



County of Santa Barbara Planning and Development

Dianne M. Black, Director

Steve Mason, Assistant Director

NOTICE OF PREPARATION

TO:
State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

FROM:
Natasha H Campbell, Contract Planner
Santa Barbara County Planning & Development
624 W. Foster Road, Suite C
Santa Maria, CA 93455

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

PROJECT NAME: OASIS Meeting Center

PROJECT LOCATION: The OASIS project is located within Orcutt Community Plan Key Site 18, in the community of Orcutt in Santa Barbara County. Key Site 18 is bounded by Clark Avenue on the south, Foxenwood Lane on the east, Southpoint Estates on the north and Broadway/California Boulevard on the west. The OASIS development consists of a 15,333 sf of structural development and parking on 5.28 acres (APNs 105-020-063 and -064).and an access road from Foxenwood Lane (APN 105-020-041). See attached Figures 1-3.

PROJECT CASE #s: 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006, 16DVP-00000-00002, 16LLA-00000-00004, 17CUP-00000-00013, 18GOV-00000-00005

PROJECT APPLICANT: Orcutt Area Seniors in Service (OASIS)
Loren Gasser/ Doug Dougherty, PO Box 2637, Santa Maria, CA 93457, 805-937-9750

PROJECT AGENT: Laurie Tamura, Urban Planning Concepts, 2624 Airpark Drive, Santa Maria, CA 93455, 805-934-5760

PROJECT DESCRIPTION: Hearing on the request of Laurie Tamura, agent representing OASIS, to consider the following applications to allow for the construction of a new OASIS Meeting Center.

General Plan Amendment (14GPA-00000-00020): Amend Orcutt Community Plan (OCP) Key Site 18 Development Standard KS18-1 to: 1) Allow development of the OASIS project, on land currently restricted to park, recreation, and open space use; 2) Remove the "Open Space Area" designation for the OASIS development area from the OCP Open Space Area Map; 3) Remove the "Proposed Public Park" designation for the OASIS development area from the OCP Park, Recreation and Trails (PRT) Map; and 4) Modify the OCP Bikeways Map to allow the bikeway section along the project driveway to be a striped area along the paved driveway rather than a Class I Bikeway.

Recorded Map Modification (16RMM-00000-00001): The OASIS parcels (APNs 105-020-063 and -064, together one legal lot), are identified as part of the open space for Southpoint Estates. This request would modify project conditions of approval for the Southpoint Estates Tract Maps (TM 12,679 condition #18 and TM 13,345 condition #s 8 and 21) as well as affected recorded maps for the subdivision. The modification would remove the ownership and use restrictions for the TM 12,679/TM 13,345 open space acreage now owned by OASIS and would modify the “NOT A BUILDING SITE” OPEN SPACE label on two of the recorded maps for Southpoint Estates.

Lot Line Adjustment (16LLA-00000-00002): Adjust the common property line between the OASIS property (APNs 105-020-063 and -064) and the adjacent corner commercial parcel (APN 105-020-041), to add the small area of commercial zoning on the OASIS property to the corner commercial parcel.

Development Plan (16DVP-00000-00002): Proposal for construction of the OASIS Center facility in the REC zone district. The new facility would include 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 project would also include related access road, parking, landscape, and private trails within the development area, and a section of the Orcutt Creek multi-use public trail along the driveway, the eastern property line, and part of the northern property line. (See Figure 4)

Conditional Use Permit (16CUP-00000-00006): A Conditional Use Permit (CUP) is proposed to allow the proposed OASIS Center (meeting center) development and use onsite.

Minor Conditional Use Permit (17CUP-00000-00013): A Minor CUP is proposed for a directional sign near the Foxenwood Lane driveway entrance.

Government Code §65402 Consistency: A determination regarding consistency with the Comprehensive Plan with regard to OASIS proposed acquisition of the development rights to the property that are held by the County of Santa Barbara pursuant to the Southpoint Estates project conditions of approval (TM 12,679 Condition No.18, TM 13,345 Condition No.21).

Environmental Impact Report: The project was analyzed in a Draft Negative Declaration (SCH#2017041065), which was circulated for public review between April and May 2017. After receiving substantial public input, the County determined that an EIR was appropriate for the project. The County of Santa Barbara will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified above. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project.

A detailed project description, location and potential environmental effects are described in the EIR Scoping packet, available on the Santa Barbara County Planning & Development website, OASIS project page, <http://www.sbcountyplanning.org/projects/14GPA-00020Oasis/index.cfm>. Hard copies of the EIR Scoping packet as well as other project information are available at the Planning & Development office at 624 W. Foster Road in Santa Maria or by contacting the project planner (see contact information below).

SANTA BARBARA COUNTY P&D CONTACT

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

Planning & Development (P&D), Development Review Division
ncampbell@countyofsb.org, 805-570-4871
P&D Reception 805-568-2000 (Santa Barbara), 805-934-6250 (Santa Maria)

123 E. Anapamu Street
Santa Barbara, CA 93101

624 W. Foster Road, Suite C
Santa Maria, CA 93455-3623

SCOPING MEETING

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 hearing and/or 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.

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 and Development Foster Road office. To ensure file availability, please contact Ms. Campbell (contact information above) in advance if you would like to review the project file.

Due to the time limits mandated by State law, your response must be received at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Natasha H. Campbell at the address shown above. We will need the name of a contact person in your agency.

Date: 10/12/18 Planner: Natasha H Campbell, Contract Planner

Division: Development Review

Telephone (805) 570-4871

Atch: Figure 1 - Vicinity Map
Figure 2 – Aerial Photo
Figure 3 –OASIS Site Plan

cc: Clerk of the Board (please post for 30 days)

Figure 1 - Vicinity Map

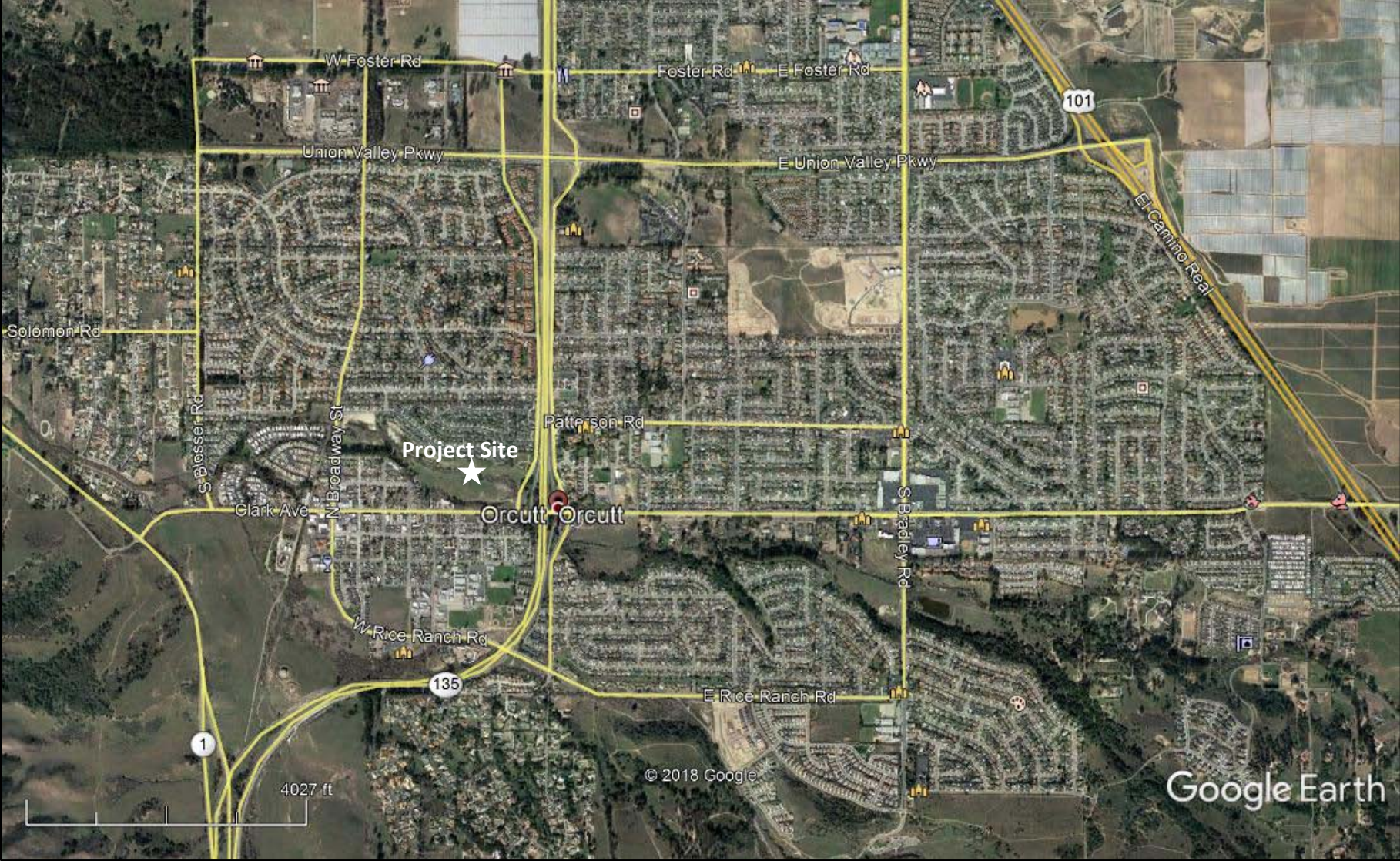


Figure 2 - Aerial Photo



Figure 3 - OASIS Site Plan

