



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: Community Services
Department No.: 057
For Agenda Of: November 28, 2023
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: 4/5

TO: Board of Supervisors
FROM: Department George Chapjian, Community Services Director (805) 568-2467
Director(s)
Contact Info: Jeff Lindgren, Parks Assistant Director (805) 568-2475
SUBJECT: Greenwell Preserve New Lease Extending Term, 1st District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Risk Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Determine that the services provided by The Summerland Citizen's Association are necessary to meet the social needs of the County, pursuant to California Government Code Section 26227;
- b) Determine that the County-owned property located in the Town of Summerland and known as the Summerland Greenwell Preserve on Greenwell Avenue (APN: 005-080-004) will not be needed for County purposes;
- c) Approve and authorize the Chair to execute the attached original and duplicate original Lease Agreement between the County of Santa Barbara and The Summerland Citizen's Association, a California non-profit corporation, to operate, maintain and repair the Summerland Greenwell Preserve in Summerland, California for a period of thirty (30) years with optional extensions of two (2) additional five (5) year periods at the mutual agreement of the Summerland Citizens Association and the Director of Community Services (Attachment A) (4/5 vote required); and
- d) Determine that the above recommended actions are exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301, finding that the project is for the operation, repair, maintenance, leasing, licensing, or minor alteration of existing public structures, facilities, mechanical equipment, or topographical features, involving negligible or no

expansion of use beyond that existing at the time of the Board's determination and direct staff to file a Notice of Exemption on that basis.

That the Board of Supervisors Acting as the Governing Authority of County Service Area No. 11:

- a) Approve payment to The Summerland Citizen's Association of an annual reimbursement, subject to available funding and annual appropriations, in an amount not to exceed \$3,120 for ongoing maintenance and administration, including utilities and waste holding tank maintenance as outlined in the Lease Agreement (4/5 vote required); and
- b) Determine that the above recommended action is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301, finding that the project is for the operation, repair, maintenance, leasing, licensing, or minor alteration of existing public structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the Board's determination and direct staff to file a Notice of Exemption on that basis.

Summary Text:

This item is on the agenda so the Board of Supervisors may consider an agreement to allow The Summerland Citizen's Association (SCA) to operate, maintain, and repair the Summerland Greenwell Preserve for a period of thirty (30) years with optional extensions of two (2) additional five (5) year periods upon mutual agreement.

Background:

The County owns the Summerland Greenwell Preserve in Summerland, which previously served as a County Public Works Road Yard. Under the current lease, the Summerland Citizens Association is leasing the property and buildings at the Summerland Greenwell Preserve through 2035. The current lease would be replaced by the new lease under consideration here.

The Summerland Citizen's Association will utilize the facility to promote education on the eradication of non-native landscaping and offer the building as a meeting space for local non-profits. The property is commonly used as trailhead parking to access the nearby County multi-use trail network and has been periodically used as a nursery for native plants.

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, leasing, licensing, or minor alteration of existing public structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of use beyond that existing at the time of the Board's determination.

CSA-11 provides funding for street lighting services and open space maintenance for the three County Parks in the Summerland Community: Lookout Park, Ocean View Park, and the Greenwell Preserve.

Fiscal and Facilities Impacts:

The \$3,120 per year for ongoing maintenance, including utilities and waste holding tank maintenance, would be provided from CSA-11 over the 30-40 year term, subject to funding availability and annual appropriations, with these costs totaling up to \$93,600-\$124,800 over the term of the agreement.

Attachments:

Attachment A: Lease Agreement

Attachment B: CEQA Notice of Exemption

Special Instructions:

After Board action;

1. Please distribute one copy of the Minute Order
2. A duplicate original Agreement to Jeff Lindgren, jlindgren@countyofsb.org Community Services Department.