



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: September 22, 2020
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Janette D. Pell, Director (805) 560-1011
Contact Info: Skip Grey, Assistant Director, General Services (805) 568-3083
Carlo Achdjian, Manager GS/Real Property Division (805) 568-3081
SUBJECT: Buellton Senior Center 25-Year Lease Agreement, Third District (R/P File No.: 000999)

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Manager

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Find that the programs and services provided at the Buellton Senior Center at 164 West Highway 246, Units A & B, in Buellton (the "Premises") by the Buellton Senior Center, a California non-profit corporation, are necessary to meet the health, welfare, and social needs of the local senior community, and that the Premises are not needed by the County for the period of this Lease Agreement; and
- b) Approve and authorize the Chair to execute the attached original and duplicate original Lease Agreement (the "Agreement") between the Buellton Senior Center as Lessee and the County of Santa Barbara as Lessor wherein the County, pursuant to California Government Code Section 26227, leases the subject Premises for a period of 25 years with two 5-year renewal options described in Section 5, which will allow the Lessee to undertake fundraising events for some needed improvements to the Buellton Senior Center subject to approval of plans by the County Capital Projects Assistant Director; and

- c) Approve and authorize the Director of the General Services Department, or their designee, until otherwise ordered by the Board of Supervisors and subject to concurrence from Risk Management, to approve the renewal options pursuant to Section 5, EXTENTION OF LEASE; and
- d) Determine that the proposed actions are exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 because they consist only of the continued leasing of existing public structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that which presently exists, and approve and direct staff to file and post the attached Notice of Exemption on that basis.

Summary Text:

This item is on the agenda due to the Boards action to approve the new 25-year Lease Agreement for the Buellton Senior Center. This Lease Agreement will replace the existing 12A-10 lease executed on January 23, 2018, that was scheduled to expire on May 23, 2022. The proposed Lease Agreement would allow Buellton Senior Center to continue leasing that portion of land on County property known as County Fire Station No. 31 (APN: 099-261-022) located at 164 West Highway 246, Units A & B, in Buellton, for a term of up to 35 years should all options to extend be exercised, in writing, no less than 90 days prior to the expiration of the then current term and approved by the Director of the General Services Department, or designee, as authorized by the Board of Supervisors. This action falls under California Government Code §26227 which allows the board of supervisors of a county to fund programs deemed necessary to meet the social needs of the population of the county and to make available any real property of the county which shall not be needed for county purposes during the time of possession, rent free.

California Government Code §26227 also allows a county's board of supervisors to assist, via a leasing arrangement, the improvement of real property to be used for social need programs. The proposed 25-year Lease Agreement will optimize fundraising events to accommodate Buellton Senior Center's pursuit of their plans to make improvements at the Premises by upgrading the interior spaces and the outdoor area and parking facilities. Buellton Senior Center must obtain all required permits and plans and present to the County Capital Projects Assistant Director for review and approval of their proposed renovation projects.

Background:

The Buellton Senior Center has been leasing the County owned premises since May 1982, and providing programs and services necessary to meet the health, welfare, and social needs of seniors, including a healthy daily noontime meal five (5) days a week, guidance and advice on tax and legal matters, transport to medical centers, hospice counseling and other related senior activities. The Senior Center is in dire need of improvements. The Senior Center's membership is strong and active in the community. Members assist in picking up fresh day-old produce and bread items from local grocery stores and farmers, and bagging and delivering to homebound seniors and low-income families in the Buellton area.

This action will involve no 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 operations, 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:

Execution of this Lease will not result in any fiscal or facilities impacts on the County.

Staffing Impacts: N/A

Special Instructions:

After Board action, please distribute as follows:

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|---|-------------------------------------|
| 1. Original Lease Agreement | Clerk of the Board files |
| 2. Duplicate Original Lease Agreement & Minute Order
Smith | GS/Real Property Division, Attn: C. |

NOTE: The Clerk shall post the NOE upon Board approval.

Attachments:

1. Original and Duplicate Original Lease
2. CEQA Notice of Exemption

Authored by:

C. Smith, Real Property Agent, General Services/Real Property