



**BOARD OF SUPERVISORS
AGENDA LETTER**

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

Agenda Number:

Submitted on:
(COB Stamp)

Department Name: General Services
Department No.: 063
Agenda Date: September 16, 2025
Placement: Administrative Agenda
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director: Kirk Lagerquist, Director, General Services
Contact: Ted Teyber, Assistant Director, General Services
SUBJECT: Purchase and Sale Agreement for OASIS Senior Center Site in Orcutt; Fourth Supervisorial District (Folio 003977)

DocuSigned by:
Kirk Lagerquist
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County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute the original and duplicate original Purchase & Sale Agreement and Escrow Instructions between Orcutt Area Seniors In Service, Inc. ("Seller"), and the County of Santa Barbara ("County"), as the buyer to purchase two Assessor's Parcel Numbers consisting of approximately 5.3 acres in the unincorporated area of the County of Santa Barbara;
- b) Authorize the Director of General Services, or designee, to execute any and all escrow documents and complete the due diligence required to facilitate the terms and conditions of the proposed Sale; and
- c) Determine that the proposed action does not constitute a "Project" within the meaning of the California Environmental Quality Act (CEQA), pursuant to Section 15378(b)(5) of the CEQA Guidelines, because it consists of an organizational or administrative activity of government which will not result in direct or indirect physical changes in the environment.

Summary Text:

This item recommends execution of a Purchase and Sale Agreement for the County to enter into escrow to purchase two parcels comprising 5.3 acres in the unincorporated Santa Barbara County community of Orcutt (the "Property"). The Property is contemplated to site the development of a community library and senior center. The Purchase and Sale Agreement provides that before funds are paid and the Property ownership transfers, that

- 1) an environmental impact review for the development be completed,
- 2) the County obtains control over the adjacent parcels to site a portion of the contemplated County Library thereon, and
- 3) there is a feasible design for the community senior center and County library on the combined parcels.

The Purchase and Sale Agreement provides for the County to pay a purchase price of \$693,000. It is anticipated that upon the close of escrow and transfer of the Property, the Property would be leased back to the Seller to construct and operate a senior center. The Purchase and Sale Agreement includes a two year exclusive option for OASIS to lease a portion of the property from the County for this purpose. The terms of the OASIS lease would be brought back to the Board of Supervisors for approval if acquisition is successful.

Discussion:

The Orcutt community requires a larger library and senior community center to provide expanded services, vital working areas and flexible space for residents. Based on input from the Friends of the Orcutt Library and the City of Santa Maria Library Director, the proposed library building is approximately 20,000 square feet. The current plans for the OASIS senior center propose a 14,069 square foot two-story building with a 1,600 square foot bar-b-que and storage building with walking paths thereto. These developments would require frontage improvements (e.g., driveways, sidewalks, curb ramps, transit stops), access roads, parking, new utility services, storm water detention and landscaping as a part of the project.

Background:

The OASIS Project site is comprised of two parcels. The acreage for Assessor's Parcel Number (APN) 105-020-063 is 4.16 acres and APN 105-020-064 is 1.12 acres. The two parcels combined equal approximately 5.28 acres.

The Seller has 50% construction documents with building and grading plans as well as an approved conditional use permit and a certified environmental document ("OASIS Project"). The current OASIS Project design needs to be modified to include the Orcutt Library. Updating the OASIS environmental documents for the library are a condition of the County closing on the two OASIS parcels.

The project site has access from Foxenwood Lane accommodated by an access easement from the adjacent parcel, APN 105-020-041. Public improvements also need to be made to the Property to accommodate the OASIS Project, as well as the County Library. Utility easements have been created to provide the required utility service to the site.

The parcels were originally gifted to OASIS for the project by the prior property owner. While it is anticipated that upon transferring ownership of the Property to the County, the County would lease the Property back to OASIS for construction and operation of the community senior center, the County's purchase price would be utilized by OASIS to directly fund a portion of its construction.

Performance Measure:

The Purchase and Sale Agreement provides that before funds are paid and the Property ownership transfers, that

- 1) an environmental impact review for the development be completed,
- 2) the County obtains control over the adjacent parcels to site a contemplated County Library thereon, and
- 3) there is a feasible design for the community senior center and County library on the combined parcels.

Fiscal and Facilities Impacts:

The purchase price of \$693,000 for the 5.3 acres is to be paid from a Federal legislative earmark. Escrow closing costs are estimated to cost another \$5,000-7,000. This does not include purchase price of the adjacent three parcels for the County Library, or any environmental or planning costs which closing escrow is contingent upon.

Funding for the purchase price is available in the form of a federal grant awarded for the project and held by the U.S. Department of Housing and Urban Development (HUD). Funds will be drawn from HUD and budgeted in a future fiscal year when the conditions of escrow are anticipated to be met.

Special Instructions:

Please send the duplicate original of the executed Purchase & Sale Agreement via County inter-office mail to: General Services Real Property Division, 260 N. San Antonio Rd., Casa Nueva 2nd Floor, Santa Barbara CA 93110.

Attachments:

Attachment A – Purchase & Sale Agreement and Escrow Instructions

CC: Andrew Myung, Community Services