



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: March 16, 2021
Placement: Administrative
Estimated Time: NA
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Janette D. Pell, Director (805) 560-1011
Contact Info: Patrick Zuroske, Assistant Director (805) 568-3096
SUBJECT: First Amendment to Joint Occupancy Agreement for Santa Maria Superior Court Campus at Cook & Miller, Santa Maria; Fifth District

County Counsel Concurrence

As to form: Yes

Other Concurrence: NA

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors

- a) Approve and authorize the Chair to execute the First Amendment to the Joint Occupancy Agreement between the Judicial Council of California, Administrative Office of the Courts (AOC), and the County of Santa Barbara, to provide for the adjustment of assigned area to the State-owned Santa Maria Superior Court Campus, located at 312 Cook Street in Santa Maria, (Fourth District); and
- b) Find that the proposed actions are administrative or other fiscal activities that do not involve commitment to any specific project, and therefore not a "project" under the California Environmental Quality Act (CEQA) pursuant to 14 CCR 15378(b) (4), b(5).

Summary Text:

The Cook & Miller Court Campus is comprised of seven buildings, A to G, and 254 parking spaces. The allocation of space, parking and responsibility have been established in the Transfer Agreement executed in 2008.

The Board's action to approve the First Amendment to Joint Occupancy Agreement (Attachment 1) between the AOC and the County will memorialize the reallocation of space on the Cook & Miller Court Campus that resulted from the construction of the New Superior Court Clerks

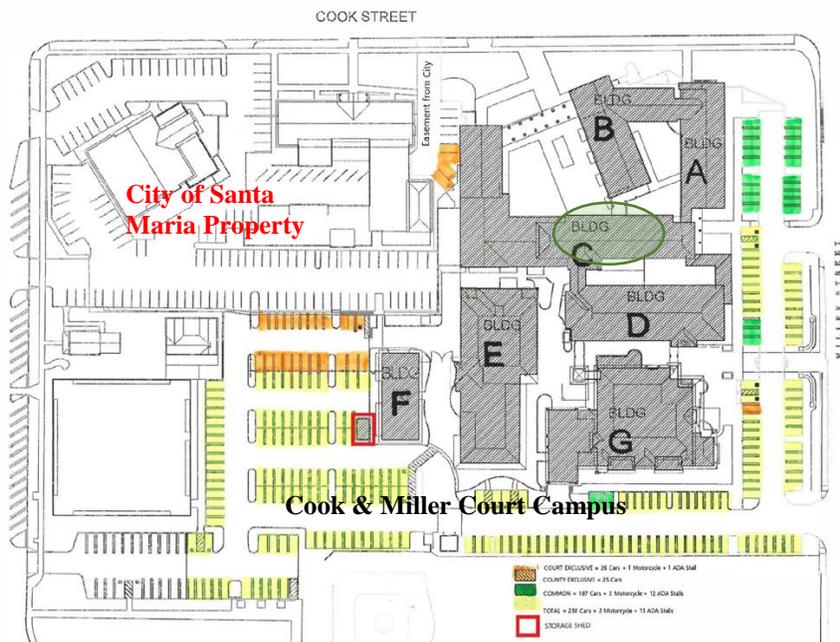
Building (bldg. E). The space vacated by the Court in Building C was allocated to the District Attorney and has already been modified and improved for their use.

Background:

The Trial Court Facilities Act of 2002 was adopted to provide for the transfer of responsibility for funding and operation of trial court facilities in California from the counties to the State. The AOC and the County entered into a Transfer Agreement between the Judicial Council of California, Administrative Office of the Courts, and the County of Santa Barbara for the Transfer of Responsibility of Court Facility for the Santa Maria Superior Court Complex located at Cook & Miller Streets in Santa Maria ("Cook & Miller"), with an effective date of November 25, 2008. Concurrently, AOC and County entered into a Joint Occupancy Agreement Between the AOC and the County for the SMJC, with an effective date of November 25, 2008 (the "JOA"), setting forth the terms governing the Parties' respective rights and responsibilities regarding their shared possession, occupancy, and use of Cook & Miller.

The 2008 Transfer Agreement requires the County to make monthly payments ("County Facilities Payments", or "CFP"s) to the AOC, based on historical costs associated with court facilities at Cook & Miller. In addition, the JOA sets out the respective responsibilities of the AOC and the County in regard to the shared cost of utilities and operation of the common areas of Cook & Miller. Section 3.2.2 provides that the AOC pays for the operation of the common areas, including utility costs, subject to reimbursement by the County for its proportionate share.

This First Amendment memorializes the reassignment of vacated space (area marked with oval indicator on graphic below) in Building C from the AOC to the County when the Court Clerks Building was completed (Bldg. E.) The County's CFP and shared cost percentage for purposes of apportioning the common area and utility charges will remain unchanged.



Building	Occupant	Square Footage
A	Public Defender	7,046
B	Courts	2,024
C/D	Courts	13,746
C/D	District Attorney	10,057
C/D	Sheriff	2,041
C/D	Law Library	2,308
E	Courts	18,650
F	Courts	3,344
G	Courts	31,429
G	District Attorney	295
G	Public Defender	378
G	General Services	331
Total SF		91,649
<i>Reference Table Only</i>		

Fiscal and Facilities Impacts:

There are no fiscal impacts associated with this action.

Special Instructions:

After Board action, please distribute as follows:

- | | |
|---|---|
| 1. Original First Amendment | Clerk of the Board Files |
| 2. Duplicate Original First Amendment
& Minute Order | Real Estate Services,
attn: Alanna Chumney |
| 3. Copy of First Amendment
and copy of Minute Order | Auditor-Controller
Financial Reporting
Division |

Attachments:

1. First Amendment to Joint Occupancy Agreement (Original and duplicate original)
2. Original Joint Occupancy Agreement

Authored by: Robert Ooley, County Architect