



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: July 2, 2019
Placement: Administrative
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Janette D. Pell, Director of General Services Department
Director(s)
Contact Info: Skip Grey, Assistant Director
SUBJECT: Use Agreement for Northern Santa Barbara County United Way at Lompoc
Veterans Memorial Building, Room 142, Fourth Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management
As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors consider recommendations as follows:

- a) Determine that the “Home For Good Santa Barbara County” Program of Northern Santa Barbara County United Way, a California non-profit corporation (UNITED WAY), is necessary to meet the social needs of the population of the County, and that the portion of the Lompoc Veterans Memorial Building located at 100 E. Locust Avenue (Room 142), in Lompoc, will not be needed for County purposes during the term, and therefore, may make that portion of the property available to UNITED WAY, rent-free, pursuant to California Government Code §26227 and County Code §12A-10.3; and
- b) Approve and authorize the Chair to execute the attached original and duplicate original Use Agreement between the County of Santa Barbara and UNITED WAY, for the use of approximately 200 square feet of first floor office space, with unreserved parking, for a period of 1 year commencing upon execution by County, with three (3) consecutive automatic renewal terms of 1-year each and subject to 30-day termination with written notice by either party with or without cause, rent-free, except that UNITED WAY will arrange for installation and pay for all charges related to telephone and internet services, if needed; and

- c) Determine that the proposed actions are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 'Existing Facilities', finding that the actions consist of the permitting, leasing or licensing of existing public structures or facilities involving negligible or no expansion of existing or former use and direct staff to file and post the attached Notice of Exemption on that basis.

Summary Text:

The recommended actions are for approval of the Use Agreement with the Northern Santa Barbara County United Way for the use of approximately 200 square feet of office space identified as Room 142 on the first floor of the Lompoc Veterans Memorial Building with adjacent parking lot and use by reservation of a conference room. The Use Agreement will allow a UNITED WAY staffer carrying out the "Home For Good" program at a Lompoc area work site..

Background:

The Northern Santa Barbara County United Way program "Home For Good Santa Barbara County" is the lead agency in Santa Barbara County's Coordinated Entry System. The Coordinated Entry System is a no-wrong door, countywide system that engages and connects individuals and families experiencing homelessness to the optimal resources for their needs. "Home for Good" also features a Funders Collaborative composed of representatives from many sectors (foundations, government agencies, private businesses, and more) throughout the county. The Funders Collaborative meets each quarter to discuss funding opportunities and strategies to work toward ending homelessness in Santa Barbara County.

California Government Code Section 26227 allows the Board of Supervisors to fund programs deemed necessary to meet the social needs of the population of the County and to make available any real property of the County, which will not be needed for County purposes during the time of possession, to be used to carry out such programs. Therefore, if the Board of Supervisors determines that the activities performed by the UNITED WAY are necessary to meet the social needs of the County and determines that the facility will not be needed for County purposes during the term, the County may provide a portion of the county owned property at 100 E. Locust in Lompoc, CA known commonly as the Lompoc Veterans Memorial Building to the UNITED WAY rent-free.

Use of Room 142 in the Lompoc Veterans Memorial Building by a UNITED WAY staffer does not involve any expansion of use, or any significant physical changes that would have any potential effect on the environment. Therefore, approval and execution of the Use Agreement is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15301, which allows for 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.

Fiscal and Facilities Impacts: None related to this agreement.

Special Instructions: Upon execution, the Clerk should distribute as follows:

1. Original executed Use Agreement, NOE

Board's Official File

2. Dupl. Orig. executed Use Agreement & Minute Order

GS/Real Property Div.

Attachments:

Use Agreement (in duplicate, for execution)

Notice of Exemption

Authored by: Connie Smith, Agent, GS/Real Property Division