



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: October 8, 2019
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Janette D. Pell, Director (805) 560-1011
Social Services Daniel Nielson, Director (805) 346-7101
Contact Info: Skip Grey, Assistant Director, General Services (805) 568-3083
Terrie Concellos, Deputy Director, Social Services (805) 346-7251

SUBJECT: Sublease with the Employment Development Department at One Stop Workforce Resource Center, 1410 South Broadway, in Santa Maria; Fifth Supervisorial District (RP File #003890)

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Manager

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions: That the Board of Supervisors:

- a) Approve, ratify, and authorize the Chair to execute the attached original Sublease between the County of Santa Barbara and with the State of California's Employment Development Department (EDD) under the Master Lease Agreement with Santa Maria Associates for the property located at 1410 South Broadway, Santa Maria, CA 93454 in Santa Maria (APN. 128-066-005), granting an additional five (5) year term, from November 1, 2018 to October 31, 2023; (Fifth District); and
- b) Direct that this Sublease be renewed by the Director of General Services, or designee for another two (2) consecutive five year terms; and
- c) Find that the proposed action is for the continued leasing of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that which presently exists; and is therefore exempt from CEQA pursuant to CEQA Guidelines Section 15301, and direct staff to file the attached notice of Exemption on that basis.

Summary Text:

This item is on the agenda to request the Board to approve the execution of the Sublease for the State Employment Development Department use of 1410 South Broadway, Santa Maria, CA, currently known as the One Stop Workforce Resource Center and Social Services' CalWorks Program. Approval and

execution of this Sublease to the One Stop Workforce Resource Center Lease Agreement will allow Employment Development Department another five (5) years, for a monthly base rent of Eleven Thousand Seventy One Dollars and Ninety One Cents (\$11,071.91), plus operating expenses, for 5,705 net usable square feet of office space. The State will adjust the rental amount each November 1st for the length of the term according to the Consumer Price Index Escalator for the preceding August, not to exceed 6%.

Background:

The Master Lease Agreement with Santa Maria Associates and County of Santa Barbara was originally approved by the Board on September 8, 1998. The leased premises consists of 43,068 square feet. The Third Amendment executed in September 2018 extends the Master Lease Agreement until October 31, 2033, and includes a two (2) five year renewal clause.

Historically, the Director of Social Services has been executing the Sublease. On January 1, 2016, the Director of Social Services executed the Sublease between the State of California’s Employment Development Department and COUNTY for 6,747 net usable square feet of office space. On May 26, 2017, the First Amendment was executed by the Director of Social Services to adjust the monthly rental payments and add a lump sum of payments for back charges from January 1, 2016 to July 31, 2017.

Both the One Stop Workforce Resource Center and the North County Social Services’ CalWorks programs are operated from this facility. One Stop Operators partners with the State Employment Development Department which will contribute \$11,071.91 to the current monthly rent of \$83,583.67.

The Employment Development Department (EDD) is an equal opportunity employer/program. EDD provides services including assisting employers with their labor needs, helping job seekers obtain employment, apprenticeships, or vacation training, administering the federally-funded workforce investment programs for adults, dislocated workers, and youth, assisting disadvantaged recipients in becoming self-sufficient, helping unemployed and disabled workers through the administration of the UI and SDI programs, and supporting state activities and benefit programs by collection and administering employment-related taxes.

There will be no expansion or change in use, and there is no possibility of causing a significant effect on the environment. Therefore, the actions are exempt from further environment review pursuant to (CEQA) Guidelines Section 15301, Existing Facilities, which provides an exemption from CEQA review for the continued leasing of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that which presently exists. The lease includes a Non-Appropriation clause, allowing the County to terminate the lease on thirty (30) days’ notice in the event funding for the lease is reduced or canceled.

Fiscal and Facilities Impacts:

<u>Funding Sources</u>	<u>Monthly On-Going Revenue</u>	<u>Annualized On-going Revenue:</u>	<u>Total One-Time Project Cost</u>
General Fund			
Federal			
Fees			
State:	\$ 11,071.91	\$ 132,862.92	
Total	\$ 11,071.91	\$ 132,862.92	N/A

There are no one-time costs associated with this Amendment.

Narrative: State Employment Development Department will reimburse the Department of Social Services (DSS) for the monthly sublease amount of \$11,071.91 plus operating expenses. DSS records the payment received from EDD as Other Rental of Buildings Land Revenue and that amount is offset against the total monthly lease/rent cost for DSS of \$83,583.67. There is no impact to the County General Fund.

Staffing Impacts: None

There are no staffing impacts associated with the Sublease.

Special Instructions:

After Board action, distribute as follows:

1. 6 Original executed Subleases & Minute order to Alanna Chumney, General Services, Real Property Division.

Attachments:

1. Original Sublease
2. CEQA Notice of Exemption

Authored by: Alanna Chumney, General Services, Real Property Division