

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



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

Agenda Number:

Prepared on: July 7, 2004
Department: General Services
Budget Unit: 063
Agenda Date: July 27, 2004
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Ron Cortez, Director
General Services Department

STAFF CONTACTS: Don Grady, Real Property Agent (568-3065)
Real Estate Services

SUBJECT: Ground Lease for Carpinteria Valley Historical Society
First Supervisorial District

Recommendations:

That the Board of Supervisors:

- A. Determine that the services provided by the Carpinteria Valley Historical Society, including the operation and maintenance of an exhibit hall and museum for historical preservation and related educational purposes, meet the social needs of the County, and that the Society therefore qualifies for a rent subsidy; and
- B. Determine that the portion of the County-owned property located at 956 Maple Avenue, in Carpinteria, that consists of the exhibit hall and museum, will not be needed for other County purposes during the ninety-nine year term; and
- C. Approve the proposed Ground Lease granting the Carpinteria Valley Historical Society the right to continue to operate the exhibit hall and museum, for a period of ninety-nine years, at no cost to the Society.

Alignment with Board Strategic Plan:

The recommendation(s) are primarily aligned with Goal No. 5.A High Quality of Life for All Residents.

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Executive Summary and Discussion:

The Carpinteria Valley Historical Society (Society) is a non-profit corporation organized for the purpose of historical preservation and related educational purposes. The Society has been leasing the County-owned property at 956 Maple Avenue, in Carpinteria, since January of 1961. The Society subsequently built an exhibition hall and museum for the purpose of collecting, interpreting, preserving and displaying various artifacts that reflect the unique culture and historical heritage of the Carpinteria Valley.

California Government Code Section 26277 allows your Board to make available any real property in the County that will not be needed for other county purposes during the time of possession, to be used to carry out programs deemed necessary to meet the social needs of the residents of the County, including historical and educational programs. This Ground Lease includes a provision that if the property is used for any purpose other than historical and educational purposes, the Society would be required to pay fair market rent for the property. In addition, if, at any time, your Board determines that the services provided by the Society are no longer a benefit to the community, or if the afore-mentioned Government Code is repealed or replaced such that the Society no longer qualifies for a rent subsidy, the Society would pay fair market rent for the property.

The Historical Society is immediately adjacent to the Carpinteria Veteran's Memorial Building, which was recently leased to the City of Carpinteria under a similar ninety-nine year lease. The Memorial Building now includes a recently built outpatient clinic operated by the County's Public Health Department. There is a parking lot on the property occupied by the Society that was built by the County in the early 1980s, and serves the Memorial Building, the Public Health Clinic and the Historical Society. This Ground Lease provides for the shared use and maintenance of the parking lot and driveway.

The Society is currently holding over under the terms and conditions of the previous ground lease, which expired in 2001. Since that time, the County has been exploring various options to determine the most effective way of managing the property, including a sale of the property to the Society. Under the terms of this Ground Lease, the Society will assume all maintenance and repair of the exhibit hall, the museum, and the grounds. The Lease also provides a first right of refusal that would allow the Society, upon approval by your Board, to purchase the underlying property from the County at fair market value.

Mandates and Service Levels:

No change in programs or service levels.

Fiscal and Facilities Impacts:

No fiscal or facilities impacts.

Special Instructions:

After Board action, please distribute as follows:

1. Original Document
2. Duplicate original and Minute Order

Clerk of the Board Files
Facilities Services, Attn: Don Grady