



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

Department Name: General Services
Department No.: 063
For Agenda Of: February 11, 2014
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Matthew P. Pontes, Director (805) 560-1011
Contact Info: Greg Chanis, Assistant Director (805) 568-3096
Erik Raney, Lieutenant (805) 681-4280
SUBJECT: Sheriff Equestrian Training Facility at Santa Ynez Valley Equestrian Association,
Santa Ynez, Third District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence Risk Manager, Sheriff

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute the attached original and duplicate original Lease Agreement (Lease) between the County of Santa Barbara (County) and Santa Ynez Valley Equestrian Association (SYVEA) for the County's leasing of portion of the Santa Ynez Valley Equestrian Center (Property) to operate an equestrian training facility for a period of twenty (20) years in return for County payment of an annual membership fee of \$150 per Sheriff Mounted Patrol Unit member (Third District); and
- b) Determine that the proposed action is exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15301, "Existing Facilities," and approve and direct staff to file and post the attached Notice of Exemption on that basis.

Summary Text:

The Board's action to approve the Lease will allow the Santa Barbara County Sheriff Mounted Patrol Unit (Patrol Unit) to relocate the facility they are currently leasing from the State of California (State) on Burton Mesa Road near Harris Grade Road, in Lompoc, and move to the Santa Ynez Valley Equestrian Center at 195 North Refugio Road, in Santa Ynez, for a period of twenty (20) years. The County will pay an annual membership fee of One Hundred Fifty Dollars (\$150) per Patrol Unit member; there are currently seven members.

Background:

The Patrol Unit provides services for search and rescue, crowd control, parks patrol, and back country patrol throughout the entire County. Currently, the Patrol Unit manages approximately six (6) officers on horseback and occupies an equestrian training facility at the Burton Mesa Management Area (BMMA) owned by the State. The Sheriff's Department entered into a Lease Agreement with the State on May 3, 1995, for a term of fifteen years which expired May 2, 2010, and has been holding over under the terms of that Lease Agreement since that time.

The County has not been required to pay rent during the term of the Lease Agreement with the State. In return, Sheriff has been operating inmate labor crews for trail maintenance and other land management activities, such as weeding and planting in the BMMA. In addition to providing trail maintenance, the Patrol Unit also agreed to provide back country patrol and to monitor and report any suspicious or unauthorized activities.

In April of 2013, staff from the County Sheriff's Department and the General Services Department met with staff from California State Lands and Federal Fish and Wildlife to discuss a new lease. California State Lands and Federal Fish and Wildlife informed County staff of the Burton Mesa Ecological Reserve Land Management Plan (Land Management Plan). This Land Management Plan was passed and adopted between California State Lands and Federal Fish and Wildlife in 1997, and governs the use of the reserve.

This Land Management Plan states livestock, cattle, farming, mountain biking and various other uses and activities on the BMMA are prohibited, therefore prohibiting the Sheriff's operation of an equestrian facility. The State agreed to a lenient timeline for Sheriff and General Services to devise a plan to relocate the training facility, and to restore the premises to the condition which existed prior to the facility (normal wear and tear excepted) according to the 1995 Lease Agreement.

SYVEA is a members-only, California public benefit non-profit corporation whose mission is to provide a multi-use facility for equine activities with accompanying educational experiences in order to foster safe and humane horsemanship. The 24-acre center provides two levels (upper and lower) on the Property which offer different equine activities. The Patrol Unit will be leasing space for its equestrian facility on the lower level of the Property.

The Patrol Unit sees this relocation as an opportunity to establish a new and superior facility that will better fit its needs. By execution of this Lease Agreement with SYVEA, the Patrol Unit will be able to relocate their training horses to an updated facility and begin the required restoration work of the old site at BMMA. The Patrol Unit will pay an annual membership fee currently one hundred fifty dollars (\$150) per officer using the Property and Premises. The annual membership is subject to change and is valid from January 1st to December 31st of each year.

Execution of the Lease providing for the Patrol Unit's use of the equestrian training facility at the Santa Ynez Valley Equestrian Center involves leasing of an existing public facility with negligible expansion of use, and is not likely to have a significant environmental impact. Therefore, this project is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15301 – Class 1, which consists of the “operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical

equipment, or topographical features involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.”

Fiscal and Facilities Impacts:

The annual cost of memberships for the Patrol Unit will be covered using existing allocations. The Patrol Unit is currently comprised of seven members. Therefore, the initial and annual expenditure for the membership fees will be \$1,050. Additionally, upon thirty (30) days prior written notice, SYVEA may require County to reimburse SYVEA twenty percent (20%) of the cost of electricity for the Property, which is estimated to be \$700 annually. The Patrol Unit has an existing budget of approximately \$9,000 annually for services and supplies, in Fund 0001, Dept. 32, Line Item 7460, Program 1404, Org Unit 6044.

Special Instructions:

After Board action, please distribute as follows:

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| 1. Original Lease | Clerk of the Board Files |
| 2. Duplicate Original Lease and Minute Order | Office of Real Estate Services |
| 3. Copy of Lease
and copy of Minute Order | Auditor-Controller
Financial Reporting Division,
Attn: Betsy Schaffer |

Attachments:

1. Original and Duplicate Original Lease Agreement
2. Notice of Exemption (CEQA)