

Project: Second Amendment, Probation
Lease, Morrison Avenue, SM
APN: 123-172-007, -008, & -013
Folio: 003615
Agent: DG

**SECOND AMENDMENT TO
LEASE AGREEMENT**

THIS SECOND AMENDMENT TO LEASE AGREEMENT, hereinafter "Second Amendment," is entered into by and between

THE COUNTY OF SANTA BARBARA, a political subdivision of the State of California, hereinafter referred to as "COUNTY,"

and

THE CENTER FOR EMPLOYMENT TRAINING, a California non-profit corporation, hereinafter referred to as "LESSOR,"

with reference to the following:

WHEREAS, LESSOR is the owner of the property and building located at 509 West Morrison Avenue, Santa Maria, California, 93454, Assessor Parcel Numbers 123-172-007, -008 and -013, commonly known as The Center for Employment Training (hereinafter "Property"); and

WHEREAS, COUNTY is leasing from LESSOR an approximately 2,041 square foot portion of the building on the Property pursuant to the Lease Agreement executed by COUNTY on December 8, 2009, and subsequently amended by the First Amendment to Lease Agreement, executed by COUNTY on November 1, 2011, for the purpose of operating a Probation Report and Resource Center; and

WHEREAS, LESSOR and COUNTY desire to further amend the Lease Agreement by extending the term through June 30, 2014, and adjusting the rent to \$2,245.10 per month.

NOW THEREFORE, in consideration of the premises, and the mutual covenants and conditions contained herein, LESSOR and COUNTY agree as follows:

1. Section 5, *TERM/ANNUAL RENEWALS*, shall be deleted in its entirety and replaced with the following:

"The term of this Agreement shall be extended through June 30, 2014. COUNTY shall have the right to terminate this Agreement, with or without cause, at any time during the term, upon thirty days written notice to LESSOR."

2. Section 6, *RENT*, shall be amended by addition of the following:

"Commencing upon COUNTY'S execution of this Second Amendment, rent for the remainder of the term shall be TWO THOUSAND TWO HUNDRED FORTY-FIVE DOLLARS AND TEN CENTS (\$2,245.10)."

In all other respects, the terms and conditions of Section 6 shall remain in full force and effect.

3. It is expressly understood that in all other respects, the terms and conditions of the original Lease Agreement, dated December 9, 2009, as amended by the First Amendment to Lease Agreement, dated November 1, 2011, shall be in full force and effect.

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IN WITNESS WHEREOF, COUNTY and LESSOR have executed this Second Amendment to be effective on the date executed by COUNTY.

"COUNTY"
COUNTY OF SANTA BARBARA

ATTEST:
CHANDRA L. WALLAR
CLERK OF THE BOARD

Supervisor Salud Carbajal
Chair, Board of Supervisors

By: _____
Deputy Clerk

Date: _____

"LESSOR"
CENTER FOR EMPLOYMENT TRAINING

By: Hermelinda Gapien
HERMELINDA GAPIEN, Pres / CEO
Printed Name and Title

APPROVED:
Beverly A. Taylor
Beverly Taylor, Chief Probation Officer

By: Mohammad Akbarpour, CFO
Mohammad Akbarpour, CFO
Printed Name and Title

APPROVED AS TO FORM:
DENNIS A. MARSHALL
COUNTY COUNSEL

By: Kevin E. Ready, Sr.
Senior Deputy County Counsel

APPROVED AS TO ACCOUNTING FORM:
ROBERT W. GEIS, CPA
AUDITOR-CONTROLLER

By: Gregory Eric Levin
Deputy Auditor-Controller
Gregory Eric Levin
Advanced and Specialty Accounting

APPROVED:

By: Ronn Carlentine
Ronn Carlentine, SR/WA
Real Estate Services Manager

APPROVED:

By: Ray Aromatorio
Ray Aromatorio, ARM, AIC
Risk Manager

NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: General Services Department/Support Services Division

Based on a preliminary review of the project the following activity is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN(s) 123-172-007, -008, & -013

Case No. Real Property File No. 003615

LOCATION: 509 West Morison Avenue, Santa Maria, CA 93454

PROJECT TITLE: Second Amendment to Lease Agreement for Probation at CET in Santa Maria.

PROJECT DESCRIPTION: The proposed action is to renew an existing Lease Agreement to continue use of the existing 2041 square feet of leased space for an extended period of approximately one (1) year, to provide for the continued operation of the County Probation Department's Probation Report and Resource Center in Santa Maria.

EXEMPT STATUS: (Check One)

- ☐ Ministerial
- ☐ Statutory
- ☒ X Categorical Exemption [Section 15301]
- ☐ Emergency Project
- ☐ No Possibility of Significant Effect

Cite specific CEQA Guideline Section: 15301 Existing Facilities

Reasons to support exemption findings: The proposed action is to extend an existing lease agreement for the continued use of leased space for the County's Probation Report and Resource Center, which involves no alterations or significant physical changes to the structure, and therefore, has no potential effect on the environment. As defined in the California Environmental Quality Act (CEQA) guidelines, Section 15301 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration 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. All of the activities contemplated in the Second Amendment are consistent with the current activities, involving no expansion of the existing use. Therefore, the categorical exemption stated above is applicable for the proposed action and satisfies the requirements of CEQA.



Department/Division Representative

5.30.13

Date

NOTE: A copy of this document must be posted with the County's Planning and Development Department at least 6 days prior to consideration of the activity by the decision-makers to comply with County CEQA guidelines, and a copy must be filed with the County Clerk of the Board after project approval to begin a 35 day statute of limitations on legal challenges.

Distribution:

DATE FILED WITH CLERK OF THE BOARD