



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 11, 2012
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Requirement Majority

TO: Board of Supervisors
FROM: General Services Bob Nisbet, Director (805) 560-1011
Contact Info: Paddy Langlands, Assistant Director (805) 568-3096
Herman D. Parker, Community Services Director (805) 568-2467
SUBJECT: The Neal Taylor Nature Center License Agreement at the Cachuma Recreation Area (Folio #002511); Third District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: Risk & Community Services Dept.

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Determine that the services provided by The Neal Taylor Nature Center at Cachuma Lake, a California non-profit corporation (Third District), meet the social needs of the County, and that the Corporation therefore qualifies for a rent subsidy pursuant to Government Code Section 26227;
- b) Determine that the portion of Cachuma Recreational Area located at 2265 Hwy 154, in the County of Santa Barbara (APN 145-160-072), known as the Neal Taylor Nature Center, will not be needed for County purposes;
- c) Approve and authorize the Chair to execute the attached original and duplicate original License Agreement between the County of Santa Barbara and The Neal Taylor Nature Center at Cachuma Lake to continue educational programs at the Neal Taylor Nature Center for a period of twenty-five (25) years; and
- d) Determine that the proposed action is therefore exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15301; approve and direct staff to file and post the attached Notice of Exemption on that basis.

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Summary Text:

This Board action will allow The Neal Taylor Nature Center at Cachuma Lake to continue educating and enhancing the visiting public's awareness, interpretation, enjoyment and preservation of the rich cultural, biological, botanical, and geological uniqueness of the Cachuma Recreational Area. The License Agreement also updates the responsibilities of The Neal Taylor Nature Center at Cachuma Lake to reflect current County policies with respect to the operation and management of the Neal Taylor Nature Center and encourages a long term plan for their programs.

Background:

"The Neal Taylor Nature Center at Cachuma Lake," formerly known as the "Cachuma Lake Foundation, Inc." was incorporated in 1990 for the express purpose of operating and maintaining an interpretive nature center at the Cachuma Recreation Area for the benefit, education, and enjoyment of the general public.

On March 14, 2012, the Bureau of Reclamation and the County approved and executed a new Master Agreement for the administration, operation, maintenance, and development of the Cachuma Recreation Area. Pursuant to the Master Agreement, the Bureau of Reclamation has determined that The Neal Taylor Nature Center's request for use to operate and maintain the existing Nature Center is not incompatible with the purpose for which the land was obtained. On April 18, 2012, the Bureau of Reclamation issued to The Neal Taylor Nature Center at Cachuma Lake a *License to Use Reclamation Land* for use of that portion of the Cachuma Recreational Area. This Agreement will grant The Neal Taylor Nature Center at Cachuma Lake the continued use of the premises formerly known as the Cachuma Lake Ranch House.

The term of this Agreement is for a period of twenty-five (25) years, and runs concurrently and subject to the conditions of the Land Use Agreement. Should this Agreement or the Land Use Agreement terminate for any reason, the other agreement will terminate as well.

The County's License Agreement doesn't change the current use of The Neal Taylor Nature Center, which is used to educate and enhance Lake Cachuma visitor's public awareness, interpretation, enjoyment and preservation of the uniqueness of the Cachuma Recreation Area. There are no proposals submitted to alter its current use. Thus, this project is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15301 – Class 1: consists of the operation, maintenance, licensing, 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:

No rent shall be charged pursuant to California Government Code Section 26227, which allows a 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 county owned property which will not be needed for county purposes during the time of possession to be used to carry out such programs. This Agreement also grants the non-profit Corporation the right to hold fundraising events. All monies derived from their fundraising will be used exclusively for the development, operation and maintenance of the Neal Taylor Nature Center and for no other purposes.

No fiscal or facilities impacts.

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Special Instructions: After Board action, the Clerk should distribute as follows:

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| 1) Original Agreement | Clerk of the Board File |
| 2) Duplicate Original Agreement & Minute Order | GS/Real Estate Svcs, Attn: R. Carlentine |
| 3) Copy of Original Agreement & Minute Order | CSD, Herman Parker, Director |

Attachments:

1. Original and Duplicate Original License Agreement
2. CEQA Notice of Exemption

Authored by:

CS, Office of Real Estate Services