

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Central Services	(2) MEETING DATE 3/15/2016	(3) CONTACT/PHONE Will Clemens, Central Services Director Shauna Dragomir, County Real Property Manager (805) 781-5206	
(4) SUBJECT Request to approve a Lease Agreement with the Friends of the Adobes, Inc., a 509(a)(2) nonprofit corporation, for the Rios-Caledonia Adobe in San Miguel. District 1.			
(5) RECOMMENDED ACTION It is recommended that the Board: 1. Approve the Lease Agreement with the Friends of the Adobes, Inc., a 509(a)(2) nonprofit corporation, for continued management of the Rios-Caledonia Adobe in San Miguel for five (5) additional years. 2. Authorize the Chairperson to sign the Lease Agreement.			
(6) FUNDING SOURCE(S) N/A	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ___) <input type="checkbox"/> Board Business (Time Est. ___)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: N/A <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: <u>12/14/2010, 4/8/2008, 1/10/2006, 10/24/1995, 10/20/1975, 3/20/1972</u>	
(17) ADMINISTRATIVE OFFICE REVIEW David E. Grim			
(18) SUPERVISOR DISTRICT(S) District 1			

# County of San Luis Obispo



TO: Board of Supervisors

FROM: Central Services / Shauna Dragomir, County Real Property Manager  
(805) 781-5206

DATE: 2/23/2016

SUBJECT: Request to approve a Lease Agreement with the Friends of the Adobes, Inc., a 509(a)(2) nonprofit corporation, for the Rios-Caledonia Adobe in San Miguel. District 1.

## **RECOMMENDATION**

It is recommended that the Board:

1. Approve the Lease Agreement with the Friends of the Adobes, Inc., a 509(a)(2) nonprofit corporation, for continued management of the Rios-Caledonia Adobe in San Miguel for five (5) additional years.
2. Authorize the Chairperson to sign the Lease Agreement.

## **DISCUSSION**

In 1964, the County of San Luis Obispo purchased the Rios-Caledonia Adobe ("Premises") for the purpose of restoration. In 1968, the Friends of the Adobes, Inc., a 509(a)(2) nonprofit corporation ("Friends of the Adobes") was formed to promote the restoration and maintenance of the Adobe. In 1971, the Adobe was published in the National Register of Historic Places. The building was formally dedicated in December 1972 after major construction was completed. In June 1978, the Adobe, Museum and Gift Shop were opened. The restoration of the Rios-Caledonia Adobe has been a continuing cooperative effort between the Friends of the Adobes and the County of San Luis Obispo.

On December 14, 2010, the Board approved a Lease for a term of five (5) years. The Lease expired on December 31, 2015 and remains in holdover on a month-to-month basis. The Friends of the Adobes has requested to enter into a new Lease Agreement for continued management of the Premises for an additional five (5) year term.

Approval of the Lease Agreement by the Board will allow the Friends of the Adobes to continue to manage the Adobe through December 31, 2020. The Lease Agreement also provides the mutual option to renew the Lease Agreement for three (3) additional consecutive terms for five (5) years each. The Lease Agreement will also bring current the County's standard language regarding insurance, indemnification, and the County's smoking ordinance. The Central Services Department recognizes the ongoing relationship with the Friends of the Adobes for the management of the Rios-Caledonia Adobe, Museum and Gift Shop, and approval of the Lease Agreement is recommended.

## **OTHER AGENCY INVOLVEMENT/IMPACT**

County Counsel has reviewed and approved the Lease Agreement as to form and legal effect. The board of the Friends of the Adobes has approved the terms of the Lease Agreement.

## **FINANCIAL CONSIDERATIONS**

There is no change in the rental amount as the Friends of the Adobes do not pay rent on the Premises. In lieu of monetary rent, the consideration is the Friends of Adobes' continued performance of operation and maintenance of the Premises to the County's standards or better in lieu of County's obligation to do the same. The Friends of the Adobes pays for all utilities furnished to the Premises, except the County bears the cost for water, sewer, and electricity. The costs for all janitorial service, maintenance and repairs to the Premises are borne by the Friends of the Adobes.

The County has the right to utilize the Premises, at no cost to the County, when the Central Services Department grants permits to persons or corporations engaged in the production of still and motion picture and related activities, for use of the Premises for such purposes when such use does not interfere with the primary business of the Friends of the Adobes.

## **RESULTS**

Approval of the attached Lease Agreement will allow the Friends of the Adobes, Inc., a 509(a)(2) nonprofit corporation, to continue to occupy, operate and manage the Rios-Caledonia Adobe, Museum and Gift Shop in San Miguel for an additional five (5) years, through December 31, 2020. This action supports the County's desired Community-wide result of a Livable Community by allowing the Friends of the Adobes to function as responsible stewards of the Premises, the primary purpose of which is to serve the public, and by promoting life-long learning for local residents and tourists visiting the area.

## **ATTACHMENTS**

1. Location Map
2. Lease Agreement