

7.0 ALTERNATIVES

7.1 INTRODUCTION

Section 15126.6 of the *CEQA Guidelines* provides guidance for the identification and evaluation of project alternatives in an EIR. The *CEQA Guidelines* state that an “*EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives.*” *CEQA Guidelines* Section 15126.6(a) also states that “*an EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation.*” The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the Lead Agency determines could feasibly attain most of the basic objectives of the Project. Other alternatives can be considered but are not required to satisfy the requirements of CEQA.

In defining feasibility of alternatives, the *CEQA Guidelines* state that “*among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site.*”

As required by Section 15126.6 of the *CEQA Guidelines*, this EIR examines a range of reasonable alternatives to the proposed project. A project that would attain most of the basic project objectives (stated in Section 2, *Project Description*, of this Subsequent EIR) but would avoid or substantially lessen the following significant adverse impacts identified for the project:

- Change in visual character due to conversion of open space land uses to urban land uses;
- Project contribution of new vehicle trips to cumulative traffic conditions that would result in an unacceptable level of service at the Foxenwood Lane/Clark Avenue intersection.

7.2 PROJECT ALTERNATIVES

This discussion focuses on alternatives to the project, including alternatives which were considered and rejected. These alternatives have been selected for their ability to comply with the County’s Comprehensive Plan and Orcutt Community Plan (OCP), and substantially reduce or eliminate one or more of the adverse impacts associated with the project, while still meeting basic project objectives (See Section 2.0 for Project Objectives).

(Section 15126.6[e]), the “no project” analysis discusses the existing conditions, as well as what would be reasonably expected to occur in the foreseeable future if the project is not approved, based on current plans and consistency with available infrastructure and community services. This analysis also considers five project-specific alternatives and three off-site alternatives that have been developed in response to specific impacts identified in this EIR.

As required by CEQA, this section also includes a discussion of the “environmentally superior alternative” among those studied. The alternatives evaluated in this EIR include:

1. The “No Project” Alternative
2. Off-Site Project Alternative - Existing OASIS Location/KS17
3. Off-Site Project Alternative - AquaCenter Location
4. Reduced OASIS Facility with Public Park Alternative and Wider Trail Easement
5. Alternative Access Route from Clark Avenue at Norris Street
6. Alternative Access Route from Broadway/California Boulevard
7. Alternative Access Route from Park Avenue
8. Alternative Access Route from Foxenwood Lane North of Proposed Driveway
9. Previously Proposed Off-Site Location:
Foster Road County Complex (City of Santa Maria)

These alternatives are summarized below. Table 7-1 and a discussion of Alternatives #1-#9 identify an impact classification and a comparison of the alternative’s impacts with the proposed project, as follows:

IMPACT CLASSIFICATION:

- ***Class I. Significant and Unavoidable:*** An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved per §15093 of the CEQA Guidelines.
- ***Class II. Significant but Mitigable:*** An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings to be made under §15091 of the CEQA Guidelines.
- ***Class III. Less than Significant or Not Significant:*** An impact that may be adverse, but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.
- ***Class IV. Beneficial:*** An effect that would reduce existing environmental problems or hazards.

The impact classifications above do not address the magnitude of an impact, beyond the general classifications. For example, the impact from loss scenic open space views across Key Site 18 (KS18) from development of the potential public park envisioned in the OCP (the No Project Alternative) and the impact from conversion of this open space for the OASIS project are identified with the same impact classification in Table 7-1 (Class I). Therefore, Table 7-1 also categorizes the impact as a comparison to the proposed project:

COMPARISON TO PROJECT IMPACTS

- < Impact would be less compared to proposed project;
- = Impact would be the same or similar to the proposed project; and
- > Impact would be greater compared to the proposed project

Table 7-1 Project Alternatives – Impact Classification and Comparison with Proposed Project Impacts

Environmental Issue Area	<u>Level Of Impact- Class I, II, III, IV</u> <u>Comparison with Impacts of Proposed Project- <, +, ></u>									
	OASIS Project	Alt #1 No Proj	Alt #2 Off-Site Existing OUSD	Alt #3 Off-site Aqua-center	Alt #4 Reduced w Park	Alt #5 Access Norris	Alt #6 Access Broadway/ Calif Blvd	Alt #7 Access Park Avenue	Alt #8 Access north on Foxenwood	Alt #9 Foster Road
Aesthetics/Visual Character Loss of Scenic Open Space Views	I	I <	II <	III <	I <	I =	I =	I +	I =	III' <
Aesthetics/Visual Character Cumulative Loss of Scenic Open Space Views	I	I <	II <	III <	I <	I =	I =	II +	I =	III <
Aesthetics/Visual Impacts Compatible Structures	II	II <	II <	II <	II <	II =	II =	II =	II =	III <
Agriculture	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
Air Quality Short Term Emissions	III	III <	III <	III <	III <	III =	III =	III =	III =	III <
Air Quality Long-Term Emissions	III	III <	III =	II <	III <	III =	III =	III =	III =	III <
Air Quality Conflict with 2016 Ozone Plan/Smoke Particulates/Lack of Transit/Alternative Transportation	II	II =	III <	II <	II <	II =	II =	II =	II =	II <

Environmental Issue Area	Level Of Impact- Class I, II, III, IV Comparison with Impacts of Proposed Project- <, +, >									
	OASIS Project	Alt #1 No Proj	Alt #2 Off-Site Existing OUSD	Alt #3 Off-site Aqua-center	Alt #4 Reduced w Park	Alt #5 Access Norris	Alt #6 Access Broadway/ Calif Blvd	Alt #7 Access Park Avenue	Alt #8 Access north on Foxenwood	Alt #9 Foster Road
Air Quality Cumulative Conflict with 2016 Ozone Plan/Smoke Particulates/Lack of Transit/Alternative Transportation	II	II <	III <	II <	II <	II <	II =	II =	II =	III <
Biological Resources Special Status Veg	III	III <	III <	III <	III <	III =	III +	III =	III +	III <
Biological Resources Cumulative Sensitive Habitat	II	II <	III <	III <	II <	II <	II +	II =	III +	III <
Biological Resources Special Status Wildlife Nesting Birds	II	II <	II <	II =	II <	II =	II +	II =	II +	II +
Biological Resources Increased Dev/ Human Activities in Open Space/ Wildlife Corridor	I	I <	III <	III <	I/<	I <	I +	I =	I =	II =
Biological Resources Trail/Bikeway	II	II <	N/A	III <	II <	II =	II =	II =	II =	N/A
Biological Resources Cumulative	I	I <	III <	III <	I <	I =	I =	I =	I =	II =
Cultural Resources Subsurface Resources	II	II <	II =	II =	II <	II =	II =	II =	II =	III <

Environmental Issue Area	Level Of Impact- Class I, II, III, IV Comparison with Impacts of Proposed Project- <, +, >									
	OASIS Project	Alt #1 No Proj	Alt #2 Off-Site Existing OUSD	Alt #3 Off-site Aqua-center	Alt #4 Reduced w Park	Alt #5 Access Norris	Alt #6 Access Broadway/ Calif Blvd	Alt #7 Access Park Avenue	Alt #8 Access north on Foxenwood	Alt #9 Foster Road
Fire/Police Services Increased Demand for Sheriff's Services	II	III	II =	II =	II <	II <	II =	II =	II =	II <
Geologic Processes Creek Siltation/ Sedimentation/ Unstable Slopes/Soil Blowing	II	II <	II <	II <	II <	II =	II =	II -	II +	III <
GHG Emissions/ Climate Change Conflict with ECAP GHG goals	II	III <	II <	II <	II <	II =	II =	II =	II =	II <
Hazards	III	III =	II >	III >	III <	III =	III =	III =	III =	III <
Land Use/ Planning	I	III	II <	III <	I <	I =	I =	I =	I =	III ,
Noise Construction/ Long-Term Operations	II	II <	II =	II =	II <	II =	II =	II =	II =	III <
Noise Ambient Noise Levels would not exceed 45 CNEL indoors or 65 CNEL outdoors	III	III =	III =	III =	III <	III =	III =	III =	III =	III <
Noise Cumulative Project contribution to cumulative increased noise levels not significant	III	III =	III =	III =	III <	III =	III =	III =	III =	III <

Environmental Issue Area	Level Of Impact- Class I, II, III, IV Comparison with Impacts of Proposed Project- <, +, >									
	OASIS Project	Alt #1 No Proj	Alt #2 Off-Site Existing OUSD	Alt #3 Off-site Aqua-center	Alt #4 Reduced w Park	Alt #5 Access Norris	Alt #6 Access Broadway/ Calif Blvd	Alt #7 Access Park Avenue	Alt #8 Access north on Foxenwood	Alt #9 Foster Road
Public Services Solid Waste/Sewer	III	III <	III =	III =	III	III =	III =	III =	III =	III =
Open Space/ Recreation Loss of Open Space/Recreation Opportunities	I	IV <	III <	III <	I <	I =	I =	I +	I +	III <
Open Space/ Recreation Provision of OCP Trail/Bikeway	II	IV <	N/A	N/A	II =	II =	II =	II =	II =	N/A
Recreation/Open Space Allow a Section of Bikeway to be Class II within Driveway	III	N/A	III =	N/A	N/A	N/A	III =	III =	III =	N/A
Recreation/Open Space Cumulative	I	IV <	III <	III <	I <	I =	I =	I =	I =	III <
Schools	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
Transportation/ Circulation Project would add trips to study area roadways	III	III <	III =	III =	III =	II	II II	II II	II II	III =I
Transportation/ Circulation Project would add trips to study area intersections	III	III <	III <	III <	III <	III <	III <	III <	III <	III <

Environmental Issue Area	Level Of Impact- Class I, II, III, IV Comparison with Impacts of Proposed Project- <, +, >									
	OASIS Project	Alt #1 No Proj	Alt #2 Off-Site Existing OUSD	Alt #3 Off-site Aqua-center	Alt #4 Reduced w Park	Alt #5 Access Norris	Alt #6 Access Broadway/ Calif Blvd	Alt #7 Access Park Avenue	Alt #8 Access north on Foxenwood	Alt #9 Foster Road
Transportation/ Circulation Project would add trips to cumulative roadway conditions	III	III <	III =	III =	III <	III <	III <	III <	III <	III =
Transportation/ Circulation Project would add trips to cumulative intersection operations	II	II <	II =	II =	II <	II <	II =	II =	II =	II =
Transportation/ Circulation Proposed driveway does not meet design standards	II	II <	N/A	N/A	II <	II =	III <	II <	III <	N/A
Transportation/ Circulation Project includes request for modification to the # of parking spaces	III	N/A	III =	III =	III =	III =	III =	III =	III =	III =
Transportation/ Circulation Project would impact OCP buildout traffic assumptions for Foxenwood/Clark intersection or other area intersections	I	I <	II <	II <	I <	II <	II <	II <	I <	I =

Environmental Issue Area	Level Of Impact- Class I, II, III, IV Comparison with Impacts of Proposed Project- <, +, >									
	Alt #1 No Proj	Alt #2 Off-Site Existing OUSD	Alt #3 Off-site Aqua- center	Alt #4 Reduced w Park	Alt #5 Access Norris	Alt #6 Access Broadway/ Calif Blvd	Alt #7 Access Park Avenue	Alt #8 Access north on Foxenwood	Alt #9 Foster Road	III <
OASIS Project										
Water Resources Water Supply	II	II	II	II	II	II	II	II	II	III
Water Resources Water Quality	II	II	II	II	II	II	II	II	II	III
Water Flooding	III	III	III	III	III	III	I	II	II	III

ENVIRONMENTALLY SUPERIOR ALTERNATIVE										
1st Environmentally Superior Alternative										Alt #9 Foster Road

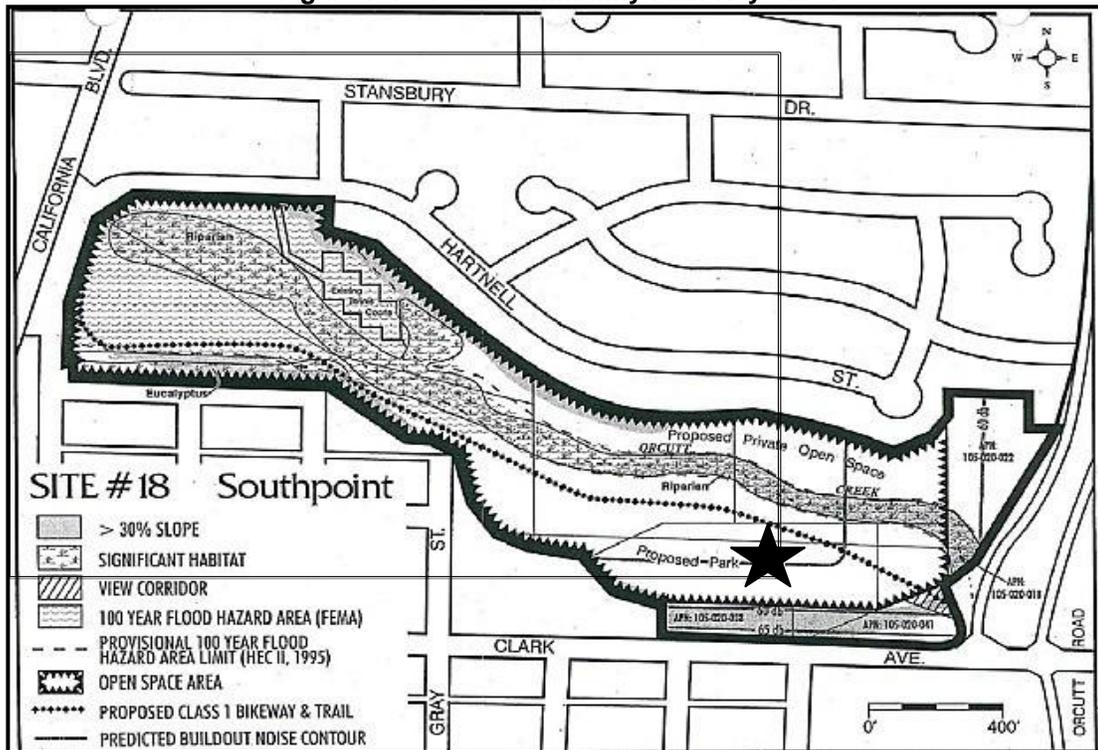
The impact discussion in Section 7.2.1 provides more detail regarding impacts of each alternative, compared to the proposed project.

**7.2.1 ALTERNATIVE #1: “NO PROJECT” ALTERNATIVE
EXISTING GENERAL PLAN-ORCUTT COMMUNITY PLAN**

This alternative assumes the project is not approved and none of the proposed components, including the General Plan Amendments, Recorded Map Modification, Government Code Consistency Finding, Lot Line Adjustment, Development Plan and Conditional Use Permit are implemented. Specifically, there would be no changes to the existing land use restrictions within the KS18 open space, no modifications to the Southpoint Estates conditions of approval or recorded final tract maps, OASIS would not acquire the development rights deeded to the County of Santa Barbara, and no portion of the OASIS KS18 property would be added to the LeBard commercial property at the northwest corner of the Clark Avenue/ Foxenwood Lane Intersection. Under this alternative, the project site would retain the existing land use designation of Open Space. The project site would also retain the current REC zoning. OASIS would not have senior or community programs at the project site and OASIS would continue to operate at its existing location at 420 Soares Avenue.

Under the No Project Alternative, the OASIS property within KS18 would remain as identified in the OCP, open space with potential recreational land uses if developed in the future as a public park. The location of a proposed public park within KS18 is shown in Figure 7-1 (KS18/Southpoint OCP Figure KS18-1) and Figure 7-2 (Orcutt Parks, Recreation and Trails Map Excerpt) below. The proposed park area is described in the OCP as approximately 2 acres of restoration area along Orcutt Creek and approximately 8.5 acres, including the 5.28-acre OASIS property, as the site of a future Orcutt Creek Park. The OCP identifies this park to include open space, tot lots, picnic areas and possibly sports courts and a small restroom facility. As with other recreational priorities identified in the OCP, this park could be developed with the use of development impact fees collected for new Orcutt area development projects.

Figure 7-1 Orcutt Community Plan Key Site 18

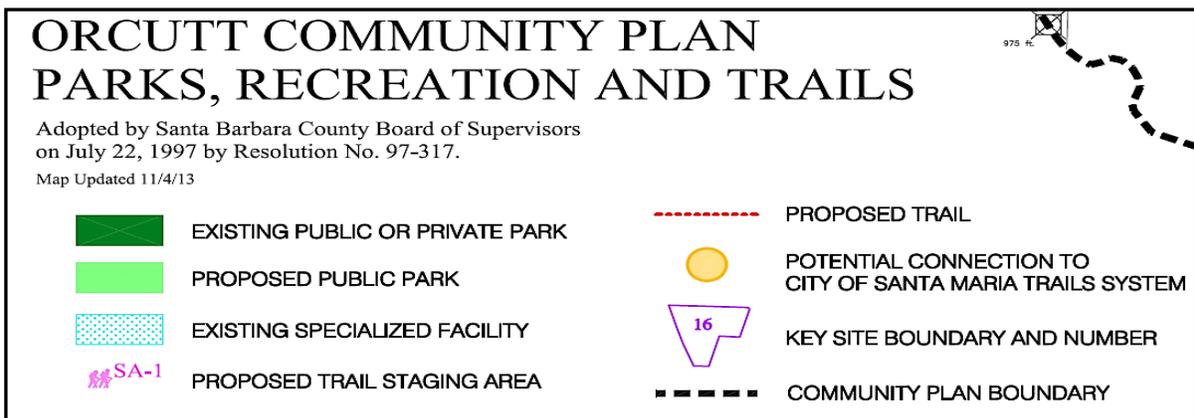


Source: Orcutt Community Plan Figure KS18-1

Figure 7-2 OCP Parks, Recreation and Trails Map and Legend Excerpt



★ OASIS



The OASIS property includes 5.28 acres of the 8.50 acres designated on the PRT Map for a “Proposed Public “Park”

The OCP Mini-EIR for KS18, incorporated herein by reference and included in Appendix C, identifies the impacts of OCP buildout for the KS18, including the OASIS property, which is designated for open space and potential public park uses.

The impact discussion below for the No Project Alternative (Alternative #1) assumes that the OASIS property would remain in open space and would include proposed park amenities identified in the OCP (e.g., basketball court, lawn areas, small restroom building, tot lot, etc.). However, if only the future Orcutt Creek Trail/Bikeway and no park amenities are assumed for this Alternative (also a possibility in the OCP), all impacts would be reduced compared to the proposed project.

- **Aesthetics** –The OCP EIR and adopted CEQA findings identify significant unavoidable visual impacts from loss of unobstructed views of natural open space associated with development under the OCP, including the proposed public park, part of which is designated for the OASIS property. This impact is associated with the change in views from unobstructed contiguous open space with natural vegetation along the Orcutt Creek valley to a low intensity future park onsite, and associated installation of manicured lawn, volleyball or basketball courts, tot lot, and possible construction of a small restroom building. The OASIS property includes approximately 62 percent of the area designated for the potential park use. The proposed park parameters in the OCP would result in substantially less change to the existing open space setting compared to the proposed OASIS project, which includes over 15,000 square feet of structural development in two buildings, paved parking for 155 spaces, a retention basin, and formal landscaping around the building and parking areas (versus existing natural vegetation). Therefore the No Project Alternative, with assumed worst case buildout under the existing land use designation and zoning (potential park assumed in the OCP occupying all of the OASIS property) would result in significant unavoidable aesthetic impacts (Class I). However, No Project Alternative would result in far less change to the existing setting than would conversion of the open space to the development and related improvements associated with the proposed project. (I, <)

Any potential visual/aesthetic impacts tied to the design, location, or compatibility of specific park features (e.g., building, landscaped areas, sport courts, etc.) would be expected to be mitigated to less than significant levels with P&D review of a park plans and application of standard mitigation measures to ensure height, materials, location, etc. of the minor park features would be designed to minimize impacts to the open space setting. (II, <)

- **Agricultural Resources** – There are no agricultural soils or resources onsite and the project would not result in impacts to off-site agricultural operations. (no impact, =)
- **Air Quality/Greenhouse Gas Emissions (GHG)/Climate Change** – This alternative would result in a reduction in short-term construction and long-term operational emissions. The No Project Alternative's greater retention of natural open space areas/natural vegetation and reduction in impervious surfaces would also reduce GHG emissions by supporting greater carbon sequestration; (II, <)

- **Biological Resources** – This alternative would reduce habitat fragmentation (less area converted to structures, roadway, parking areas, retention basin, formal landscaping and retention of more area in natural open space), reduce impacts to wildlife (less fragmentation of contiguous open space and less disturbance to Orcutt Creek corridor wildlife corridor and adjacent upland area due to less human presence, particularly in evening with night-lighting, as park would close at dusk versus OASIS open until 9:30 PM for rental activities) and would result in beneficial impacts to riparian habitat, as the OCP includes restoration of approximately 2 acres of riparian habitat along Orcutt Creek as part of a future park plan; (II, <)
- **Cultural Resources** – This alternative would involve less earth disturbance, reducing the likelihood of encountering unexpected cultural resources; (II, <)
- **Fire and Police Services** – This alternative would reduce demand for services as the open space and potential park would have fewer amenities to accommodate large groups compared to the proposed OASIS facilities, which could support greater levels of activity as a rental venue, including accommodating evening events. Alternative #1 would not include indoor cooking, dining, classroom or party facilities and County parks are normally closed after dusk. (II, <)
- **Geologic Processes** – This alternative would reduce overall grading associated with structural development and reduce the need for retaining walls/grading for pedestrian path (part of the path could move north to level topography); (II, <)
- **Hazards** – This alternative would not result in potentially significant impacts related to the Santa Maria Airport or Hazardous Materials. The Airport Land Use Commission identified no airport hazards for the OASIS project and, compared to the proposed project, the No Project Alternative would involve less intense use of the project site. In addition, no use, storage, or release of hazardous materials is known to be associated with the project site, including no record of previous contamination or clean-up onsite; (III, <).
- **Land Use/Planning** – This alternative would not require General Plan Amendments to the OCP and use of the site for open space and a possible public park (as specifically identified in the OCP) is not expected to result in inconsistencies with the General Plan with regard to goals, programs, policies, and development standards adopted to avoid environmental impacts. (III, <)
- **Noise** – This alternative would reduce noise levels due to minimal amenities to accommodate use of the site as a rental venue (structures limited to a possible small restroom building per OCP and small parking area); Expected closure of park at dusk would particularly reduce noise levels during hours when neighbors would be at their homes and most disturbed by noise generated onsite. (III, <)

- **Open Space and Recreation:** The No Project Alternative’s use of the site for open space and potential park uses would reduce impacts from loss of open space to development and long-term loss of recreational opportunities. The OASIS project would provide some onsite recreational opportunities in the form of senior exercise classes, walking paths within the OASIS development area, and provision of a segment of the Orcutt Creek Trail, including bikeway. However, indoor exercise classes can be provided in a variety of settings and the limited trail/bikeway segment would not provide a usable, through connection between Foxenwood Lane and Broadway/California Boulevard. In addition, the OCP identified park, trail and bikeway amenities could be developed without the project, with use of development impact fees collected for projects in the Orcutt area. Alternative #1 would retain the designated open space area and the option for a public park, preserving recreational opportunities identified in the OCP Open Space Plan. (IV, <)
- **Public Services –** Use of the site as open space and a potential public park would generate similar or less demand for solid waste services compared to the OASIS project. If a park is developed onsite, the OCP limits structural development to a possible small restroom building. Reduced amenities onsite with the No Project Alternative are expected to generate less demand for sewer services compared to the proposed OASIS project, which proposes an any given time, member and non-member, attendance maximum onsite of 200 people (e.g., onsite classes, weekday lunches, meetings, OASIS events, evening/weekend rental venue events, etc.); (II, <)
- **Schools -** Use of the project site as open space and a future public park would not increase the number of school aged children or otherwise increase demand on local schools, including increased demand for more classrooms; (no impact, =)
- **Transportation/Circulation –** This alternative would reduce vehicle trips, as it is anticipated that users would be primarily nearby residents/recreationists who are more likely to walk or bike to the site than would more mobility limited OASIS seniors attending classes, hot lunches, etc. or those visiting the proposed OASIS facility as part of rental activities (e.g., weddings, parties, fundraisers); (II, <)
- **Water Resources/Water Quality/Flooding:**
 - Water Supply: Water demand could be similar to the proposed project depending on the extent/type of landscaping installed in a future park. However, OCP policies encourage use of drought tolerant native plants, particularly in areas adjacent to or within designated open spaces and habitat areas. (II, <)
 - Water Quality: The No Project Alternative would involve substantially less conversion of natural areas to impervious surfaces with related reduction in potential water quality impacts from transport of degraded runoff to Orcutt Creek. (II, <)
 - Flooding: Although no specific park plan has been proposed, there is ample area, within the 8.5-acres designated for a future park, to locate amenities outside of the mapped flood hazard area. Similar to the project, this alternative would not result in significant flooding impacts. (III, <)

7.2.2 ALTERNATIVE #2: OFF-SITE PROJECT ALTERNATIVE EXISTING OASIS LOCATION

The current OASIS facility at 420 Soares Avenue property is owned by Orcutt Union School District (OUSD) and is part of Orcutt Community Plan (OCP) Key Site 17 (KS17). Under Alternative #2, the proposed project would be constructed on the OUSD property located on Soares Avenue (a portion of Key Site 17, see Figure 7-3). This would involve coordination with the OUSD and reconfiguration or redevelopment of existing facilities including the current OASIS building and parking area.

OUSD is in the process of choosing a proposal for a senior housing project on part of KS17. On Figure 7-3 (*Orcutt Union School District Key Site 17 Project Site Boundaries*), the housing project area is identified within the dashed lines below and includes four APNs, 105-134-004, 105-134-005, 105-330-005, and 105-330-006). Information regarding the OUSD review and selection process for the senior housing project is available for review on the OUSD website, at: http://www.orcuttschools.net/departments/business_services/keysite_17_rfp_rfq. The proposed senior housing site is approximately 9.53 acres in size and includes the existing OASIS parking area, which is located on the east side of APN 105-0134-005. but not the OASIS facility. The existing OASIS facility is located on the west side of adjacent APN 105-134-002, which is not included in the proposed KS17 senior housing project site.

Figure 7-3 Orcutt Union School District Key Site 17 Project Site Boundaries
(from OUSD website)



■■■■ Proposed Senior Housing Project Site (more visible boundary added)

Figure 7-4 Orcutt Union School District Key Site 17 Aerial



O OASIS

OUSD has not identified a specific developer or project design for the senior housing project at this time. However, if/when KS17 is developed with a senior housing project, the OASIS parking area could become unavailable. According to Walter Con, OUSD Assistant Superintendent of Business Services (phone call May 20, 2019), he expects that OUSD would allow OASIS to remain onsite, even if KS17 is developed with a senior housing project. If the parking area were to be developed as part of a future senior housing project, OUSD could otherwise provide parking for OASIS (e.g., OASIS could use the parking lot on the east side instead of the west side of their existing facility, and OUSD staff who currently use this lot could park on other nearby OUSD property).

This alternative assumes development of a new OASIS facility similar to the proposed project at the existing 240 Soares Avenue OASIS location. This would involve a new building limited to the west side of the parcel (APN 105-134-002) in the area of the existing OASIS facility and could include a portion of OUSD KS17 to accommodate parking in conjunction with the senior housing project. As is common in other senior housing projects, it is expected that the KS17 senior housing project would include common areas, including a building (e.g., clubhouse) that would provide exercise amenities, meeting rooms, etc. While a new OASIS facility in this location could be developed in coordination with the senior housing project, Alternative #2 assumes the OASIS project would be developed as a separate project, with only a potential shared parking component. Parking could also be provided within existing parking areas on the OUSD property. (see Figure 7-3, KS17/Orcutt Union School District).

A Supplemental EIR for the OUSD KS17 General Plan Amendment and Rezone Project (11EIR-00000-00003) evaluates the potential for development of up to 257 senior residential units to be constructed on OUSD KS17. Alternative #2 assumes construction of a larger OASIS facility on the OUSD Soares Avenue site. Impacts of Alternative #2 would be expected to be similar but less than the impacts associated with the KS17 senior housing project site. The OUSD KS17 SEIR is incorporated herein by reference and is available for review via a link on the Santa Barbara County OASIS project webpage at <http://www.countyofsb.org/pln/dev/projects/oasiscenter.sbc>, the OUSD website http://www.orcuttschools.net/departments/business_services/keysite_17_rfp_rfq, or by contacting the OASIS project planner (Natasha Campbell, 805-570-4871, ncampbell@co.santa-barbara.ca.us) or P&D Reception (805-934-6250). The OUSD KS17 SEIR Executive Summary is included in Appendix C.

Figure 7-5 Existing OASIS Facility 240 Soares Avenue



Compared to the proposed project, Alternative #2 would result in the following impacts:

- **Aesthetics** –Alternative #2 would result in similar visual/aesthetic impacts as identified for the senior housing project in the OUSD KS17 SEIR. This includes potentially significant impacts from loss of open space views south from Soares Avenue and potentially significant impacts from development of new structures that could be incompatible with the surrounding area, in large part because senior housing and the OASIS facility would not be restricted to one-story along the perimeter and adjacent to new park space (as previously required in the OCP for KS17), which would potentially obstruct scenic views of the Solomon and Casmalia Hills and which would potentially be incompatible with the visual character of the area.

However, a new OASIS facility of up to 15,000 square feet would replace existing OASIS buildings versus converting undeveloped open space. This would minimally change the existing setting compared to construction of 257 new residential units on the adjacent open space, which was evaluated in the OUSD KS17 SEIR, and compared to the proposed project development on KS18 open space, which currently includes unobstructed scenic views across the site. Any potentially significant aesthetic/visual resources impacts would be expected to be feasibly mitigated to less

than significant levels by mitigation which requires architecture, building heights, building massing, building location, building orientation, and landscaping to address preservation of existing view corridors across the OUSD property of the Solomon and Casmalia Hills and for materials and colors to be compatible with the visual character of the area. In addition, landscaping of parking areas and around buildings could be required to include plant species and densities which break up the massing of structures and provide partial screening of structures and parking areas.

Compared to the KS18/Southpoint property, which is designated as a large, contiguous, gateway open space, the OUSD/KS17 properties are partially developed and are zoned for high density housing. Although Alternative #2 is expected to result in significant, but mitigable impacts related to aesthetics/visual resources (Class II), Alternative #2 would reduce the magnitude of aesthetics/visual resources impacts compared to the proposed project.

- **Agricultural Resources** – OUSD KS17 does not include existing or recent agricultural operations on site or on adjacent properties. The property is infill urban land and zoned for residential development. In addition, development onsite would not impact agricultural operations in the area; (no impact)
- **Airport Hazards** – The OUSD KS17 SEIR does not identify airport related hazards from development of a senior housing development onsite. Therefore, like the proposed project at KS18, Alternative #2 would not result in hazards related to the Santa Maria Airport. (no impact)
- **Air Quality/Greenhouse Gas Emissions (GHG)/Climate Change** – Compared to the proposed KS18/Southpoint property, the Alternative #2 location is more accessible by transit (Figure 7-5 shows covered bus stop directly in front of the OASIS facility) and is more accessible by non-motor vehicle modes of transportation (walking, biking) due to the level topography of the site and surrounding residential and commercial areas. The closest bus stops to the proposed project site at the KS18/Southpoint property are between 1/3 to 1/2 mile from the proposed OASIS facility entrance (existing bus stops are near Dyer/Clark, Orcutt Road/Clark, and Pacific Avenue/Clark, and no new bus stops are proposed). In addition, seniors taking the bus to the proposed OASIS facility on KS18/Southpoint would need to traverse the pedestrian path from the Foxenwood Lane driveway to the proposed facility along the Orcutt Creek valley. The KS17 location would require considerably less effort to access via bus than would KS18. Easy access to regular bus service would serve to reduce the number of vehicle trips, vehicle miles travelled and associated vehicle emissions compared to reliance on the SMOOTH dial a ride service, which can involve two trips for drop-off and two trips for pick-up. Alternative #2 would be expected to result in similar, less than significant construction period emissions and less than significant emissions associated with vehicle trips. Increased access to transit and non-motor vehicle modes of transportation, greater retention of natural open space areas/natural vegetation, and reduction in impervious surfaces would also reduce GHG emissions by reducing vehicle emissions and supporting greater carbon sequestration compared to the proposed project. (II)
- **Biological Resources** – The proposed OASIS site includes significant biological resources, including contiguous habitat along Orcutt Creek, which also serves as an important wildlife corridor (see section 4.3, *Biological Resources* for more information). The Alternative #2 site is developed and is not associated with significant biological resources. Therefore, Alternative #2 would reduce habitat fragmentation and direct

and indirect impacts to native vegetation and wildlife compared to the project. (III)

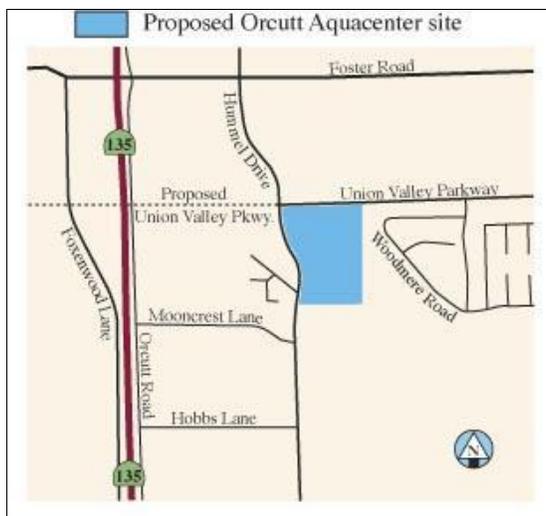
- **Cultural Resources** – OUSD KS17 is not known to be associated with sensitive cultural resources, including but not limited to tribal, archaeological, or historic resources. Therefore, impacts to cultural resources would be similar to the proposed project. Either project would be subject to the standard County condition, which addresses requirements in the event resources are unexpectedly encountered during grading/construction. (II)
- **Fire and Police Services** – Alternative #2 would have similar impacts as the proposed project to Fire and Police Services. The proposed mitigation measure for a special event contract for the proposed project would also likely be required for Alternative #2. Although both the proposed project and Alternative #2 are located in the urban area, Alternative #2 would include more than one point of access to the facility and would be located on property adjacent to and at the same elevation as accessible public streets. These features of the project site would facilitate emergency response/access. (II)
- **Geologic Processes** – OUSD KS17 is not associated with geologic hazards. Due to the flat topography and adjacent public street access, Alternative #2 would reduce overall project grading. Grading that would be avoided includes grading for the access road from Foxenwood Lane, including on 50 percent plus slopes north of the access road and grading on 30 percent plus slopes south of the access road, including for installation of retaining walls on the slope below Clark Avenue, to accommodate both the access road and the adjacent pedestrian path. (II)
- **Hazards** – The OUSD KS17 SEIR identified potentially significant impacts to address development in proximity to the adjacent bus yard, potential past use of hazardous materials onsite and to address construction consistent with radon gas potential. The OASIS facility has been located near the bus yard without any known issues and Alternative #2 would locate future development primarily in the same location as the existing OASIS facility. Impacts related to hazards are expected to be similar to the proposed project at KS18, but the SEIR measures would potentially still apply to Alternative #2. Therefore, impacts would be potentially significant, but mitigable through the standard conditions. (II)
- **Land Use/Planning** – Alternative #2 would not require amendments to the General Plan. The OASIS facility is permitted at the existing OUSD property. With regard to resource protective policies and policies which address transportation and air quality, Alternative #2 would be expected to have fewer potential policy conflicts as the existing 420 Soares Avenue site and adjacent OUSD KS17 have fewer biological resources and other constraints (as identified in the OUSD KS17 SEIR, incorporated herein by reference) and the Alternative #2 site would be expected to generate fewer vehicle trips, fewer vehicle miles traveled and lower associated emissions. (II)
- **Noise** – Noise associated with the proposed project would be expected to be similar to existing noise levels and/or common areas associated with a senior housing project. The same proposed limitations identified for the proposed project at KS18, regarding operational hours, use of amplified sound, any given time attendance, etc. are also assumed for Alternative #2. Because the existing OASIS facility already exists on the OUSD property compared to the undeveloped open space at the proposed KS18/Southpoint project site, Alternative #2 would result in reduced noise impacts compared to the proposed project. (II)

- **Open Space and Recreation:** Alternative #2 would locate the project on a property designated in the OCP for development. Therefore, this alternative would avoid development on KS18, which is designated for open space and over half of the acreage identified for a potential public park. By avoiding development on KS18, Alternative #2 would preserve the contiguous open space and provide greater flexibility in future siting of the Orcutt Creek Trail, including the pedestrian path and paved bikeway component on KS18, and would retain the entire area identified in the OCP for future Orcutt Creek Park (total 8.5 acres, 5.28 acres of which are the proposed OASIS project). The OCP acknowledges that new development contributes to demand for public trails, bikeways, and parks. As a result, the County collects development impact fees from new projects, which are collected to fund identified and prioritized recreational improvements in the Orcutt Planning Area, including the proposed park and trail/bikeway on KS18. Under Alternative #2, OASIS could also provide onsite recreational opportunities in the form of exercise classes at the OUSD site. (III)
- **Public Services –** Alternative #2 would be expected to result in similar demand for solid waste and sewer services compared to the proposed OASIS project); (II)
- **Schools –** Alternative #2 would not increase the number of school aged children or otherwise increase demand on local schools; (no impact)
- **Transportation/Circulation –** Alternative #2 assumes incorporation of similar project description restrictions with regard to maximum attendance, operating hours, etc. The OUSD KS17 SEIR does not identify significant traffic constraints associated with the project, including project location. As discussed under Air Quality, Alternative #2 site is more accessible by bus, walking and biking. Therefore, Alternative #2 would be expected to generate fewer vehicle trips than would the proposed project. In addition, because OASIS already operates at the Alternative #2 site location, the net increase in vehicle trips would be lower at this location. Transportation/Circulation impacts for Alternative #2 would be less than for the proposed project; (II)
- **Water Resources/Water Quality/Flooding:** Water demand would be similar to the proposed project, with outdoor water demand dependent on the type and amount of landscaped area. (II) Alternative #2 would involve substantially less conversion of natural areas to impervious surfaces as much of the Alternative #2 site is already developed with impervious surfaces (pavement, structural development). Therefore the net increase in impervious surfaces and related degraded runoff would be less with Alternative #2 than with the proposed project, reducing water quality impacts from transport of degraded runoff to creeks. (II) The property is not mapped as a flood hazard area and Alternative #2 would not result in onsite or offsite exposure to flooding hazards (no impact);

**7.2.3 ALTERNATIVE #3: OFF-SITE PROJECT ALTERNATIVE
AQUACENTER SITE**

This alternative assumes development of a new OASIS facility similar to the proposed OASIS project at the formerly proposed Aquacenter site near the southeast corner of Union Valley Parkway and Hummel Drive. A Mitigated Negative Declaration (MND) was approved for the Aquacenter project in 2007. The Aquacenter project is similar to the proposed OASIS project with regard to size, activity levels, onsite attendance, parking, provision of a trail/bikeway, and accessible public services (water, sewer, solid waste, fire and police services) as the proposed OASIS project site. The Aquacenter MND is incorporated herein by reference and is available for review on the OASIS project webpage (<https://www.countyofsb.org/plndev/projects/oasiscenter.sbc>) or at Planning and Development P&D, 624 W. Foster Road, Santa Maria upon request by contacting the project planner (Natasha Campbell 805-570-4871, ncampbell@co.santa-barbara.ca.us) or P&D Reception (805-934-6250). The Aquacenter project site is designated and zoned for residential use and includes the Airport Approach Overlay. The project, as conditioned, was determined to be compatible with the Santa Maria Airport. The project was not ultimately developed, and is not expected to be developed in the future, as pools were incorporated on other sites in the community, including at local schools.

Figure 7-6 Aquacenter Location



Source: (Santa Maria Times, 3/7/2011)

Figure 7-7 Aquacenter Plan



(Source: Santa Maria Times, 3/16/2007)

Compared to the proposed project, Alternative #3, new OASIS facility at Aquacenter site on Hummel Drive/Union Valley Parkway, would result in the following impacts:

- **Aesthetics** – The OASIS project involves similar but less development area, less structural square footage and less parking than was assumed in the Aquacenter MND. Whereas the proposed OASIS project site (KS18/Southpoint) is identified in the OCP as a scenic open space, the Aquacenter MND does not identify the Hummel Drive site as having particular scenic features or of having scenic views on or through the property. Further, the Aquacenter MND found that the project would not significantly impact views, would not result in construction of incompatible structures and would not otherwise significantly impact the visual character of the area. Compared to the proposed project, Alternative #3 would result in reduced aesthetic/visual resources impacts. (II)
- **Air Quality/Greenhouse Gas Emissions (GHG)/Climate Change** – Vehicle trips would generate the primary project emissions. The Aquacenter site is located approximately ¼ mile from the closest bus stop (Foster Road), slightly closer than existing bus stops are to the proposed OASIS project site at KS18 (0.3 to 0.5 miles). The terrain between the closest bus stops on Foster Road and the Aquacenter site is also flat, making the walk between the bus stop and Alternative #3 more accessible to any mobility limited seniors compared to bus stop access to the proposed project site at KS18. Although no buses currently run along the property frontage, there is adequate area along Hummel Drive proximate to the Alternative #3 site to provide a bus turnout in the future, if Santa Maria Area Transit determines this would be appropriate. Consistent with the OCP, a Class II bike lane could be provided along Hummel Drive along the Aquacenter site frontage. Compared to the proposed OASIS project at the KS18/Southpoint property, the Alternative #3 Aquacenter location is somewhat more accessible by transit and would be similarly accessible by non-motor vehicle modes of transportation (further from some members, but level topography). Alternative #3 would be expected to result in similar but reduced construction period emissions due to more level topography and less grading required. Alternative #3 would result in similar but less emissions associated with vehicle trips. (II)
- **Agricultural Resources** – The Aquacenter site does not include existing or recent agricultural operations on site or on adjacent properties. The property is infill urban land, zoned for residential development. In addition, development onsite would not impact agricultural operations in the area;
- **Biological Resources** – The proposed OASIS project site, KS18, includes significant biological resources, including contiguous habitat along Orcutt Creek, which also serves as an important wildlife corridor. As discussed in the Aquacenter MND, there are limited biological resources associated with the Aquacenter site (eucalyptus windrow). Compared to the proposed project at KS18, Alternative #3 would avoid habitat fragmentation and impacts to Orcutt Creek from access road grading and to wildlife from increased activity and night-lighting along this wildlife corridor. Some of the typical construction period mitigation would likely be required, including pre-construction nesting bird surveys (for the windrow) and measures to protect water quality during grading/construction. (II)

- **Cultural Resources** – The Aquacenter site is not associated with sensitive cultural resources, including but not limited to tribal, archaeological, or historic resources. Therefore, impacts to cultural resources would be similar to the proposed project. Either project would be subject to the standard County condition, which addresses requirements in the event cultural resources are unexpectedly encountered during grading/construction. (II)
- **Fire and Police Services** – Alternative #3 would have similar impacts to Fire and Police Services as for the proposed project. The proposed mitigation measure for a special event contract for the proposed project would also likely be required for Alternative #3. Although both the proposed project and Alternative #3 are located in the urban area, Alternative #3 would include more than one point of access to the facility and would be located on property at the same elevation and adjacent to accessible public streets. (II).
- **Geologic Processes** – Alternative #3 is not associated with geologic hazards. Due to the more level topography and adjacent public street access, Alternative #3 would reduce overall project grading by avoiding grading required for the proposed project at KS18. Grading that would be avoided includes grading for the access road from Foxenwood Lane, including on 50% slopes north of the access road and grading on 30%+ slopes south of the access road, including for installation of retaining walls on the slope below Clark Avenue, to accommodate both the access road and the adjacent pedestrian path. (II)
- **Hazards** – The Aquacenter property has oil/gas facilities, including oil wells and an oil/gas pipeline. When the wells were operational, there were some past complaints regarding odor. As described in the Aquacenter MND, a quantitative risk assessment prepared in 2001 by Greka Energy evaluated safety risks associated with operation of approved (but not yet installed) oil/water and gas pipelines and a hydrogen sulfide removal system (Reese-Chambers Systems Consultants, 2001). The risk assessment characterized identified hazard footprints as presenting a “minor risk to the public.” The risk assessment also evaluated probability (potential for an accident to occur) and consequence (fatalities and injuries) of risks associated with the proposed pipeline and hydrogen sulfide treatment projects. The conclusions of the analysis were compared to the County’s risk thresholds and it was determined that the oil well project would not result in a significant health or safety risk to the Aquacenter project, and no mitigation measures were required to avoid risks identified in the assessment. The complete risk assessment report, entitled *Greka Energy Gitte-Ten Oil & Gas Pipeline Quantitative Risk Assessment*, is incorporated herein by reference and is available for review as a link on the OASIS project webpage and may be reviewed at Planning and Development, 624 W. Foster Road in Santa Maria or by contacting the project planner, Natasha Campbell (ncampbell@co.santa-barbara.ca.us, 805-570-4871; P&D Reception 805-934-6250).

Development on both the KS18 and the Aquacenter site would be subject to the County’s standard condition requiring suspension of work if signs of soil contamination are encountered, and implementation of any required assessment/remediation to address such contamination. Impacts from oil and gas hazards would be greater than for the proposed project, but based on the risk assessment, Alternative #3 would result in less than significant hazards impacts related to oil/gas facilities. (III)

- **Land Use/Planning** – Alternative #3 would not require amendments to the General Plan. The OASIS facility could be permitted at the Aquacenter site with approval of a Development Plan (DVP) and Conditional Use Permit (CUP). Under the DR 3.3 zoning a Meeting Facility would be allowed with a CUP. In addition, a similar use, a Community Center, would be allowed at the Aquacenter site with a DVP and no requirement for a CUP. With regard to resource protective policies and policies which address transportation and air quality, Alternative #3 would be expected to have fewer potential policy conflicts as the Aquacenter site has fewer biological resources and other constraints (as identified in the Aquacenter MND, incorporated herein by reference). The Alternative #3 site would be expected to generate similar but reduced vehicle trips and vehicle miles traveled and associated lower emissions. However, similar to mitigation required for the proposed OASIS project at KS18/Southpoint, Alternative #3 mitigation would likely include required provision of OASIS shuttle service for large attendance activities (e.g., weekday hot lunches, events, etc.) consistent with Clean Air Plan emission reduction direction, which requires reducing emissions, including from vehicle trips. (II)
- **Noise** –The proposed OASIS project description restrictions for operational hours, use of amplified sound, and any given time attendance, are assumed for Alternative #3. Noise impacts, including exposure of residential neighbors to project generated noise, including from amplified voice and music would be potentially significant but mitigable. The Alternative #3 Aquacenter site is located further from adjacent residences and there are fewer residences in close proximity (less than 400 feet) compared to the proposed OASIS project site on KS18. Therefore, Alternative #3 would result in reduced noise impacts compared to the proposed project. (II)
- **Open Space and Recreation:** Alternative #3 would convert currently undeveloped land to the proposed OASIS project. However, the Aquacenter site is not identified as important or scenic open space in the OCP and is not identified as the site of a future park. Alternative #3 would retain and preserve the KS18 contiguous open space and would retain scenic unobstructed views of this natural area in an otherwise developed urban area. By avoiding development on KS18, Alternative #3 would also provide greater flexibility in siting the Orcutt Creek Trail on KS18, including the pedestrian path and paved bikeway component, and would retain the entire area identified in the OCP for future Orcutt Creek Park (total 8.5 acres, 5.28 acres of which are the proposed OASIS project). The OCP acknowledges that new development contributes to demand for public trails, bikeways, and parks. As a result, the County collects development impact fees from new projects, which are collected to fund identified and prioritized recreational improvements in the Orcutt Planning Area. Alternative #3 would retain OCP identified open space and recreational opportunities on KS18 and provide onsite recreational opportunities in the form of new indoor and outdoor OASIS facilities and a perimeter trail and Class II bikeway at the Aquacenter site. (III)
- **Public Services** – Alternative #3 is expected to result in similar demand for solid waste and sewer services compared to the proposed OASIS project); (II)
- **Schools** – Alternative #3 would not increase the number of school aged children or otherwise increase demand on local schools. (no impact)

- **Transportation/Circulation** – Alternative #3 assumes access via both Hummel Drive and Union Valley Parkway and includes the same OASIS project description restrictions with regard to maximum attendance and operating hours. The Aquacenter MND notes that project related traffic (890 ADT, 89 PHT) would not result in significant project specific traffic impacts. Alternative #3, like the Aquacenter project, would contribute to cumulative significant impacts under OCP buildout, including the Union Valley Parkway intersections with Foxenwood Lane. Mitigation for full buildout impacts, including extension of Union Valley Parkway, would be funded through traffic fees collected pursuant to the adopted Orcutt Transportation Improvement Plan (OTIP). The OASIS project at the Aquacenter site would generate slightly lower traffic volumes than were anticipated for the Aquacenter project, would provide two points of access which can meet County design standards, and would avoid concentrating additional turning movements at an intersection which does not meet design standards (Foxenwood/Clark). Transportation/Circulation impacts for Alternative #3 would be less than for the proposed project; (II)
- **Water Resources/Water Quality/Flooding:** Alternative #3 water demand would be similar to the proposed project, with outdoor water demand dependent on the type and amount of landscaped area. (II) Alternative #3 would involve substantially less conversion of natural areas to impervious surfaces with related reduction in potential water quality impacts from transport of degraded runoff to creeks. (II); Development of the OASIS project at the Alternative #3 Aquacenter site would not result in onsite or offsite exposure to flooding hazards (no impact);

7.2.4 **ALTERNATIVE #4: REDUCED PROJECT REDUCED OASIS FACILITY/PUBLIC PARK/WIDER TRAIL EASEMENT**

This alternative assumes the following changes to the proposed project description:

- Reduction in structural development from 15,661 square feet to approximately 8,500 square feet (approximately double the size of the existing OASIS facility at 420 Soares Avenue);
- Reduction in maximum, any given time attendance from 200 to 150 (including employees, caterers at events, volunteers). This is based on OASIS identified maximum attendance at their most popular activity (weekday lunches) of 100 attendees, plus OASIS' estimated 30% increase in attendance at a new facility, plus an additional 20 person buffer for unanticipated increases;
- Inclusion of a 25-foot easement to accommodate a segment of the OCP Orcutt Creek Trail with paved Class I bikeway, parallel pedestrian trail, and planting areas. The easement shall generally follow OASIS' eastern and northern property lines, but shall be located outside of the existing recorded 20-foot access easement to the adjacent properties;
- Inclusion of a 1-acre park in the eastern portion of the OASIS property, at a minimum to include a picnic area, tot lot and small bathroom;

Compared to the proposed project, Alternative #4, with a reduced project and a small park, would result in the following impacts:

- **Aesthetics** – The reduction in structural development and paved areas and related reduction in size needed for the retention basin would preserve more scenic views and open space, reducing these visual impacts. However, the OCP findings note that conversion of the KS18 scenic open space even to a 8.5-acre park with manicured landscaping would be considered a significant adverse impact due to loss of existing unobstructed scenic views of this natural open space. Impacts related to the offsite directional sign and use of temporary structures for events would be similar to the proposed project (Class II). Although overall residual aesthetic/visual resources impacts would remain significant, Alternative #4 would result in a reduction in impacts related to aesthetics and the visual character of the area. (I)
- **Agricultural Resources** – The OASIS property does not include existing or recent agricultural operations on site or on adjacent properties and proposed development onsite would not impact agricultural operations in the area; (no impact)
- **Air Quality/Greenhouse Gas Emissions (GHG)/Climate Change** – Alternative #4 would reduce the number of project-generated vehicle trips and related long-term emissions by approximately 50% (based on an approximately 50% reduction in project square footage and application of the ITE Recreational Community Center land use code, which projects vehicle trips in relation to square footage). The distance and topographic difference between the proposed OASIS project site and the closest bus stops would remain the same, many OASIS members and those attending events onsite would be unlikely to use bus service to access the site and would instead need to rely on personal vehicles or the SMOOTH senior dial a ride service to access the facility, neither of which assist in meeting Clean Air Plan/2016 Ozone Plan goals of reducing vehicle miles traveled/vehicle emissions. As with the proposed project, mitigation would be included to require OASIS to provide a shuttle service for activities, including the weekday hot lunches and other high attendance events. Alternative #4 would be expected to result in similar but reduced construction period emissions due a reduction in structural development, paved areas, and the ability to move much of the pedestrian path off of the slope and onto level terrain, given the smaller area required to accommodate development and parking. Greater retention of natural open space areas/natural vegetation on KS18 would also reduce GHG emissions by supporting greater carbon sequestration compared to the proposed project. (II)
- **Biological Resources** – Alternative #4 would result in conversion of less undeveloped open space to structural development, parking, road areas, and ornamental landscaping. This alternative would also allow development, paved areas, the trail/bikeway to be setback further back from the riparian habitat/wildlife corridor along Orcutt Creek and allow more room for restoration plantings to better buffer Orcutt Creek habitat from increased human activities and night-lighting. Biological impacts of Alternative #4 would be reduced compared to the proposed project, however Alternative #4 would still result in significant biological impacts and mitigation would still be required to reduce these impacts to less significant levels. (I,II)

- **Cultural Resources** – Alternative #4 would have similar impacts as the proposed project, but given the smaller area of earth disturbance, impacts would be less than for the proposed project. Because the site is not associated with sensitive cultural resources, including but not limited to tribal, archaeological, or historic resources, impacts would be limited to encountering unexpected resources during site grading/construction activities. As with the proposed project, the Alternative #4 project would be subject to the standard County condition, which addresses requirements in the event cultural resources are unexpectedly encountered during grading/construction. (II)
- **Fire and Police Services** – Alternative #4 would have similar impacts to Fire and Police Services, as are identified for the proposed project. However, demand for these services would be less, given the reduced size (~15,661 square feet to ~8,500 square feet) and reduced any given time maximum attendance (200 to 150 maximum) for the facility. The proposed project mitigation requiring a special event contract for events with more than 100 attendees would still be required for Alternative #4. (II)
- **Geologic Processes** – Alternative #4 would have similar geologic impacts as the proposed project, given grading would still be included on the steep slope north of the access road and on a portion of the steep slope south of the access road. Geologic impacts associated with grading and retaining wall installation on the steep slope south of the access road would, however, be reduced compared to the proposed project. This is because grading required for the western portion of the pedestrian path could be relocated to the north onto level topography (or at a minimum less steep topography) given more area available on the level portion of the property with the reduced project design. (II)
- **Land Use/Planning** – Alternative #4 would still require approval of General Plan Amendments to allow for development within the KS18 designated open space. However, this alternative would retain an additional acre of park land and would provide public park amenities as part of the overall project, as well as provide a trail/bikeway more consistent with the language of the OCP. With regard to resource protective policies, Alternative #4 would allow for increased development setbacks from the Orcutt Creek corridor and increased area for restoration plantings to buffer Orcutt Creek riparian habitat and wildlife corridor functions. With regard to transportation and air quality policies, the reduced project design would generate fewer vehicle trips and associated emissions. With implementation of mitigation requiring provision of shuttle service (to offset lack of other alternative modes of transportation), project conflicts with transportation and air quality policies would be reduced compared to the proposed project. (I)
- **Noise** –The proposed OASIS project description restrictions for operational hours and use of amplified sound are assumed for Alternative #4. Noise impacts, including exposure of residential neighbors to project generated noise would be similar to the proposed project, but noise levels would be reduced given the lower any given time maximum attendance (reduced from 200 to 150). Long-term noise impacts would continue to be potentially significant but mitigable, with lower overall noise levels from Alternative #4 compared to the proposed project. (II)

- **Open Space and Recreation:** Alternative #4 would reduce the amount of open space that would be converted to development and would provide onsite public park amenities and a trail/bikeway segment outside of the conflicting access easement to the neighbor. Impacts would be reduced but the project would still result in net loss of over four acres of parkland and fragmentation of contiguous KS18 open space. (I)
- **Public Services** – Alternative #4 is expected to result in similar demand for solid waste and sewer services compared to the proposed OASIS project,); (II)
- **Schools** – Alternative #4 would not increase the number of school aged children or otherwise increase demand on local schools.
- **Transportation/Circulation** – Under Alternative #4, vehicle trips associated with the OASIS project would be reduced by approximately 50%. The project's contribution to increased congestion and turning movements at the Foxenwood Lane/Clark Avenue intersection would therefore be substantially reduced, but the project would still use the same driveway and primary intersection which do not meet County roadway standards. The project would also incrementally exacerbate significant unavoidable traffic impacts projected to result from buildout of the OCP to Clark Avenue, including the Clark Avenue/Foxenwood Lane intersection (I,II)
- **Water Resources/Water Quality/Flooding:** Water demand would be similar to the proposed project, with outdoor water demand dependent on the type and amount of landscaped area. (II) Alternative #4 would reduce the conversion of natural areas to impervious surfaces, with related reduction in potential water quality impacts from transport of degraded runoff to creeks. (II) Alternative #4 would locate development outside of mapped flood hazard zones and project development would not contribute to offsite flooding (III);

ALTERNATIVE ACCESS

Figure 7-8 Alternative Access Points



Alternative #5 – Access on Clark opposite Norris

Alternative #6 - Access on Foxenwood Lane north of proposed driveway

Alternative #7 - Access via east end of Park Avenue

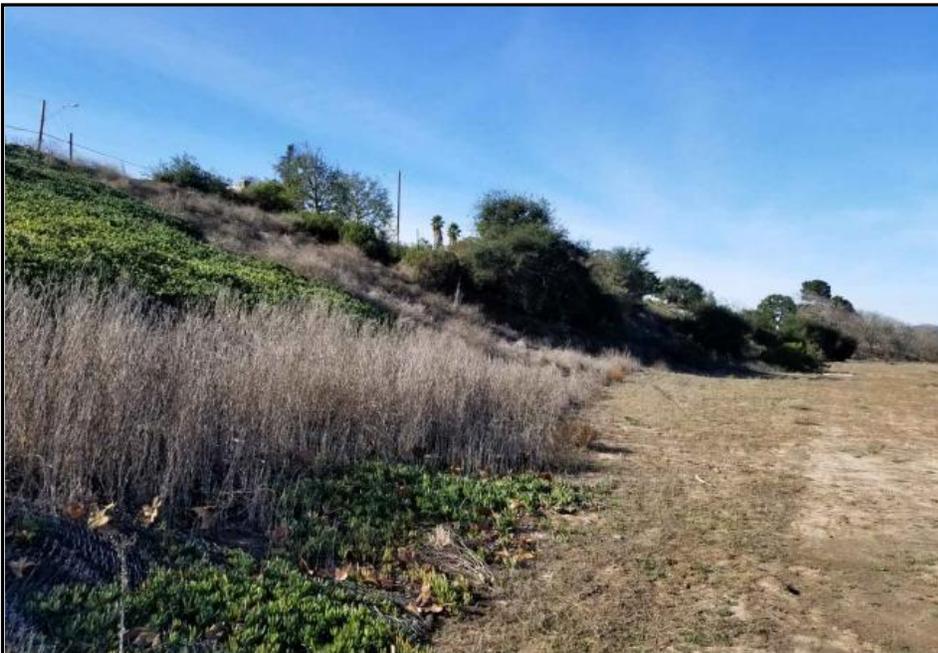
Alternative #8 – Access on Broadway/California Boulevard

7.2.5 ALTERNATIVE #5: ACCESS FROM CLARK AVENUE AT NORRIS

Figure 7-9 Alternative Clark Access Top of Slope



Figure 7-10 Alternative Clark Access Base of Slope



Alternative #5 assumes the proposed project but with access provided from Clark Avenue near Norris Street. In addition, one of the proposed General Plan Amendment components would be eliminated. The OCP Bikeways Map would not be amended to change the section of Class I bikeway just west of Foxenwood Lane to a Class II bikeway as there would be sufficient width to accommodate a Class I bikeway in the location of the existing dirt road with this alternative. The entire Bikeway section between Foxenwood Lane and Broadway/California Boulevard would remain designated as a Class I Bikeway and part of the Orcutt Creek Trail. Project impacts would be similar to the proposed project with the following exceptions:

Relocating the proposed driveway to opposite Norris Street on the north side of Clark Avenue would reduce the number of vehicle trips and especially turning movements at the constrained Foxenwood Lane/Clark Avenue intersection. This alternative would also eliminate a proposed new driveway on Foxenwood Lane, which would be located less than 200 feet north of the Foxenwood Lane/Clark Avenue intersection. Both the proposed project's new driveway on Foxenwood Lane and the existing Foxenwood Lane/Clark Avenue intersection are inconsistent with County design standards. While the Clark Avenue/Foxenwood Lane intersection would operate at LOS F under cumulative conditions with or without the OASIS project, the Alternative #5 driveway location would exacerbate this impact less, compared with the proposed project driveway location on Foxenwood Lane. Geologic impacts would be similar to the proposed project, as grading would be reduced on the slope north of the proposed project driveway and would increase on the slope north of Clark Avenue. Biological impacts would be similar, except that grading for the access road would no longer extend into the riparian canopy near Foxenwood Lane with Alternative #5.

7.2.6 ALTERNATIVE #6: ALTERNATIVE ACCESS FROM BROADWAY/ CALIFORNIA BOULEVARD

This alternative assumes the proposed project but with access provided from Broadway/California Boulevard. In addition, one of the proposed General Plan Amendment components would be eliminated. The OCP Bikeways Map would not be amended to change the section of Class I bikeway just west of Foxenwood Lane to a Class II bikeway as there would be sufficient width to accommodate a Class I bikeway with this alternative. The entire Bikeway section between Foxenwood Lane and Broadway/California Boulevard would remain designated as a Class I Bikeway and part of the Orcutt Creek Trail.

Figure 7-11 Alternative California Boulevard Access – Flood Hazard



Figure 7-10 Photo View East from California Boulevard



Project impacts would be similar to the proposed project with a few exceptions.

Biological resources and flooding impacts would be greater under this alternative. The access road would be located within mapped flood hazard zones for Orcutt Creek. This would result in the following potentially significant impacts:

- Flooding: Impacts to maintenance and operation of the Flood Control District retention basin (I);
- Direct impacts to biological resources from removal of vegetation along Orcutt Creek;
- Indirect impacts to biological resources from habitat fragmentation and increased human presence that may impact wildlife in the riparian habitat and adjacent upland areas as well as inhibiting movement of wildlife along the Orcutt Creek wildlife corridor;
- Impacts to biological resources and water quality from placement of fill within the 100-year flood zone to raise the elevation of the roadway;

Alternative #6 would send fewer vehicle trips to the Foxenwood Lane/Clark Avenue intersection, but additional vehicle trips would be routed to Broadway/California Boulevard, including additional turning movements at the Broadway/Clark and California/Union Valley Parkway intersections.

7.2.7 ALTERNATIVE #7: ACCESS FROM PARK AVENUE

Alternative #7 assumes the proposed project but with access provided from the existing terminus of Park Avenue to the west of the project. An access easement would be required over the adjacent open space property to the west, APN 105-020-060/-061. As with the other access alternatives, no General Plan Amendment would be required to modify the Class I Bikeway component between Foxenwood Lane and OASIS' eastern property line as there would be sufficient width in the location of the existing dirt road to accommodate a Class I Bikeway and the pedestrian component of the multi-use Orcutt Creek Trail.

Figure 7-13- Photo Looking West, Park Avenue s Left of Trees



Figure 7-14 Photo Looking East from Park Avenue



Figure 7-15 Photo View East from East End of Park Avenue



Alternative #7 impacts would be similar to the proposed project with a few exceptions.

Geologic impacts would be similar or greater, depending on the specific route and specific grading/retaining walls needed to accommodate this access route. Alternative #7 would avoid grading on the steep slopes north and south of the proposed Foxenwood Lane driveway, including within the Orcutt Creek corridor. However, this alternative would result in grading on the steep slope just east of the existing terminus of Park Avenue. (II)

Biological and open space/recreation impacts would be greater as the driveway would traverse and disturb additional undeveloped, protected open space between the OASIS property and Park Lane. (I)

Alternative #7 would send fewer vehicle trips to the Foxenwood Lane/Clark Avenue intersection, but additional vehicle trips would be distributed into the Old Town Orcutt residential neighborhood north of Clark Avenue, onto Clark Avenue intersections between Gray Avenue and Broadway, and the intersections of Broadway/Park Avenue and Broadway/North Avenue. (I or II)

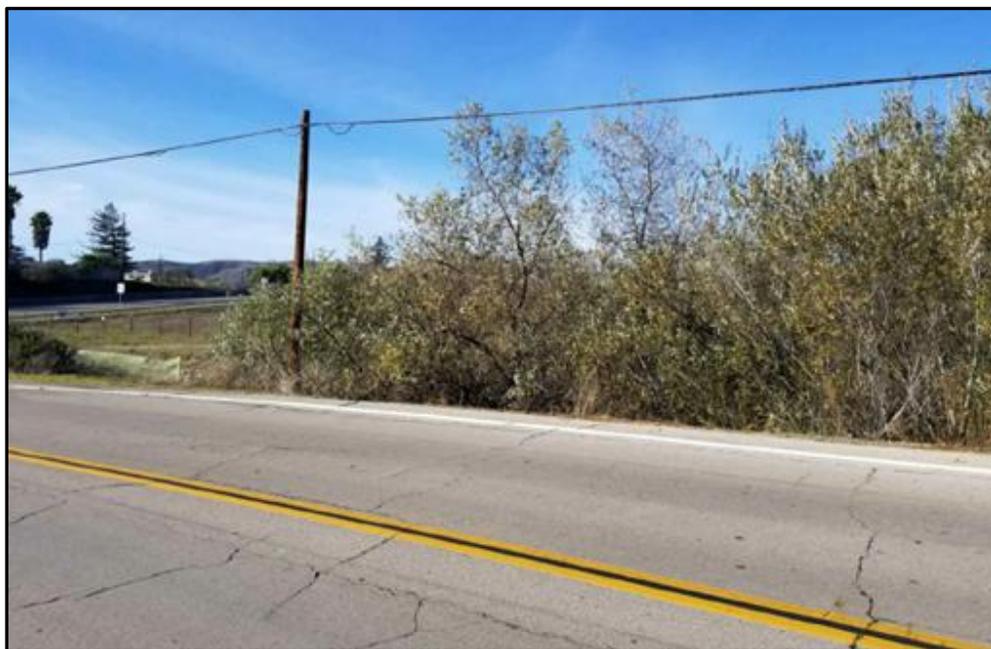
7.2.8 ALTERNATIVE #8: ACCESS FROM FOXENWOOD LANE NORTH OF THE PROPOSED DRIVEWAY

This alternative assumes the proposed project but with access provided from a driveway location further north on Foxenwood Lane, to provide greater separation between the project driveway and the Foxenwood Lane/Clark Avenue and Highway 135 Southbound ramps/Clark Avenue intersections, consistent with design standards. Project impacts would be similar to the proposed project, with the following exceptions:

Biological and geologic impacts would be greater, as grading would occur within more of the riparian area and banks of Orcutt Creek, which also contain steep slopes. Significant fill would be necessary to accommodate this access and short-term construction emissions would increase due to longer grading period and from expected trucks importing fill to the site.

This alternative would benefit operation of the Foxenwood Lane/Clark Avenue intersection, but this alternative is expected to send the same number of vehicle trips to this intersection.

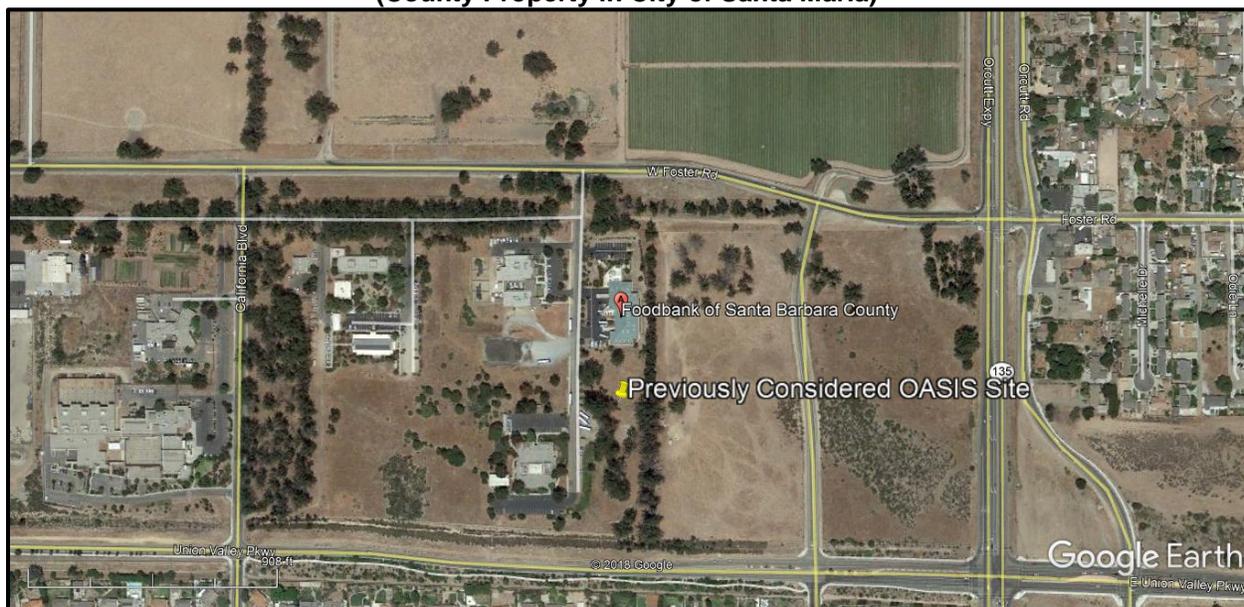
Figure 7-16 Alternative Foxenwood Access North of Proposed Driveway



7.2.9 ALTERNATIVE #9 PREVIOUSLY PROPOSED OASIS PROJECT 400 WEST FOSTER ROAD

Alternative #9 was previously proposed by OASIS. This project involves a similar project request at 400 West Foster Road, adjacent to the Foodbank, on land owned by the County of Santa Barbara and located within the jurisdiction of the City of Santa Maria. This site is on 2.6 acres of a 90.94 acre parcel owned by the County, which is known as the “Curtis Tunnel Center County Complex.” The property includes a number of County and other agency offices, including the North County Planning and Development office, and project would be located adjacent to the Foodbank. Although the property is owned by the County, it is located within the jurisdictional boundaries of the City of Santa Maria.

**Figure 7-17 Previously Proposed OASIS Relocation Site
(County Property in City of Santa Maria)**



The City of Santa Maria prepared a Mitigated Negative Declaration (MND) for the former OASIS project request for a similar 15,330 square foot OASIS activity and meeting center for area seniors. The staff report for the project identifies on-site parking, landscaped areas, a variety of indoor and outdoor recreational facilities, including a ceramics room, crafts room, yoga room, a library, reception areas, several meeting rooms, a large dining room, and outdoor patio and barbeque areas. In addition, over 50,000 square feet of outdoor space is included in the project, with a bowling lawn, putting green, vegetable garden, bird/butterfly garden, aerobics areas, and passive outdoor seating areas.

The MND determined the project on Foster Road would result in no significant unavoidable (Class I) impacts. Potentially significant, but mitigable (Class II) impacts are limited to impacts to biological resources. The Class II impacts include impacts to California Legless Lizard, California Red Legged Frogs and California Tiger Salamanders, to nesting birds, nesting raptors, and from non-native tree removal (eucalyptus and pine). All other impacts were considered less than significant.

The Alternative #9 site is level, located immediately adjacent to an existing public road and existing utilities, which would greatly reducing the extent of earthwork needed for site development and allowing the project to be served by two points of access (driveways) for improved circulation and emergency access.

There are existing SMAT bus stop (Lines 5 and 6) serving the adjacent Foodbank facility, facilitating access to transit.

The site is designated for development (instead of open space and parkland) and the proposed project is a permitted use, consistent with the City of Santa Maria General Plan Classification (Community Facilities “CF”) and Zoning Classification (Public Facilities and Institutional (“PF”) for the property.

This alternative would avoid the significant and unavoidable (Class I) impacts resulting from the proposed project at KS18, including project specific and cumulative aesthetic/visual impacts, project specific and cumulative biological impacts, project specific and cumulative recreation/loss of open space impacts, and cumulative traffic impacts. According to the applicant, OASIS ultimately withdrew the project request due to the cost of mitigating project impacts to California Tiger Salamander (CTS) habitat. (See Appendix E, Alternatives documents for more information).

7.2 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

This discussion identifies the environmentally superior alternative by assessing the degree to which each alternative avoids significant and unavoidable environmental impacts. In some cases, an alternative will avoid one or more significant and/or unavoidable impacts identified for the proposed project but then introduce one or more new significant impacts. Hence, the selection of the Environmentally Superior Alternative requires an overall assessment of the changes in the number and type of significant impacts.

The *CEQA Guidelines* do not define a precise methodology regarding the determination of the Environmentally Superior Alternative. For the purposes of this analysis, each alternative has been compared within each issue area to the proposed project, and a determination has been made as to whether the alternative was superior, inferior, or similar to the proposed project. For the purpose of this EIR, the analysis assumes that each impact is equally weighted. Decision makers and the community in general may choose to emphasize one issue or another, which could lead to differing conclusions regarding environmental superiority. If the No Project Alternative is identified as the Environmentally Superior Alternative for a given issue area, the development scenario among the remaining alternatives that produces the fewest impacts is noted, in accordance with CEQA.

Alternative #9, the previous OASIS project on Foster Road, is considered the Environmentally Superior Alternative as this alternative would avoid all of the proposed project’s significant and unavoidable (Class I) impacts and the potentially significant but mitigable (Class II) impacts would be limited to impacts to biological resources, for which the approved City of Santa Maria MND has identified feasible mitigation.

Alternative #9 would not result in the benefit of constructing a segment of the OCP Orcutt Creek Trail/Class I Bikeway on KS18. However, the proposed (KS18) project’s trail/bikeway segment provides only one piece of the trail/bikeway and would not provide a complete connection

between Foxenwood Lane and Broadway/California Boulevard. Therefore, usability of the trail/bikeway would be dependent on completion of the remaining trail/bikeway extension to Broadway/California Boulevard. Development impact fees are collected from new Orcutt development projects to offset increased demand for recreational opportunities resulting from new development and these fees are to be used to fund the recreational priorities identified in the OCP. These funds could be used to construct either all or part of the trail/bikeway segment across KS18, independent of whether the OASIS project is developed on KS18.

Alternative #9 is considered the environmentally superior alternative, based on the following:

- The City of Santa Maria prepared a Mitigated Negative Declaration (MND) for a similar 15,330 square foot OASIS Senior Center project;
- The MND determined the project on Foster Road would result in no significant unavoidable (Class I) impacts;
- The MND determined the project's potentially significant, but mitigable (Class II) impacts would be limited to impacts to biological resources, for which the MND identified feasible mitigation;
- The site is level, immediately adjacent to a public road and existing utilities, greatly reducing the amount and extent of necessary earthwork for site development and utility extensions, and allowing the project to be served by two points of access (driveways) for improved circulation and emergency access;
- There is an existing SMAT bus stop serving the adjacent Foodbank facility;
- According to the project staff report, the site is designated for development (instead of open space and parkland) and the proposed project is a permitted use, consistent with the City of Santa Maria General Plan Classification (Community Facilities "CF") and Zoning Classification (Public Facilities and Institutional ("PF") for the property. Therefore, the project would not necessitate amendments to the General Plan, modifications to conditions of approval and recorded maps for an approved subdivision, or a Conditional Use Permit;
- Development rights to the KS18 open space/parkland granted to the County as partial mitigation for loss of open space impacts would be retained by the County; and
- This alternative would avoid several impacts that were noted as significant and unavoidable (Class I) for the proposed project at KS18, including project specific and cumulative aesthetic/visual impacts, project specific and cumulative biological impacts, project specific and cumulative recreation/loss of open space impacts, and cumulative traffic impacts.