



**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

Submitted on:
(COB Stamp)

Department Name: General Services/
Behavioral Wellness
Department No.: 063/043
For Agenda Of: February 25, 2025
Placement: Administrative
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

DS
[Signature]

FROM: Department Directors: Kirk A. Lagerquist, General Services
Antonette "Toni" Navarro, BWell
Contact Info: Ted Teyber, Assistant Director, General Services
(805) 568-3083
Dipak Neupane, Chief Operations Officer, BWell
(805) 681-5265

SUBJECT: Behavioral Wellness 3rd Amendment to Lease Agreement at 2034 De La Vina Street, Santa Barbara; 1st Supervisorial District (Folio # 003466)

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 and authorize the Chair to execute the original and duplicate original Third Amendment to the Lease Agreement between the County Behavioral Wellness Department and Douglas W. Aiken and Patricia E. Aiken, Co-Trustees of the Aiken Family Living Trust, to extend the term of the Outreach and Crisis Services Office Lease, located at 2034 De La Vina Street, in Santa Barbara, for an additional two (2) years; and
- b) Determine that the recommended actions are not the approval of a project that is subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15378(b)(4), finding that the actions are not a project as they are the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant impact on the environment, and direct staff to file a Notice of Exemption.

Board of Supervisors
February 25, 2025
Page 2 of 3

Summary:

The Board's action to approve the Third Amendment to the Behavioral Wellness (BWell) Outreach and Crisis Services Office Lease, located at 2034 De La Vina Street, Santa Barbara will extend the term for two (2) years with a ninety (90) day right to terminate. The rent will be adjusted to Thirteen Thousand Five Hundred Fifty-Three Dollars and Sixty-Six Cents (\$13,553.66) per month. Additionally, the annual rent adjustments will reflect a fixed three percent (3%) increase compared to a Fair Market Value evaluation.

Discussion:

BWell will be extending its occupancy at 2034 De La Vina Street, Santa Barbara until the remodeling project is completed at 315 W. Haley Street. 315 W. Haley Street was acquired by the County in 2024 and BWell will be moving to this new location in late 2025 or early 2026 pending completion of capital improvements to the building. The 90-day County termination provision in the recommended Third Amendment affords the County flexibility to seamlessly transition from the existing De La Vina Street lease to the newly acquired Haley Street acquired property, despite any delays in completing the Haley Street capital improvement project.

Background:

BWell has leased a portion of the building located at 2034 De La Vina Street, in Santa Barbara, since November 2005. The building provides 4,225 square feet of commercial office space, conveniently located near Cottage Hospital and other healthcare emergency services. The Third Amendment will extend the term of the agreement for an additional two (2) years, terminating on December 31, 2026, The base rent is Thirteen Thousand Five Hundred Fifty-Three Dollars and Sixty-Six Cents (\$13,553.66) per month, subject to a three percent (3%) annual cost of living adjustment. In addition, the County is responsible for maintenance and operational costs for the building, which are approximately Three Thousand Three Hundred Dollars (\$3,300.00) per month.

Three programs operate out of this location: **Homeless Outreach** provides clinical behavioral health support for individuals at risk for homelessness. **Justice Alliance** provides treatment for people with serious mental illness who have had interactions with the legal system, and **Assertive Community Treatment (ACT)** is a multidisciplinary team providing housing assistance, supported employment, education, medication support, counseling, and social skills development. The building's proximity to Cottage Hospital and other healthcare emergency services is vital to the programs administered out of this office.

Execution of the Third Amendment to the Lease Agreement provides for the continued operation, repair, and maintenance of a portion of the building. The action will involve no expansion of use and is not likely to have an environmental impact. Therefore, this project is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15301 – Class 1, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations 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.

Board of Supervisors
 February 25, 2025
 Page 3 of 3

Fiscal Analysis:

<u>Funding Sources</u>	<u>FY 24-25 Cost</u>	<u>FY25-26 Cost</u>	<u>FY26-27 Cost</u>
General Fund			
State	\$ 101,122	\$ 101,122	\$ 50,561
Federal	\$ 101,122	\$ 101,122	\$ 50,561
Fees			
Other:			
Total	\$ 202,244	\$ 202,244	\$ 101,122

Special Instructions to Clerk of the Board:

After Board action, distribute as follows:

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| <ol style="list-style-type: none"> 1. Original Third Amendment 2. Duplicate of the original Third Amendment + copy of the minute order | Clerk of the Board
Real Property Division
Attn: Debbie Hambleton |
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Attachments:

Attachment A – Third Amendment to Lease (Original and duplicate original)

Authored by:

Debbie Hambleton, Real Property Agent II