



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

**BOARD OF SUPERVISORS AGENDA LETTER**

**Department Name:**

General Services

**Department Number:**

063

**Agenda Date:**

June 23, 2026

**Placement:**

Administrative Agenda

**Estimated Time:**

N/A

**Continued Item:**

No

**If Yes, date from:**

N/A

**Vote Required:**

Majority

**TO:** Board of Supervisors

**FROM:** Department Director: Kirk Lagerquist, Director, General Services

DocuSigned by:  
*Kirk Lagerquist*  
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**CONTACT:** Ted Teyber, Assistant Director

**SUBJECT:** Approve and Adopt Addendum to Final Environmental Impact Report (SCH No. 2017041065) (19EIR-00000-00003) for the OASIS Meeting Center Project, Fourth Supervisorial District

**Concurrences:**

**County Counsel Concurrence:**

As to form: Yes

**Auditor-Controller Concurrence:**

As to form: N/A

**Other Concurrence:**

As to form: N/A

**Recommended Actions:**

That the Board of Supervisors:

- a) After considering the Final Environmental Impact Report (State Clearinghouse No. (SCH) 2017041065, (19EIR-00000-00003) (Attachment B)), as modified by EIR Revision Letter dated

November 23, 2021 (Attachment A), approve and adopt the Addendum to the Final Environmental Impact Report (Attachment A), for the OASIS Meeting Center Project to incorporate the scope of the Orcutt Library which has been completed pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164; and

- b) Find that no subsequent environmental review is required for the Revised OASIS Meeting Center and Orcutt Library Project after consideration of the Addendum to the Final Environmental Impact Report and the Final Environmental Impact Report (SCH No. 2017041065), certified on December 15, 2020, because there are no substantial changes in the circumstances under which the project will be undertaken, and no new information of substantial importance that would require major revisions to the certified EIR, pursuant to CEQA Guidelines Section 15162; and
- c) Receive the Planning Commission conformity report required by Government Code Section 65402. The Planning Commission Staff Report for New Projects in the Five-Year Capital Improvement Program for Fiscal Years 2026-2031 and the Planning Commission Action Letter for the hearing held on June 3, 2026 (Attachment D) constitute the required report.

**Summary Text:**

This item is on the agenda to approve the Addendum to the Final Environmental Impact Report (FEIR) for the Project. This action is a critical step in the California Environmental Quality Act process to allow for the revised project and proposed redevelopment efforts to proceed with protections in place to mitigate potentially significant environmental impacts.

**Background:**

The OASIS Meeting Center Project was originally proposed in 2014 and included a General Plan Amendment and related land use entitlements. In June 2015, the Planning Commission recommended that Planning and Development process the General Plan Amendment application. The remaining project applications, including Conditional Use Permits, a Development Plan, a Lot Line Adjustment, and a Recorded Map Modification, were submitted in 2016 and deemed complete in October 2016.

A Mitigated Negative Declaration was circulated for public review in May 2017. Following receipt of public comments raising concerns regarding potential significant environmental impacts, the County determined that preparation of an Environmental Impact Report (EIR) was required. The Draft EIR was circulated for public review from September 6 through October 21, 2019, and the Planning Commission held a public hearing on October 3, 2019, to receive comments. On September 11, 2020, the Planning Commission recommended approval of the project, and on December 7, 2021, the Board of Supervisors certified the Final EIR (SCH No. 2017041065), as modified by an EIR Revision Letter.

The existing Orcutt Library, located at 175 Broadway Street, operates in leased space of less than 5,000 square feet. Planning efforts dating back to 1995 identified the need for a substantially larger library to serve Orcutt and surrounding communities. In 2021, the City of Santa Maria, which operates the library on behalf of the County, completed a space needs assessment identifying a need for approximately 17,160 square feet of library space to adequately serve the community.

To evaluate potential locations for a new library, the County completed a feasibility study in 2024 that considered three sites: the Union Oil Building, property adjacent to the approved OASIS

Meeting Center site on Clark Avenue, and property owned by Phillips 66. Based on the study, the County determined that the OASIS Meeting Center site, consisting of Assessor Parcel Numbers 105-020-060, -061, -062, -063, and -064, would best meet the community's long-term needs and provide an opportunity to co-locate the library with the proposed meeting center and senior services facilities.

In December 2025, the County awarded a design contract for the new Orcutt Library to RRM Design Group following a competitive procurement process. The proposed library would be incorporated into the approved OASIS Meeting Center Project site.

To evaluate the environmental effects of adding the library to the previously approved project, the County initiated updated environmental studies in 2026. These studies included updated biological resource assessments and traffic analyses to evaluate existing site conditions, potential impacts, parking demand, vehicle miles traveled, and circulation conditions associated with the revised project. The studies concluded that the addition of the proposed library would not result in new significant environmental impacts or a substantial increase in previously identified impacts beyond those analyzed in the certified Final EIR.

This Addendum to the certified Final EIR was prepared to document the findings of the updated analysis based on adding the library to the previously approved OASIS Meeting Center Project. This Addendum concludes that the revised project remains within the scope of the environmental analysis contained in the certified Final EIR and that no subsequent or supplemental environmental review is required under CEQA Guidelines Section 15162.

### **Fiscal and Facilities Impacts:**

The recommended actions have no direct fiscal impact. Any future project-related expenditures, budget revisions, or funding requests associated with subsequent project phases will be presented to the Board for consideration and approval at a later date.

### **Special Instructions:**

Email one (1) copy of the Minute Order to Ted Teyber, Assistant Director, General Services Department, [tedteyber@countyofsb.org](mailto:tedteyber@countyofsb.org).

### **Attachments:**

**Attachment A** – November 23, 2021 Addendum to the Final Environmental Impact Report

**Attachment B** – Final Environmental Impact Report for OASIS Meeting Center

**Attachment C** – Addendum for OASIS Meeting Center and Orcutt Library Project

**Attachment D** – Planning Commission Staff Report and Planning Commission Action Letter

### **Contact Information:**

Ted Tyber  
Assistant Director, General Services  
[TedTeyber@countyofsb.org](mailto:TedTeyber@countyofsb.org)