



Legislation Details (With Text)

File #: 18-00722 **Version:** 1

Type: Agenda Item **Status:** Passed

File created: **In control:** BOARD OF SUPERVISORS

On agenda: 9/11/2018 **Final action:** 9/11/2018

Title: Consider recommendations regarding a Service and Ground Lease Agreement to Solvang Senior Center (R/P File No.: 002121), Third District, as follows:

a) Find that the programs and services provided at the Solvang Senior Center at 1745 Mission Drive in Solvang (Subject Property) by the Santa Ynez Valley Senior Advisory Council (SYVSAC) Incorporated, a California non-profit corporation, DBA Solvang Senior Center, are necessary to meet the health, welfare, and social needs of the local senior community;

b) Approve and authorize the Chair to execute the Service and Ground Lease Agreement (Lease) between SYVSAC as Lessee and the County of Santa Barbara as Lessor wherein the County, pursuant to California Government Code Section 26227, leases the Subject Property for a period of 20 years with three 10-year renewal options and allows for, but does not entitle, SYVSAC to construct a replacement facility on the Subject Property subject to final approval by County's Board of Supervisors at a future date; and

c) Determine that the recommended actions are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 because they consist only of the continued leasing of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that which presently exists, and are not otherwise the approval of a project pursuant to CEQA Guidelines Section 15352 because the County has not committed to any specific project and retains full discretion to approve, change or reject any proposed project based on future environmental review, and direct staff to file a Notice of Exemption on that basis.

Sponsors: GENERAL SERVICES DEPARTMENT

Indexes:

Code sections:

Attachments: 1. Board Letter, 2. Attachment 1 - Original and Duplicate Original Lease, 3. Attachment 2 - Notice of Exemption CEQA

Date	Ver.	Action By	Action	Result
9/11/2018	1	BOARD OF SUPERVISORS	Acted on as follows:	Pass

Consider recommendations regarding a Service and Ground Lease Agreement to Solvang Senior Center (R/P File No.: 002121), Third District, as follows:

a) Find that the programs and services provided at the Solvang Senior Center at 1745 Mission Drive in Solvang (Subject Property) by the Santa Ynez Valley Senior Advisory Council (SYVSAC) Incorporated, a California non-profit corporation, DBA Solvang Senior Center, are necessary to meet the health, welfare, and social needs of the local senior community;

b) Approve and authorize the Chair to execute the Service and Ground Lease Agreement (Lease) between SYVSAC as Lessee and the County of Santa Barbara as Lessor wherein the County, pursuant to California Government Code Section 26227, leases the Subject Property for a period of 20 years with three 10-year

renewal options and allows for, but does not entitle, SYVSAC to construct a replacement facility on the Subject Property subject to final approval by County's Board of Supervisors at a future date; and

c) Determine that the recommended actions are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 because they consist only of the continued leasing of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that which presently exists, and are not otherwise the approval of a project pursuant to CEQA Guidelines Section 15352 because the County has not committed to any specific project and retains full discretion to approve, change or reject any proposed project based on future environmental review, and direct staff to file a Notice of Exemption on that basis.