



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 Required: Majority

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**TO:** Board of Supervisors  
**FROM:** General Services Bob Nisbet, Director (805) 560-1011  
Contact Info: Paddy Langlands, Assistant Director (805) 568-3096  
Support Services Division  
**SUBJECT: First Amendment to Lease Agreement for ADMHS Property at 2034 De La Vina Street, Santa Barbara; ORES 003466 Second District**

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**County Counsel Concurrence**

As to form Yes

**Auditor-Controller Concurrence**

As to form Yes

**Other Concurrence:** Risk Manager, ADMHS

As to form Yes

**Recommended Actions:**

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute the attached original and duplicate original First Amendment to Lease between the County of Santa Barbara and the Aiken Living Trust, dated January 11, 2002, for the County's Alcohol, Drug, and Mental Health Services (ADMHS) Department's continued use of approximately 4,225 square feet of office space in the building located at 2034 De La Vina Street, for a period of three (3) years, at a reduced monthly rental rate of \$9,506.25, plus operating costs, with one remaining option to extend the Lease for an additional three years (Second District); and
- b) 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.

**Summary Text:**

This Board action will permit ADMHS to continue leasing the approximately 4,225 square foot building they have occupied since 2005 for an extended period of three years, beginning with a reduced base rent of \$9,506.25 per month, to provide for the continued operation of the clinic that provides for the ADMHS's Outreach and Crisis Center and part of the Access Team of the Santa Barbara Adult's Program.

**Background:**

ADMHS has been leasing the approximately 4,225 square foot building located at 2034 De La Vina Street, in Santa Barbara, since November 1, 2005. The base rent is currently \$11,563.00 per month, plus operating costs. The current term is set to expire December 31, 2012. The original agreement provided for two five-year options to extend.

General Services re-negotiated the terms of the agreement such that the base rent has been reduced from approximately \$2.75 per square foot to approximately \$2.25 per square foot. The options to extend were also negotiated and reduced from two five-year terms to two three-year terms. This First Amendment exercises the first of those two three-year options to take effect January 1, 2013. The reduced rent will also take effect on January 1, 2013, and will continue to be adjusted according to the provisions of the original Lease. The second option to extend will be exercised pursuant to an amendment to the original Lease Agreement, approved by the Board of Supervisors.

The County's First Amendment doesn't change the current use of the leased space, which is used as office space under the existing lease. There are no proposals submitted to alter its current use. Therefore, 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, repair, maintenance, permitting, leasing, licensing, or minor alterations 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:**

The source of funds for this lease is derived from the California Mental Health Services Act. ADMHS has budgeted the necessary funds to pay the base rent, the ongoing costs for telephone and data, as well as the operating costs related to the lease in Fund 0048, Department 043, Program 2999, and Account 7580. There will be no direct facilities impacts.

**Special Instructions:**

After Board action, please distribute as follows:

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|---|------------------------------------|
| 1. Original First Amendment to Lease Agreement                          | Clerk of the Board Files           |
| 2. Duplicate Original First Amendment to Lease Agreement & Minute Order | Office of Real Estate Services, RC |

**Attachments:**

1. First Amendment to Lease Agreement

**Authored by:**

RC - Office of Real Estate Services