



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

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

Submitted on:
(COB Stamp)

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

TO: Board of Supervisors
FROM: Department Director(s): Kirk A. Lagerquist
Contact: Ted Teyber, Assistant Director
SUBJECT: **Ground Lease Agreement with Santa Barbara Volleyball Club (SBVC), 4550 Hollister Avenue, Goleta, CA 93110; APN No. 061-040-050 (portion); Second District; (RP File No. 004135)**

County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to form: Yes

Risk Management

Recommended Actions:

That the Board of Supervisors:

Auditor-Controller Concurrence

As to form: Yes

- a) Approve and authorize the Chair to execute the fifteen (15) year Ground Lease Agreement between the County and Santa Barbara Volleyball Club, a 501(c)(3) (hereinafter, "SBVC"), for the development of an indoor volleyball facility with restrooms, storage, reception, and 18 parking spaces on a portion County-owned property at 4550 Hollister Avenue, Goleta, CA 93110 (APN 061-040-050, 2nd District);
- b) Find, that pursuant to Sec. 12A-10.3 of the Santa Barbara County Code, that the County-owned property at 4550 Hollister Avenue, Goleta, CA 93110 is not and will not be needed for County purposes and the proposed activity meets the social needs of the population of the County;
- c) Approve the waiver of rent in exchange for SBVC's demolition of existing structures and construction of a new youth sports facility to meet the social needs of the County at its sole cost, to be financed through philanthropic donations and fundraising; and
- d) Find that the proposed action is an organizational or administrative activity that will not result in direct or indirect physical changes in the environment and is therefore not a project under CEQA Guidelines 14 CCR 15378(b)(5)

Summary Text:

Board approval of this Ground Lease will allow SBVC to demolish the buildings at 4550 Hollister Avenue and construct a new approximately 18,400 square foot four-court indoor volleyball facility. The project will be delivered at no cost to the County and will serve the recreational and developmental needs of local youth.

Discussion:

SBVC proposes replacing the buildings at 4550 Hollister Avenue, Goleta, with a new four-court indoor volleyball facility at its sole expense. The project will be financed through donations and community fundraising. The lease provides for no monetary rent payments from SBVC, given their investment in demolition, eliminating costs that the County would otherwise incur, and construction of a youth sports facility to benefit the public. The Project will provide the community's youth with a modern recreation space, enhance community health and wellness, and reduce County liability associated with unsafe structures. At the same time, SBVC assumes responsibility for all permits and compliance.

Background:

The property at 4550 Hollister Avenue, Goleta, is County-owned and currently improved with approximately 5,250 square feet of duplexes and storage sheds. These structures have housed various departments that are in the process of relocating. The buildings are no longer suitable for County use and would otherwise require abatement and demolition at County expense.

The SBVC, a local 501(c)(3) nonprofit organization, has proposed redeveloping the site by demolishing the existing buildings, performing asbestos abatement and debris removal, and constructing a new 18,400 square foot steel building to house a four-court indoor volleyball facility. The facility will include restrooms, reception, storage, and 18 parking spaces (including one ADA-compliant space).

SBVC's proposal is fully funded through philanthropic donations and public/private fundraising, with no cost to the County. In exchange for assuming demolition and construction responsibilities, SBVC is requesting a Ground Lease from the County for a term of 15 years.

The proposed facility, adjacent to the Page Youth Center and Fire Station 13, would expand recreational opportunities for local youth, promote health and wellness, and avoid the County's expense of demolishing the existing structures.

At the end of the lease term, or in the event SBVC discontinues the intended use of the facility, SBVC shall demolish its improvements and restore the property to its post-demolition-graded condition as near as practicable.

Key Contract Risks:

COUNTY approval shall be deemed conditional upon SBVC acquiring all necessary permits from the appropriate governmental agencies at its sole expense and SBVC's compliance with all conditions of said permit(s).

The Lease provides that the project requires a Conditional Use Permit (CUP) from Santa Barbara County Planning and Development, and SBVC shall be responsible for designing and constructing the facility to comply with all land use and environmental requirements inherent to the CUP process.

Special Instructions:

After Board action, distribute as follows:

- | | |
|--|--|
| 1. Original Lease Agreement | Clerk of the Board Files |
| 2. Duplicate Lease Agreement and Copy of Minute Order | Real Property Division Attn: Debbie Hambleton |
| 3. Copies of documents and Minute Order | Auditor-Controller Attn: Betsy Schaffer |

Attachments:

Attachment A – Original Lease Agreement

Contact Information:

Debbie Hambleton
Real Property Agent
dhambleton@countyofsb.org