

**SANTA BARBARA COUNTY  
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Agenda Number:**  
**Prepared on:** 11/13/02  
**Department Name:** General Services  
**Department No.:** 063  
**Agenda Date:** 11/26/02  
**Placement:** Administrative  
**Estimate Time:**  
**Continued Item:** NO  
**If Yes, date from:**

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**TO:** Board of Supervisors

**FROM:** Ronald S. Cortez, Director  
General Services Department

**STAFF CONTACT:** Don Grady,  
Real Property Agent (568-3065)

**SUBJECT:** Casa Nueva/Air Pollution Control District Lease Agreement  
Folio: YR 3410  
Second Supervisorial District

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**Recommendation(s):**

That the Board of Supervisors execute in duplicate the Lease Agreement between the County of Santa Barbara and the Santa Barbara County Air Pollution Control District for the leasing of a portion of the new Casa Nueva Building located at 260 North San Antonio Road, in the unincorporated area of Santa Barbara County, for a period of thirty (30) years, commencing on May 1, 2003. APCD will be paying \$18,278.90 in monthly rent for 14,139 square feet of office space for the duration of the term, as well as their proportionate share of operating costs for the building.

**Alignment with Board Strategic Plan:**

The recommendation(s) are primarily aligned with Goal No. 1. An Efficient Government Able to Respond Effectively to the Needs of the Community.

**Executive Summary and Discussion:** On August 8, 2000, your Board entered into a Memorandum of Understanding (MOU) with the Air Pollution Control District (APCD) that set forth an agreement between the two entities in which the County would construct a building on County property and lease a portion of the building to APCD at an approximate rate of \$1.30 per square foot, plus operating costs. The operating costs were to include an amount to be allocated to a reserve fund for the replacement of capital items.

The Casa Nueva Building is currently under construction on the County-owned property at 260 North San Antonio Road, also known as the "Calle Real Campus", in the unincorporated area of Santa Barbara County.

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The Certificates of Participation (COPs) have been issued and the square footage cost of leasing the building, determined by the cost to amortize the cost of the building over twenty years, is approximately \$1.29 per square foot.

The Casa Nueva Building will consist of approximately 28,274 square feet. APCD will occupy approximately 14,139 sq. ft. of commercial office space; roughly ½ of the building. The County and APCD have cooperated in the design of the building to ensure that it will meet the space requirements and furthers APCD's goals regarding environmentally sensitive construction. Pursuant to that August 8, 2000 MOU, a process has been incorporated into the Agreement whereby APCD may, upon one year written notice to County, reduce its leased space in "Functional Blocks". That system, and a clear definition of Functional Blocks is included in the Lease Agreement. The remainder of the building will be occupied by SBCAG, Social Services/Child Welfare Services Program.

**Mandates and Service Levels:**

No change.

**Fiscal and Facilities Impacts:**

The revenue generated by the rental payments will be applied to finance the COPs. COPs for the construction of the new Casa Nueva Building as well as other projects, were approved for issuance by your Board on November 6, 2001 and issued on December 1, 2001.

County will provide for maintenance and repair of the building, subject to reimbursement by APCD for their proportionate share thereof.

**Special Instructions:**

After Board action, distribute as follows:

- |  |   |
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| 1. Original executed document                  | - Board's Official File   |
| 2. Duplicate original document & Minute Order: | - Attn: Don Grady, GS/Facilities Svcs Div,<br>Courthouse Annex, 2 <sup>nd</sup> floor |

**Concurrence:**

County Counsel  
Risk Management  
Auditor/Controller  
General Services