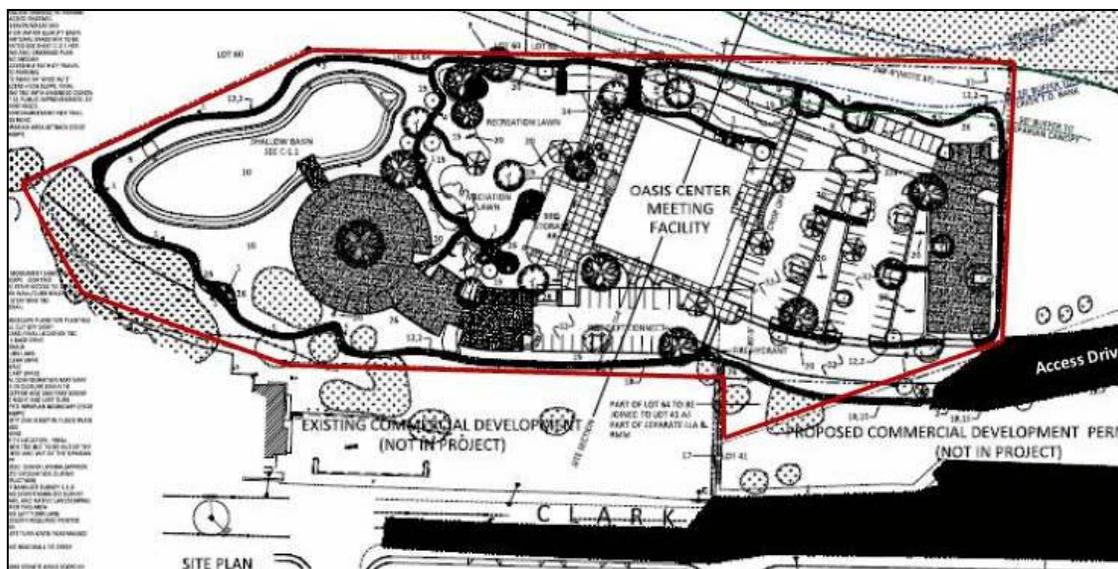


Figure 3 – OASIS Property and Proposed Development

## Background

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The OASIS property is part of the original open space for the Southpoint Estates residential subdivision and rezone project approved in 1979, Tract Map Case No. TM 12,679 and Rezone Ordinance No. 3106 (evaluated in 79-EIR-1). The Southpoint Estates project included five units. The last three units were processed under a subsequent Tract Map, TM 13,345 (evaluated in 82-EIR-18). Most of the area now referred to as Orcutt Community Plan (OCP) Key Site 18 was designated for open space and non-commercial recreational use as part of the Southpoint Estates project approvals. More information regarding the property permitting history is publicly available on County microfiche and in the current project file.

Because the project request requires four amendments to the Orcutt Community Plan, the General Plan Amendment request (Case No. 14GPA-00000-00020) was presented to the County Planning Commission for direction regarding whether to initiate the requested amendments. On June 11, 2015, the Planning Commission (PC) held a public hearing and voted 5:0 to initiate the General Plan Amendment. Following PC direction to proceed with the development review process for the General Plan Amendment, the applicant prepared companion entitlement permit applications (Conditional Use Permit, Development Plan, Recorded Map Modification, and Lot Line Adjustment). OASIS submitted these applications between February and June of 2016. The overall project was deemed complete for processing on November 16, 2016. Two additional cases were added after the project was deemed complete (a second Conditional Use Permit and a Government Code Consistency Determination, in April 2017 and August 2018, respectively). A summary of the project requests is included below. For a more detailed description of the individual permit requests, please refer to the current Project Description (beginning on page 6).

General Plan Amendment 14GPA-00000-00020 involves amendments to four components of the OCP to allow for the OASIS development, including amendments to OCP Development Standard KS18-1, the OCP Open Space Map, the OCP PRT Map and OCP Bikeways Map.

Recorded Map Modification 16RMM-00000-00001 would modify conditions of approval that relate to the Southpoint Estates subdivision (TM 12,679 and TM 13,345) open space parcels (now Key Site 18 open space) and related recorded final maps.

Lot Line Adjustment 16LLA-00000-00004 would affect the southern tip of the OASIS property that touches Clark Avenue. This area is zoned commercial and would be added to the adjacent commercial parcel at the corner of Clark and Foxenwood Lane, owned by Steve LeBard.

Development Plan 16DVP-00000-00002 and Conditional Use Permits 16CUP-00000-00006, 17CUP-00000-00013 would permit the proposed OASIS development, including buildings (15,333 SF), parking lots, outdoor use areas, access, an off-site directional sign on APN 105-020-041, and associated proposed uses of the Project for OASIS and non-OASIS members.

Government Code 65402 Consistency Finding Case No. 18GOV-00000-00005 was added to address OASIS' proposed acquisition of the County's development rights to the property.

Additional information regarding the OASIS project, Southpoint Estates, and Orcutt Community Plan Key Site 18 is available upon request. (See P&D contact information further below).

## **Superseded Draft Negative Declaration (ND)**

Planning and Development prepared a Draft ND (Attachment A) for the original Project proposal. The Draft ND was circulated for public review and comment from April 27, 2017 to May 31, 2017. During that time period, the County received numerous comments (letters, emails and phone calls) on the Draft ND. The comments received on the Draft ND are included in Attachment B.

Based on the input received and other factors, the Draft ND was not revised and finalized, as the County determined that an EIR was required to fully analyze the potential environmental impacts of the project. The EIR analysis will incorporate relevant information from the Draft ND and the comments received on the Draft ND.

## **Proposed Environmental Impact Report (EIR)**

The EIR will update the environmental analyses from the Draft ND (e.g., impact assessment, identification of feasible mitigation measures, etc.) in response to the revised project description, comments received on the Draft ND, new information (e.g. traffic data), and comments received as part of the EIR scoping process. In addition, the EIR will incorporate all California Environmental Quality Act (CEQA) required EIR sections (e.g., growth inducing impacts, project alternatives including the "no project" alternative and alternatives designed to reduce significant impacts, as well as discussion of irreversible environmental changes, etc.).

## **Revised OASIS Project Description**

In response to comments received on the Draft ND, the applicant re-evaluated the extent of uses proposed for the new OASIS facility/property. The revised project description retains the same physical improvements and, therefore, the project plans have not changed. The changes to the project description relate to the operation/use parameters of the project, including hours of operation and the maximum number of attendees associated with onsite activities. Table 1 includes two columns, which identify the programs and uses proposed in 1) the Original Project Description evaluated in the Draft ND and 2) the Revised/Current Project Description which will be evaluated in the EIR.

## Scoping for OASIS Project EIR

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This section describes the methods used to notify the public and agencies about the scoping process conducted for the Project. It outlines information that is available for public and agency review and identifies the different avenues available for questions and for providing comments on the Project. The 30-day scoping period begins on October 12, 2018 and ends on November 15, 2018.

### Notice of Preparation (NOP)/EIR Scoping Document

Consistent with CEQA Guidelines Section 15082, an NOP is being circulated for 30 days. This Scoping document includes the information in the NOP, which summarizes the proposed Project, identifies the County's intention to prepare an EIR for the Project and explains when and how interested parties can provide comments regarding the scope of the EIR. The project description, location and the project's potential environmental effects are described further in this EIR Scoping packet, which is available online (for viewing and download) and in hard copy format at the Planning and Development Santa Maria office, 624 W. Foster Road, Santa Maria, as described further below.

### Scoping Workshop

Santa Barbara County P&D will hold a Scoping Meeting on October 25, 2018 at 5:30 p.m. at the Betteravia Government Center, Board Hearing Room, 511 East Lakeside Parkway, Santa Maria to receive public input on the scope of the proposed EIR.

Comments on the scope of the EIR can be provided via testimony at the public meeting and/or by providing written or oral comments to the project planner (contact information identified further below), prior to the close of public comment at 5:00 p.m. on November 15, 2018.

### Internet Website

The County has established a project-specific web page for the project. The EIR Scoping document with the project description, location, and the potential environmental effects is available on the Planning & Development website, OASIS project page, <http://www.sbcountyplanning.org/projects/14GPA-00020Oasis/index.cfm>. The web page will continue to provide Project information for the public during the development review process. Hard copies of the EIR Scoping Packet as well as other project information are also available at the Planning & Development office at 624 W. Foster Road, Suite C, in Santa Maria or by contacting the project planner (see contact information below).

## County Contact

Natasha Campbell, Contract County Planner, is the project manager. Comments and questions about the scope of the EIR (oral, written, email, phone), can be directed to Ms. Campbell:

NATASHA H. CAMPBELL, Contract Planner  
Planning & Development, Development Review Division  
624 W. Foster Road  
Santa Maria, CA 93455-3623  
[ncampbell@countyofsb.org](mailto:ncampbell@countyofsb.org)  
805-570-4871 or P&D Reception: 805-934-6250 -Santa Maria, 805-568-2000 -Santa Barbara

Comments received in response to the NOP/EIR scoping process will be considered in the EIR. The hard copy project file can be reviewed at the Planning & Development North County Foster Road office. To ensure availability, please contact Ms. Campbell in advance if you would like to review the project file.

## Noticing List

The County has compiled a Project-specific mailing list for the Project. The NOP and information regarding the EIR scoping process have been mailed to responsible and trustee agencies, the State Clearinghouse, property owners within 300 feet of the Project boundaries, adjacent occupants, individuals who previously submitted comments on the superseded Draft Negative Declaration prepared for the Project, individuals on the County's interested parties list and any other interested parties who have requested notice. A display ad has also been placed in the Santa Maria Times.

The mailing list will also be updated based on contact information from comments received during the scoping comment period. This mailing or distribution list will continue to be used throughout the environmental review process for the project to distribute public notices and will continue to be updated to ensure all interested parties are notified of related decision-maker hearings.

## Project Description to be Evaluated in the EIR

Orcutt Area Seniors in Service (OASIS) proposes to construct a permanent facility to continue their community services. With over 1500 members, the OASIS Center is the second largest community non-profit organization in the area. OASIS 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). The OASIS Center has been looking for a permanent home to continue their services to the community, as their current lease will be expiring with the OUSD's development plans.

The project includes the following application requests:

### 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 Key Site 18 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:

1. **Amend OCP Key Site 18 Development Standard KS18-1** to allow development of the OASIS project consistent with the proposed OASIS site plan, on land currently restricted to park/recreation/open spaces uses, as follows<sup>1</sup>:

**Policy KS18-1:** *Key Site 18 is designated Res 3.3 and zoned DR 3.3 on APNs 105-020-18 and -22; designated General Commercial and zoned OT-GC along Clark Avenue (APNs 105-020-38 and -41 and the southernmost 1/3 acre of APN 105-020-63); and designated Open Space and zoned REC on the remaining parcels, as shown on Figure KS18-1. Any proposed development on Key Site 18 shall comply with the following development standards.*

**DevStd KS18-1:** *The entire site, with exception of the residential and commercial areas noted in Policy KS18-1 above, and the portions of APNs 105-020-063 and 105-020-064 proposed for non-profit meeting facilities under the REC zone (see OASIS Center site plan), shall remain in natural, undeveloped open space<sup>2</sup>. 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.*

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<sup>2</sup> 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 4- OCP Figure KS18-1

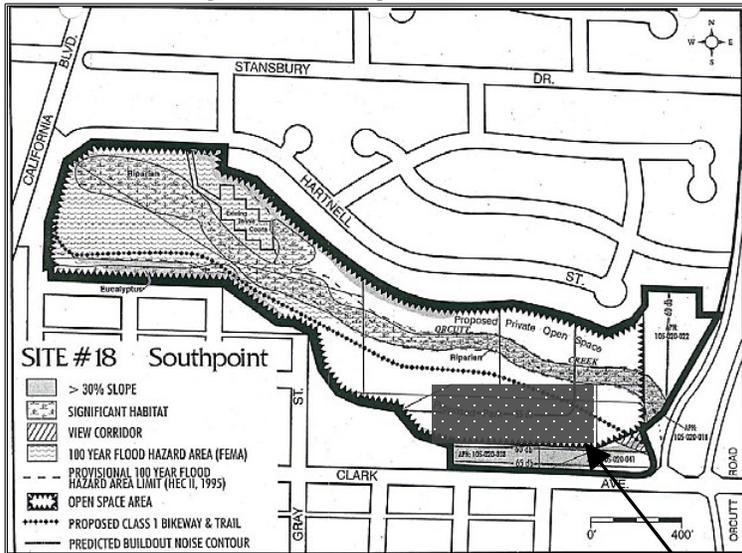
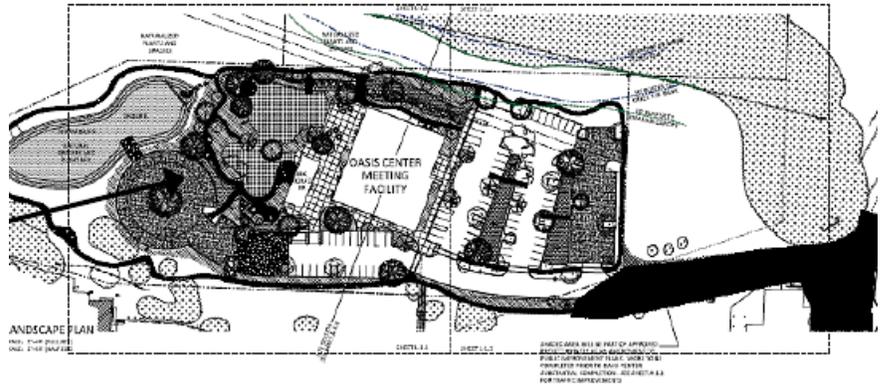


Figure 5 OASIS Development Area Plan



2. Amend the OCP Open Space Area Map by removing the OASIS structural and exterior development areas from the "Open Space Area" designation on the OCP Open Space Area Map.



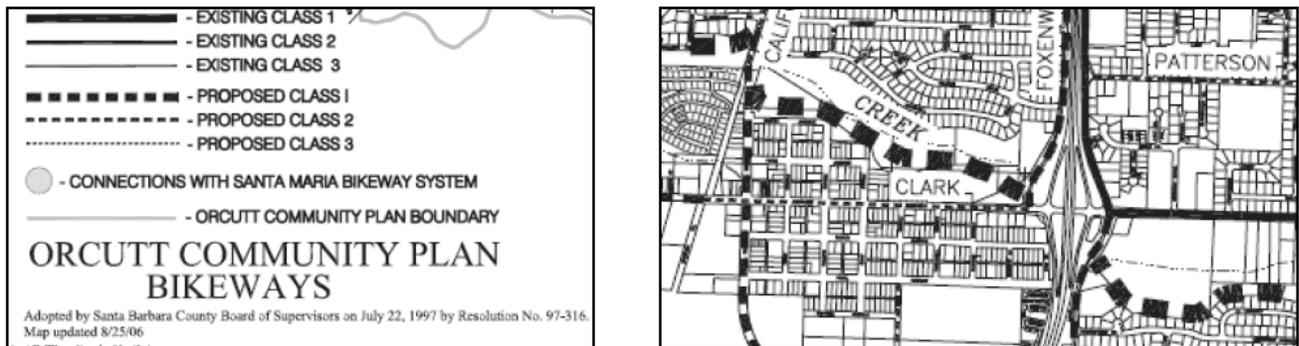
Figures 6a and 6b OCP Open Space Area Map Legend and Map Excerpt with Key Site 18

- Amend the OCP Parks, Recreation and Trails (PRT) Map by removing the OASIS structural and exterior development areas from the “Proposed Public Park” designation on the PRT Map.



Figures 7a and 7b OCP Parks, Recreation and Trails Map Legend and Map Excerpt with Key Site 18

- Amend the OCP 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.



Figures 8a and 8b Bikeways Map Legend and Map Excerpt with Key Site 18

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

The OASIS property is shown in green in Figure 9 below. 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, 79-EIR-1). The developer was only able to record final maps for two of the five units in the subdivision before the subdivision approval expired. As a result, the final three units of the Southpoint Estates project were processed under a subsequent tract map, TM 13,345 (82-EIR-18). The TM 12,679 and TM 13,345 conditions of approval required dedication of the acreage identified as open space, which was 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<sup>3</sup>. The OASIS project proposes to modify the following Southpoint Estates conditions of approval as well as two of the recorded maps for Southpoint Estates, as follows:

<sup>3</sup> More information regarding the property’s permitting history is available in the project file and on County microfiche.

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

This condition is proposed to be modified to confirm that that the Southpoint Estates Homeowners Association does not own the property, that OASIS is the owner of the property, and to allow OASIS to acquire the County's development rights to the property and to allow development of the OASIS project which involves more than open space and non-commercial recreation uses.

- 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 (shown below) is the OASIS parcel. Condition No.8 would be revised to remove the portion of Lot 89 covered by interior and exterior development areas, as identified on the OASIS project plans for 16DVP-00000-00002, including structures, parking areas, roads, internal trails, etc.

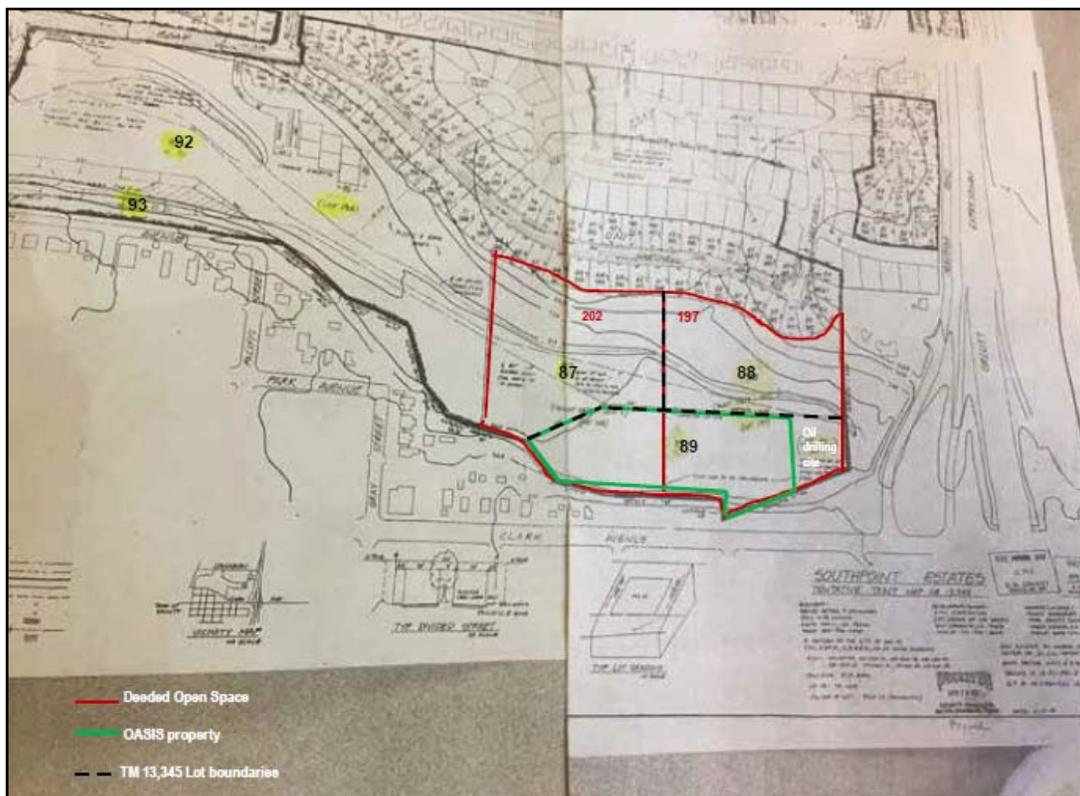


Figure 9- Southpoint Estates Tentative Map TM 13,345

Excerpts of the recorded maps for TM 13,345 Units 1 and II included below identify the “Not A Building Site” Open Space label required by TM 12,679 Condition No. 18 and TM 13,345 Condition No. 21.

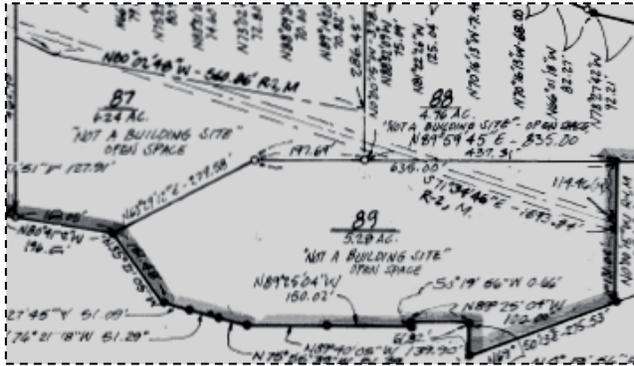


Figure 10- TM 13,345 Unit I Final Map excerpt (Book 125, p. 8)

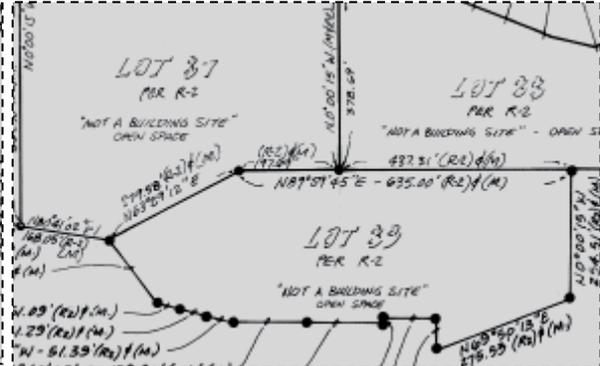


Figure 11- TM 13,345 Unit II Final Map excerpt (Book 128, p. 93)

**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.

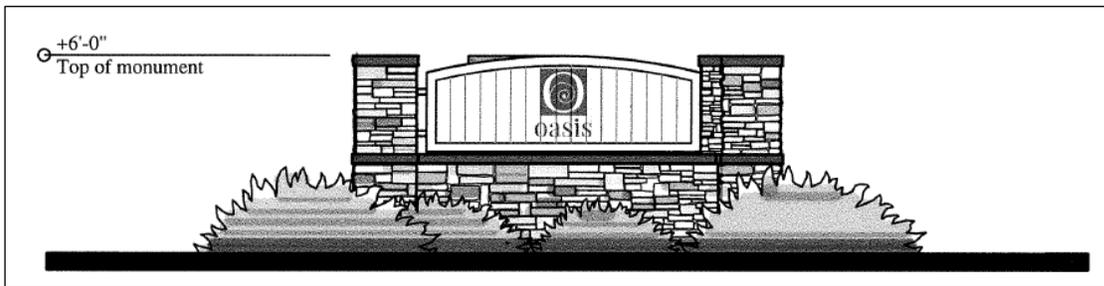


Figure 12 - Off-Site Directional Sign

**GOVERNMENT CODE 65402 CONSISTENCY FINDING (18GOV-00000-00005)**

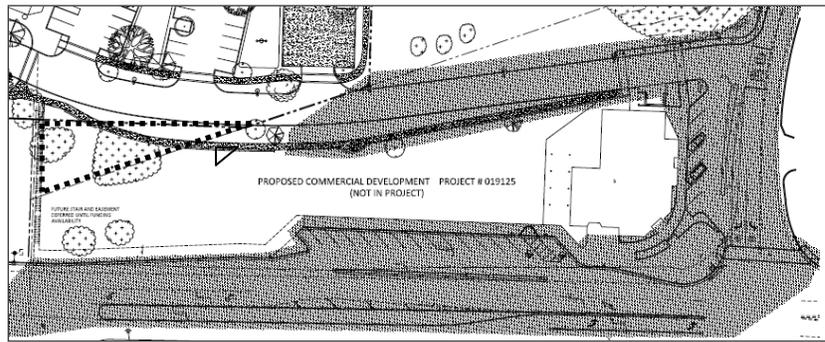
California Government Code Section 65402(a), requires that public agencies shall not acquire or dispose of real property or authorize construction of a public building or structure until the location, purpose and extent of such action has been reported upon by the planning agency having jurisdiction over the property as to conformity with the General Plan, or Comprehensive Plan. In order to approve the OASIS’ project, OASIS must acquire the development rights to the property that are held by the Board of Supervisors pursuant to the Southpoint Estates project conditions of approval (TM 12,679 Condition No.18 and TM 13,345 Condition No.21).

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

A minor Lot Line Adjustment is proposed between the OASIS property, shown below as Lots 63 and 64 (APNs 105-020-063 and 105-020-064, respectively), and the corner LeBard commercial parcel, shown below as Lot 41 (APN 105-020-041). The effect of the lot line adjustment would be to relocate the black triangle in the aerial photo from the OASIS property to the LeBard commercial parcel. This would result in the commercially zoned portion of the OASIS property being located within the LeBard commercial parcel. A figure is also included below that identifies the LeBard commercial development (Figure 14). The proposed layout of the LeBard commercial project is included in the figure below for reference, as it identifies the triangular area affected by the lot line adjustment. However, the Lot Line Adjustment is limited to adjusting the respective property lines and does *not* address commercial development permit.



**Figure 13 - Aerial Showing Lot Line Adjustment**



**Figure 14 - Approved LeBard Commercial Development  
(Showing OASIS driveway)**

**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 15,333 square feet (sf) of structural development, with a main building of 13,810 sf and an ancillary BBQ/crafts building of 1,523 sf. The meeting facility design is proposed as an “Elegant Barn.” The project would also include a related access road, parking, landscaping, and trails within the development area.

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.

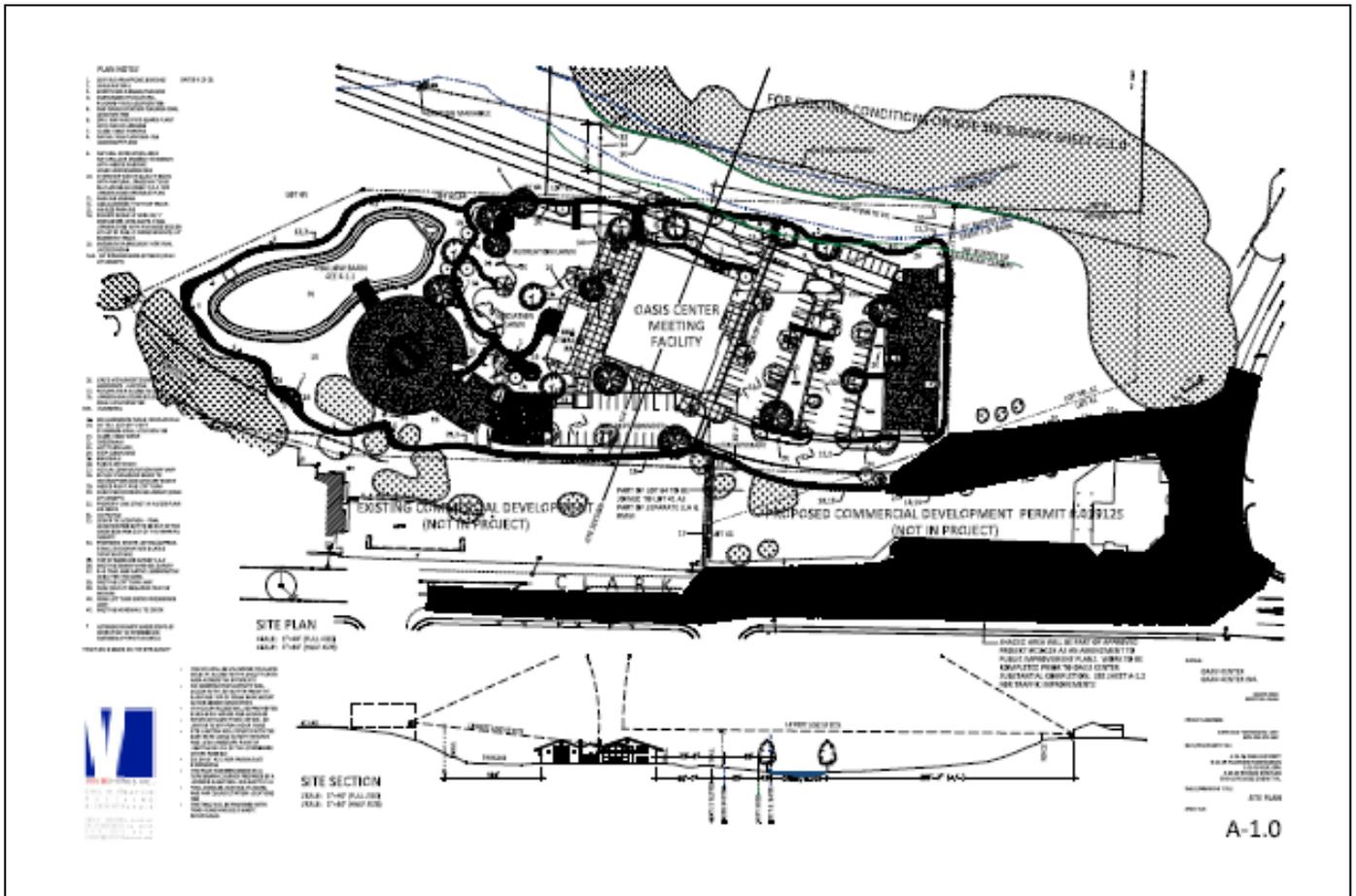


Figure 15 - OASIS Site Plan



Figure 16 - East Elevation



HILLSIDE/CLARK ELEVATION - SOUTH

Figure 17 – South Elevation



Figure 18 - North Elevation

**Project Details**

ZONE: RECREATION	APN: 105-020-064, 063		
LAND USE: OPEN SPACE	SITE AREA: LOT 063 LOT 064 <hr/> TOTAL ACRES	4.16 ACRES 1.12 ACRES 5.28 ACRES	(229,996 SF)
SITE COVERAGE: MAXIMUM ALLOWABLE (TABLE 2-26 LUDC) 20% (45,999 SF) OASIS BUILDING PROPOSED 6.5% (15,333 SF)	BUILDING AREA: MAIN BUILDING: BBQ/CRAFT/STO <hr/> TOTAL BUILDING AREA:	13,810 GSF 1,523 GSF 15,333 GSF	
YARDS: FRONT/SIDE/REAR PROPOSED YARDS > 50'	PARKING SPACES: AC PAVED DG <hr/> TOTAL PARKING	78 SPACES 76 SPACES 154 SPACES	(28,200 SF) (26,500) (54,700 SF)
CONDITIONAL USES: MEETING FACILITIES PUBLIC AND PRIVATE, LIBRARY, CONFERENCE CENTER, COUNTRY CLUBS, CHARITABLE OR PHILANTHROPIC FOUNDATIONS, RV PARKS (PERMITTED USES), SCHOOLS, LIBRARY MUSEUM	OPEN SPACE: PUBLICLY ACCESSIBLE OPEN SPACE	165,365 SF	(3.79 ACRES)
HEIGHT LIMIT: MAXIMUM PROPOSED	25' 25'		

Landscaping is proposed throughout the site, including around the parking lot. Trees would be placed in clusters rather than in rows for a more natural appearance.

**Water/Wastewater:** Water would be supplied by Golden State Water Company and sewer service would be provided by Laguna County Sanitation District.

The Project landscaping, architectural and civil plans detail the project improvements (attached).

**DESCRIPTION OF OASIS PROGRAMS AND OPERATIONS**

With current membership of 1,500 adult members (seniors), OASIS is the second largest community non-profit organization in the Santa Maria area below the Santa Maria Elks. The existing 3,000 sf center has been located in Old Orcutt for the past 30 years. They are currently operating out of sub-standard mobile structures on property owned by the Orcutt Unified School District and have been leasing the facility for years. The OASIS CENTER 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 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.

It is anticipated that the membership will continue to grow as the Orcutt community ages. Based on monthly tracking of members most attend a class, lunch, or health service one a week with about 300 members using the facility throughout each day, mainly during the midday hours for lunch and related services.

## HOURS OF OPERATION

7:30 AM (Open for Staff)  
8:30 AM (Open for Program/Use)  
Dusk –Hours Vary (Close for Outdoor Uses)  
9:00 PM (Close for Indoor Program/Use)  
9:30 PM (Close Up After Cleaning)

The OASIS Center would continue to be predominately in use during the week Monday through Friday, with the staff arriving at 7:30 in the morning and the first programs starting at 8:30. The peak period of the day is expected to continue to be from 11:00 to 2:00, before and after the lunch service is provided. Normally the lunch service has about 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.

OASIS has historically made the existing buildings available for 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 pm).

On Weekday evenings, the proposed OASIS Meeting Center could be used from 6:30 to 9:00 pm with the buildings closed by 9:30 after they have been cleaned.

Weekends, OASIS proposes that the facility could be used/rented from 9:00 am to dusk for any outdoor use and until 9:00 pm for indoor use, with the building closed at 9:30 pm to allow for cleanup.

## WEEK DAY SERVICES AND PROGRAMS include:

### OASIS Senior Services/Programs

Daily lunch service from 11:00 to 1:30  
Meals on Wheel 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 Year

**OASIS Member Only Events 5 Times per Year:** OASIS anticipates five times a year an activity may be scheduled for a weekend or holiday use with the following limitations:

OASIS members only  
Maximum of 200 attendees (plus ~ 15 service staff)  
Parking limited to onsite parking

## **EVENING/WEEKEND USES – NON-OASIS USES**

Youth groups-

Boys Scouts      Girls Scouts      Cubs Scouts

Diet programs-Weightwatchers, TOPS

Allan Hancock College Adult Classes

Art                      Photography

Gardening              Other Adult Classes

Celebration of life (Evening and weekends)

Community Holiday Activities-

Easter                      Thanksgiving

Christmas, etc.

Community Activities (Limited to building or yard areas)

Art shows              Craft fairs

Farmers Market      Dinners

Church services on Sunday

County Voting Location

**Non-OASIS Events 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 (plus ~ 15 service staff)

Parking limited to onsite parking.

**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

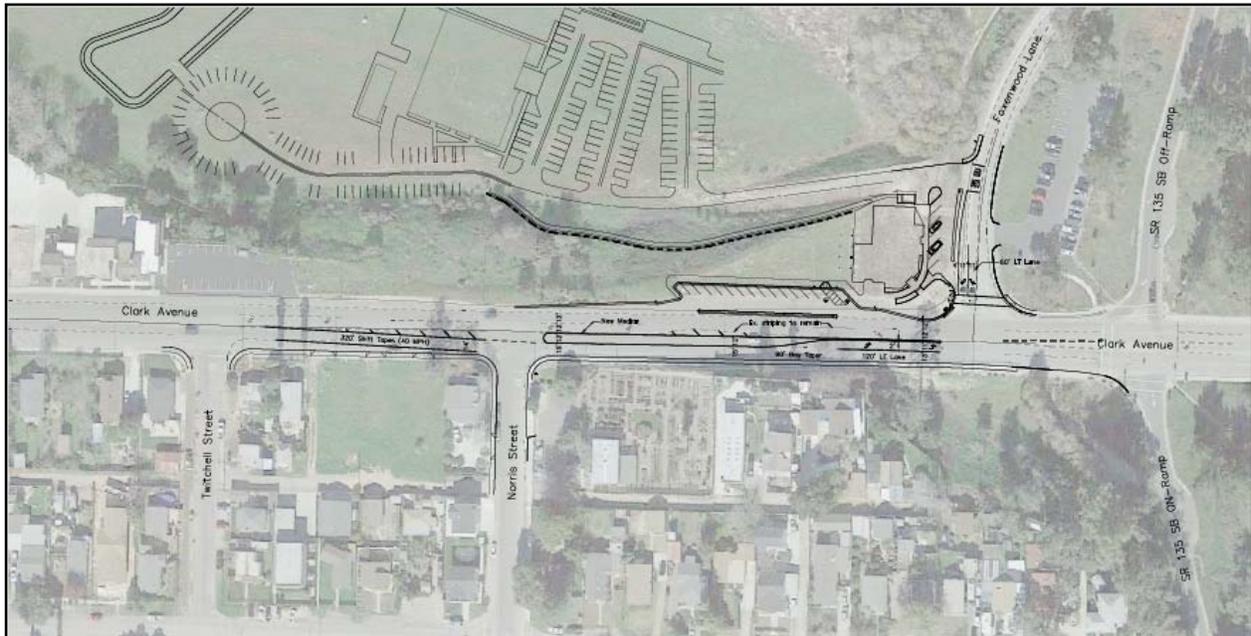
### **Noise:**

All OASIS programs will comply with county regulations (less than 60 dBA at OASIS property line) for the use of music and amplified sound during the daily activities for both indoor and outdoor activities.

Non-OASIS activities would only use music and amplification/sound equipment (including for the spoken voice) inside the building and all activities would comply with the noise levels required by county regulations (less than 60 dBA at OASIS property line).

**Access:**

Vehicular and Americans with Disabilities Act (ADA) pedestrian access to the Project would be provided from Foxenwood Lane via an access easement across the adjacent commercial parcel (APN 105-020-041), 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). However, the OASIS Lot Line Adjustment case would adjust the common property line between these two properties, so that the small area of commercially zoned land on the OASIS property would be included within the corner commercial property. Road improvements along Foxenwood Lane and Clark Avenue are proposed as part of the Project, as identified in the figure below.



**Figure 19 - Proposed Road Improvements**

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

**PARKING:** OASIS will limit the use of the facility including indoor and outdoor space based on the available onsite parking. Use of the parking areas shall be limited to use for parking.

**Table 1 – Proposed Uses and Programs Comparison**

<b>ORIGINAL AND REVISED PROJECT DESCRIPTION - EXCERPTS RELATED TO PROPOSED USES AND PROGRAMS</b>	
<b>Description Used in Draft Negative Declaration</b>	<b>Revised/Current Description</b>
<p>The OASIS Center is predominately in use during the day, but there are some programs and classes that run in the evenings. Special events by agencies, community groups, and private individuals and groups would also occur during non-business or regular hours. The new OASIS Center is expected to result in an approximately 30% increase in attendance at OASIS programs. Possible events and programs that may occur at the OASIS Center are included below.</p> <p><b><u>INDOOR EVENTS/PROGRAMS</u></b>            Weddings            Seminars            Non-Profit/Corporate Galas or Events            Celebrations of Life            Educational Classes            Art/Craft Classes            Exercise Classes including Aerobics and Yoga            Daily Meal Programs            Community Meal Preparation            Art/Job Shows and Fairs            Library/Reading Room            Member Computers            Medical Assistance (flu shots, screenings)            Meetings                Community                Group                Club                Supporter                Professional/Industry Associations</p>	<p><b>HOURS OF OPERATION/OASIS AND NON-OASIS USES</b></p> <p>7:30 AM (Open for Staff)            8:30 AM (Open for Program/Use)            Dusk –Hours Vary (Close for Outdoor Uses)            9:00 PM (Close for Indoor Program/Use)            9:30 PM (Close Up After Cleaning)</p> <p>The OASIS Center is predominately in use during the week Monday through Friday, with the staff arriving at 7:30 in the morning and the first programs starting at 8:30. The peak period of the day is from 11:00 to 2:00 before and after the lunch service is provided. Normally the lunch service has about 100 people at any one time.</p> <p>The primary OASIS services and classes directed to senior members of the community would be completed by 4:00.</p> <p>OASIS has historically made the existing buildings available for 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 pm).</p> <p>On Weekday evenings, the proposed OASIS Meeting Center could be used from 6:30 to 9:00 pm with the buildings closed by 9:30 after they have been cleaned.</p> <p>Weekends, OASIS proposes that the facility could be used/rented from 9:00 am to dusk for any outdoor use and until 9:00 pm for indoor use, with the building closed at 9:30 pm to allow for cleanup.</p>

<b>ORIGINAL AND REVISED PROJECT DESCRIPTION - EXCERPTS RELATED TO PROPOSED USES AND PROGRAMS</b>	
<b>Description Used in Draft Negative Declaration</b>	<b>Revised/Current Description</b>
<p><b><u>OUTDOOR EVENTS AND PROGRAMS</u></b>            Weddings            Celebrations of Life            Daily outdoor trail use            Summer “Concerts and Movies in the Park”            Exercise Classes            Meditation            Group Walks            Picnics            Barbeques all groups sizes and including:                Fundraising Barbeques            Special Community Events                Car Shows                Art Shows                Industry Exhibitions                Farmers Markets)            Future Putting/Chipping greens/Lawn Bowling            (within proposed lawn or hardscape areas)            Special Community Holiday Events:                Light Walks                Haunted Houses                Easter Egg Hunts                Grapes &amp; Grains Festivals)</p> <p><u>Large Events:</u>            Events with 200 or more attendees would be limited to off-peak hour start and end times.</p> <p>Up to 12 events with more than 300 people attending throughout the day would be planned for the spring, summer and early fall. These events would include car shows, wine and food events, community fairs, etc.</p> <p><u>Amplified Sound:</u>            Use of amplified sound is proposed to be restricted consistent with the recommendations of the submitted Acoustical Study, prepared by David Lord.</p>	<p><b><u>WEEK DAY SERVICES AND PROGRAMS</u></b></p> <p><b><u>OASIS SENIOR SERVICES/PROGRAMS</u></b>            Daily lunch service from 11:00 to 1:30            Meals on Wheel prepared in the kitchen            Library and Computer Room open daily            Classes with average attendance of 30 members                Arts and Craft                Computers                Photography                Exercise, yoga, aerobics (indoor and outdoor)                Travel Planning and Group Excursions                Consoling Services                Financial Planning                Insurance                Grief Consoling                Medical services                Flu shots                Screenings                Classes                Celebration of life (average once a week)                Holiday programs for the senior members-Easter, Thanksgiving, Christmas, New Year</p> <p><b><u>OASIS MEMBER ONLY EVENTS WEEKEND/HOLIDAY</u></b>  <b>5 TIMES PER YEAR:</b> OASIS anticipates five times a year an activity may be scheduled for a weekend or holiday use with the following limitations:                OASIS members only                Maximum of 200 attendees (plus ~ 15 service staff)                Parking limited to onsite parking</p>

<b>ORIGINAL AND REVISED PROJECT DESCRIPTION - EXCERPTS RELATED TO PROPOSED USES AND PROGRAMS</b>	
Description Used in Draft Negative Declaration	Revised/Current Description
	<p><b>NON-OASIS EVENING AND WEEKEND USES</b></p> <p>Youth groups-</p> <ul style="list-style-type: none"> <li>Boys Scouts</li> <li>Girls Scouts</li> <li>Cubs Scouts</li> </ul> <p>Diet programs-Weightwatchers, TOPS</p> <p>Allan Hancock College Adult Classes</p> <ul style="list-style-type: none"> <li>Art</li> <li>Photography</li> <li>Gardening</li> <li>Other Adult Classes</li> </ul> <p>Celebration of life (Evening and weekends)</p> <p>Community Holiday Activities-</p> <ul style="list-style-type: none"> <li>Easter</li> <li>Thanksgiving</li> <li>Christmas, etc.</li> </ul> <p>Community Activities (Limited to building or yard areas)</p> <ul style="list-style-type: none"> <li>Art shows</li> <li>Craft fairs</li> <li>Farmers Market</li> <li>Dinners</li> <li>Church services on Sunday</li> </ul> <p>County Voting Location</p> <p><b><u>NON-OASIS EVENTS 7 TIMES PER YEAR:</u></b> Seven times a year the facility is proposed to be scheduled for Non-OASIS user events with the following limitations:</p> <ul style="list-style-type: none"> <li>Maximum of 200 attendees (plus ~ 15 service staff)</li> <li>Parking limited to onsite parking.</li> </ul> <p><b><u>Parking:</u></b> OASIS will limit the use of the facility including indoor and outdoor space based on the available onsite parking. Use of the parking areas shall be limited to use for parking.</p> <p><b><u>Alcohol:</u></b> 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</p>

<b>ORIGINAL AND REVISED PROJECT DESCRIPTION - EXCERPTS RELATED TO PROPOSED USES AND PROGRAMS</b>	
<b>Description Used in Draft Negative Declaration</b>	<b>Revised/Current Description</b>
	<p><b>Noise:</b> All OASIS programs will comply with county regulations (less than 60 dBA at OASIS property line) for the use of music and amplified sound during the daily activities for both indoor and outdoor activities.</p> <p>Non-OASIS activities will only use music and amplification/sound equipment (including for the spoken voice) inside the building and will comply with the noise levels required by county regulations (less than 60 dBA at OASIS property line).</p> <p>OASIS Center is located in proximity of many of its members. The project also includes a bus stop on Clark Avenue, a ride shares/drop off area and bicycle racks for alternative transportation.</p>

