



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:** May 12, 2015  
**Placement:** Administrative  
**Estimated Time:**  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** 4/5

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**TO:** Board of Supervisors  
**FROM:** General Services Matthew P. Pontes, Director (805) 560-1011  
Contact Info: Greg Chanis, Assistant Director, General Services (805) 568-3096  
**SUBJECT:** 970 Embarcadero Del Mar (Isla Vista) Lease Update; Third District

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Risk Management Concurrence:**

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors;

- a) Approve BRR#0003816 to establish funding which will be used to complete necessary renovations at 970 Embarcadero del Mar in Isla Vista;
- b) Receive this update from General Services related to anticipated leases for various governmental/nonprofit entities to utilize space at the County owned property located at 970 Embarcadero Del Mar in Isla Vista; and
- c) Determine that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, as it involves the operation, repair, and leasing of existing public structures involving negligible or no expansion of use, and direct staff to file and post the attached Notice of Exemption (Attachment C) on that basis.

**Summary Text:**

Proposed actions would establish funding for needed renovations at 970 Embarcadero Del Mar, Isla Vista and provide the Board an update on future leases for the property.

**Background:**

On June 30, 2014, Santa Barbara County (County) took ownership of three properties, located at 976, 970 and 881 Embarcadero del Mar, in Isla Vista CA. These properties were formerly owned by the Santa Barbara County Redevelopment Agency (RDA). With the transfer of ownership, the County's General Services Department assumed management responsibility for the properties.

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The building located at 970 Embarcadero del Mar (Property), (Assessor Parcel Number 075-163-014), consists of a 2-story multi-tenant office building, with approximately 9,914 square feet of usable interior space. Out of the 9,914 square feet, approximately 3,110 square feet is currently occupied by the Isla Vista Neighborhood Clinic. The remainder of the building is vacant. General Services is in the process of completing unfinished renovations in the vacant portion of the Property, including the areas available for lease as well as a 1,347 sf multipurpose space located on the ground floor, which will be available to the public and organizations for meetings, training, lectures, etc. The current estimated total cost of these renovations is \$335,000.

**Action item a:**

At the same time as the property transfer to the County, the remaining bond proceeds related to the properties was also transferred. The unspent amount of \$236,060 was approved by the Successor Agency Board, included in the Recognized Obligation Payment Schedule, and approved by the State. The unspent proceeds of \$236,060 are required to be utilized in a manner consistent with the original bond covenant. General Services is requesting an appropriation by the Board of Supervisors to release these unspent RDA bond proceeds from fund balance to provide funding for capital improvements (allowed by original bond covenants) to the Property. The remaining funding of \$100,000 is detailed in the Budget Revision Request (BRR) and is from the release of Committed Fund Balance- Facilities Maintenance account.

These two funding sources totaling \$336,060 will be used to complete the necessary capital improvements to property so that it can be used by the future tenants. BRR#0003816 is included with this BL as **Attachment A.**

**Action item b:**

In September 2014, the General Services Department published a Request for Proposal (RFP) to solicit interest by qualified governmental entities or non-profit organizations (Proposers) for leasing office space on the second floor of the Property. The RFP is included with this Board Letter as **Attachment B.** On three separate scheduled occasions, as well as by appointment, the Property was open and available for inspection by prospective Proposers and a representative from the General Services Department was present to answer questions regarding the Property and the RFP. When the deadline for submitting proposals closed on October 24, 2014, the nine proposals received were publically opened, and the names of the Proposers were read aloud. General Services then conducted a thorough review of the proposals, comparing the information provided to the requirements of the RFP.

In accordance with the Criteria for Evaluation set forth in the RFP, three qualified Proposers were selected. The Director of General Services plans to execute leases with the Regents of the University of California, the Council on Drug and Alcohol Abuse, and Isla Vista Youth Projects; pursuant to the authority granted by Santa Barbara County Code Section 12A-11. All three leases meet the requirements for Section 12A-11, with terms not exceeding five years, and monthly rent not exceeding \$7,500. The Regents of the University of California, through its UC Santa Barbara Campus (UCSB), Division of Student Affairs, seeks to lease space in the Isla Vista Clinic Building to provide expanded services and direct access to mental health, wellness, advocacy, and prevention services to UC Santa Barbara students in the Isla Vista community. Locating UCSB services and staff in Isla Vista will provide vital services to the community and increase the resources available to UCSB students in three key areas: psychological counseling, student mental health response, and sexual violence and education. The

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departments from the Division of Student Affairs will include Campus Advocacy Resources and Education (CARE), Counseling & Psychological Services (CAPS), and Student Mental Health Coordination Services (SMHCS). UCSB will lease 1,244 square feet of exclusive space and pay a monthly gross rent of Three Thousand Six Hundred Seventy Six Dollars (\$3,676), with a 3% annual increase, for a term of 5 years.

The Council on Alcoholism and Drug Abuse (CADA) is a lead agency for the Santa Barbara Fighting Back Coalition, whose mission is to reduce the demand for alcohol and drugs on the South Coast. CADA seeks to establish a presence in Isla Vista to help make the community a safer, healthier environment for children, teens, families and students. CADA will use the space to meet with clients individually and in groups to provide counseling, education and treatment services. CADA will lease 573 square feet of exclusive space and pay a monthly gross rent of One Thousand Six Hundred Ninety Four Dollars (\$1,694), with a 3% annual increase, for a term of 5 years.

Lastly, the Isla Vista Youth Projects proposes to use this space as a Family Resource Center to provide counseling, case-management, adult education classes and other community resources to the Isla Vista community. Isla Vista Youth Projects served over 1,800 families through their four programs; Isla Vista Children's Center, THRIVE Isla Vista, the Elementary After-School Program, and the Family Resource Center. Isla Vista Youth Projects will lease 381 square feet of exclusive space and pay a monthly gross rent of One Thousand One Hundred Twenty Six Dollars (\$1,126), with a 3% annual increase, for a term of 5 years.

**Fiscal and Facilities Impacts:**

Budgeted: No

**Fiscal Analysis:**

Narrative: Rent from the authorized Lease Agreements will be deposited into Fund 0001, Dept. 063, Prog. 1207, LI Acct. 3409. Maintenance and repair costs for the leased space will be paid from Fund 0001, Dept. 063, Prog. 1210, LI Accts. 7121 and 7200, Project F05001

The unbudgeted maintenance costs of \$100,000 will be funded from the Facilities Maintenance Committed Fund Balance. The projected year-end remaining fund balance in this account will be approximately \$100,000.

**Special Instructions:**

After Board action, please post the attached Notice of Exemption (Attachment B).

**Attachments:**

- A. BRR#0003816
- B. Request For Proposal, 970 Embarcadero Del Mar
- C. Notice of Exemption

**Authored by:**

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