

**SANTA BARBARA COUNTY  
AGENDA BOARD LETTER**



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

Agenda Number:

Prepared on: **March 28, 2003**  
Department: **Parks**  
Department No.: **052**  
Agenda Date: **May 6, 2003**  
Placement: **Administrative**  
Estimate Time:  
Continued Item: **NO**  
If Yes, date from:

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TO: Board of Supervisors

FROM: Terri Maus-Nisich  
Parks Director

STAFF CONTACT: Coleen Lund, Project Manager (568-2470)  
Don Grady, Real Property Agent (568-3065)

SUBJECT: Lease Agreement with the Santa Barbara Therapeutic Riding Academy  
Folio No. WC 2487  
First Supervisorial District

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**Recommendation:**

That the Board of Supervisors execute the attached original and duplicate original lease agreement between the County of Santa Barbara and the Santa Barbara Therapeutic Riding Academy to provide for its continued operations at Toro Canyon County Park, on a month-to-month basis.

**Alignment with Board Strategic Plan:**

The recommendation is primarily aligned with Goal No. 5 – A High Quality of Life for All Residents.

**Executive Summary and Discussion:**

The County has been leasing a portion of Toro Canyon County Park to the Santa Barbara Therapeutic Riding Academy since December 17, 1991. The Academy is a nonprofit organization that provides therapeutic horseback riding to mobility-impaired individuals, as well as riding lessons to other individuals. The fees generated from the lessons are used for on-site maintenance and administrative costs associated with the therapeutic horseback riding program.

County Parks and the Riding Academy are in the process of applying for a Conditional Use Permit (CUP) to address certain environmental concerns and to allow the Academy to continue its operations at the park on a longer-term basis.

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The previous lease agreement expired on November 30, 2001. Since that time, the Academy has been operating on a month-to-month basis by exercising the holdover provision in its previous lease.

The proposed agreement would formalize the month-to-month extension of the lease during the duration of the CUP application process, which is expected to take approximately one year to complete. It would also require the Academy to comply with all applicable environmental laws and regulations and conditions of operation during the CUP process. Once the CUP has been obtained, a standard lease agreement will be negotiated, which will contain all requirements and conditions of the permit.

### **Mandates and Service Levels:**

There are no mandates or changes in service levels.

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

The Riding Academy will be responsible for all CUP application processing fees. There are no impacts to facilities.

### **Special Instructions:**

After Board action, Clerk of the Board to distribute Original and Duplicate Original Lease Agreement as follows:

- |  |                                      |
|--|--------------------------------------|
| 1. Originals, Duplicate Originals and Minute Order | Facilities Services, Attn: Don Grady |
| 2. Certified Copy of Document                      | Clerk of the Board Files             |
| 3. Copy of Document and Minute Order               | Parks Department, Attn: Coleen Lund  |

*NOTE: Facilities Services will make a copy for its files and deliver the duplicate originals to the Clerk of the Board.*

### **Concurrence:**

General Services/Real Property

County Counsel

Risk Management

Auditor-Controller