



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:** Public Health  
**Department No.:** 041  
**For Agenda Of:** July 1, 2014  
**Placement:** Administrative  
**Estimated Tme:**  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department Takashi Wada, MD, MPH, Director and Health Officer, Public  
Director(s) Health Department, (805) 681-5105  
Contact Info: Dan Reid, Interim Deputy Director, Public Health Department,  
(805) 681-5173  
**SUBJECT:** **New Cuyama Clinic Lease Agreement and In-Kind Dental Service Agreement  
Amendments with Community Health Centers of the Central Coast**

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** Risk Management

As to form: Yes

**Other Concurrence:** General Services/Real Property

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors consider recommendations regarding Amending the Lease Agreement and the Dental Services Agreement with the Community Health Centers of the Central Coast as follows:

- a) Approve and authorize the Chair to execute the First Amendment to Lease Agreement with the Community Health Centers of the Central Coast for the Property at 4711 Highway 166, New Cuyama, CA 93254, in the unincorporated area of Santa Barbara (County Assessor Parcel No. 149-040-010) for the period July 1, 2014 through June 30, 2016.
- b) Approve and authorize the Chair to execute the First Amendment to the Dental In-Kind Services Agreement with the Community Health Centers of the Central Coast that is linked with the Lease Agreement for the Cuyama Clinic as stated above for the period of July 1, 2014 to June 30, 2016 for County patients referred to the Community Health Centers of the Central Coast dental facilities in Lompoc and Santa Maria.
- c) Determine that the proposed action is exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15301, Existing Facilities, and approve and direct staff to file and post the attached Notice of Exemption on that basis.

**Summary Text:**

This item is on the Board agenda to execute the First Amendment of a Lease Agreement and the concurrent First Amendment for the In-Kind Dental Services Agreement with the Community Health Center of the Central Coast (CHC) for County property at 4711 Highway 166, New Cuyama, currently known as the Cuyama Community Clinic. These Agreements were authorized by the Board in May of 2012. These First Amendments would extend the existing Agreements for two (2) years with an annual renewal and with an option for an additional two (2) years.

The County's Public Health Department (PHD) and CHC have similar missions regarding the health and well-being of Santa Barbara residents. Approval of these First Amendments will continue the partnership whereby residents of the Cuyama Valley are able to access affordable health care and Public Health Department Santa Maria and Lompoc patients are able to access dental services. Approval of these First Amendments will retain the exchange of free rent at the Cuyama Clinic for up to \$25,000 of free dental services annually.

**Background:**

Since inception of this unique arrangement of the exchange of lease of County property for free dental services in May of 2012, the Public Health Department has received more than 1200 free dental services for over 200 patients. The Community Health Centers of the Central Coast report providing twenty to twenty four hours of clinic services per week (Monday, Wednesday and Fridays) are averaging approximately 260 medical visits and 180 dental visits annually and are providing health education and outreach to the community at public events and through their nurse home visits.

Approval and execution of these first Amendments to the New Cuyama Health Clinic Lease Agreement and the In-Kind Dental Services Agreement will allow CHC to continue to lease the New Cuyama Health Clinic and require CHC to provide dental services in lieu of rent, for an additional two years, with one option to renew the Agreements for an additional two years. 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 environmental review pursuant to (CEQA) guidelines section 15061(b)(3) which states that CEQA only applies to projects which have the potential for causing a significant effect on the environment.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

All utilities and ongoing maintenance and repair costs for the Cuyama Community Clinic will be borne by CHC. In exchange for use of the space, and in consideration of the County Wide Cost Allocation costs that are paid for by the Public Health Department, the CHC will provide dental services in the annual amount of \$25,000, free of charge, to North County Health Care Centers adult indigent patients. Any unused balance of free dental services will be rolled over to the subsequent year(s) of the Agreement.

**Staffing Impacts:**

There are no staffing impacts associated with the Lease and Services Agreement.

**Special Instructions:**

First Amendments to Lease Agreement and In-Kind Dental Services Agreement with Community Health Centers of the Central Coast

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Please execute two (2) original Leases Agreements and two (2) original Dental In-Kind Services Agreements and return one (1) original Lease Agreement, one (1) original Dental In-Kind Services Agreement and one (1) Certified Minute Order to Kelly Lazarus. Please email [phdcu@sbcphd.org](mailto:phdcu@sbcphd.org) when available for pickup.

Please email [phdcu@sbcphd.org](mailto:phdcu@sbcphd.org) when documents are available for pickup.

**Attachments: \***

1. First Amendment to Lease Agreement (Original and duplicate orig.) for 4711 Highway 166, New Cuyama.
2. First Amendment to Dental In-Kind Services Agreement with Community Health Centers of the Central Coast, Inc.
3. Notice of Exemption

**Authored by:**

Dan Reid, Interim Deputy Director, PHD Primary Care and Family Health, 681-5173