



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:** August 22, 2017  
**Placement:** Administrative  
**Estimated Time:**  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** General Services: Janette D. Pell, Director (805) 560-1011  
Contact Info: Don Grady, Real Property Manager (805) 568-3065  
**SUBJECT:** **Second Amendment to Lease Agreement for Veterans Administration Outpatient Clinic at 4440 Calle Real, Santa Barbara, RP File #003527; Second District**

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Other Concurrence:** Risk Manager

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 Second Amendment to 2007 Lease Agreement (hereinafter "Amendment") (Attachment 1) between the County of Santa Barbara and the United States of America, Department of Veterans Affairs (hereinafter "VA"), for the VA's continued use of approximately 6,700 square feet of medical office space in the County-owned building located at 4440 Calle Real, on the County's Calle Real Campus, for a period of one (1) year, through September 30, 2018, at a monthly fixed rental rate of Twenty Three Thousand Dollars and 71/100 Dollars (\$23,659.71); and
- b) Determine that the proposed action is exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15301, *Existing Facilities*, approve, and direct staff to file and post the attached Notice of Exemption (Attachment 2) on that basis.

**Summary Text:**

This Board action will permit the VA to continue leasing an approximate 6,700 square foot portion of the building they have occupied since 1980, for an extended period of one year, through September 30, 2018, with a fixed rental rate of \$23,659.71 per month, to provide for the continued operation of the Clinic serving our local veterans.

**Background:**

In May 1980, the Board executed a lease with the United States of America, Department of Veterans Affairs. That lease granted use of approximately 21,663 square feet of the building located at 4440 Calle Real in Goleta to the VA, known as the Vet's Clinic. The VA has continuously occupied that space and operated a medical clinic at the facility since that time, providing necessary medical services to veterans.

In 2007, a new Community-based outpatient clinic was constructed in Santa Maria to serve the veterans of Santa Barbara County. Subsequently, a new 2007 Lease Agreement was executed whereby the VA reduced their leased space at the Calle Real Clinic to approximately 6,700 square feet. The Clinic continues to provide limited services to our local veterans from that reduced space.

The purpose of extending the term of this Amendment, for a period of one (1) year beyond the expiration of the current term on September 30, 2017, is to allow both parties to negotiate a longer lease term and to evaluate the fair market rent for the leased premises.

This Amendment will not expand the current use of the Clinic. The Amendment continues to provide for the operation, repair, maintenance and leasing of the Clinic, a public structure. Therefore, this project is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15301 – Class 1, which 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.

**Performance Measure:** N/A

**Fiscal and Facilities Impacts:**

The extended term from October 1, 2017 through September 30, 2018 will remain at the current fixed monthly rate of \$23,659.71 (calculation:  $\$23,659.71 \div 6,700 = \$3.5313$  or approximately \$3.53 per square foot).

The monthly rent will be deposited to Fund 0001; Budget Unit 063; Account 3409; and Program 1207. VA will remain responsible for janitorial services at the Clinic. There will be no direct facility impacts.

**Key Contract Risks:** N/A

**Staffing Impacts:** N/A

**Special Instructions:**

After Board action, please distribute as follows:

1. Original Second Amendment to Lease Agreement: Clerk of the Board files
2. Duplicate Original Second Amendment to Lease Agreement & Minute Order: General Services Real Property Division, Attn: Connie Smith

**Attachments:**

1. Second Amendment to Lease Agreement; one (1) original and one (1) duplicate original
2. Notice of Exemption

**Authored by:**

CS, Real Property