



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 Dept  
Department No.: 041  
For Agenda Of: 12/16/08  
Placement: Administrative  
Estimated Tme:  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

---

**TO:** Board of Supervisors  
**FROM:** Department Elliot Schulman, MD, MPH, Director and Health Officer  
Director:  
Contact Info: Rose Davis, Contracts Unit Manager (681-5107)  
**SUBJECT:** Santa Maria Women’s Health Clinic - Operating Expenses

---

**County Counsel Concurrence**

As to form:  Yes  No  N/A

**Auditor-Controller Concurrence**

As to form:  Yes  No  N/A

**Other Concurrence:** Risk Management

As to form:  Yes  No  N/A

**Recommended Actions:**

That the Board of Supervisors:

Approve and authorize the Public Health Department to include monthly operating expense costs in the executed five-year lease agreement between the County of Santa Barbara and Pacific Medical Buildings Santa Maria, LLC for the Santa Maria Women’s Health Center located at 116 South Palisades Drive in the amount \$5,447.04 per month for the lease term, March 1, 2008 to February 28, 2013, for a total amount of \$326,822.40. Annual increases are based on the County’s percentage share of total operating expenses and property taxes.

**Summary Text:**

On February 5, 2008, your Board approved a five-year lease agreement between the County of Santa Barbara and the Pacific Medical Buildings (PMB) in Santa Maria for the Santa Maria Women’s Center. The terms of that agreement have not changed. The monthly operating expenses, while specified in the Fiscal Analysis of the original Board Letter, were inadvertently omitted from the total amount specified in the Recommended Actions. The operating expenses were included in the Public Health Department’s FY 2008-09 Adopted Budget.

**Background:**

The approved lease amount is \$7,376.20 per month. With operating expenses of \$5,447.04 per month, the total monthly amount, per square foot, is \$2.26 for this lease. The prior lease amount was \$6,311.20 per month plus operating expenses of \$1,574.83, making a total monthly amount of \$2.46 per square foot.

The increase in square footage provides greater patient education space and an increase in exam rooms (16 exam rooms vs. 6 at the previous location) and provides for a continuation of, and improvement in, patient services in North County. The Public Health Department is the largest provider of women's service for the Medi-Cal population in the community and this clinic represents a "Center of Excellence" because of its quality patient outcomes.

**Performance Measure:**

Provide an initial OB appointment within 7 days of the request.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

This action will allow for payment of the operating expenses associated with the Santa Maria Women's Center lease. The expenditure for the operating expenses was budgeted and approved as part of the Public Health Department's FY 2008-09 Adopted Budget and can be found on page D-196 of the County's Operating Plan Document.

**Staffing Impacts:**

**Legal Positions:**  
0

**FTEs:**  
0

**Special Instructions:**

Please send an electronic copy of the Minute Order to the PHD Contracts Unit at [PHDRES.ContractsUnit@sbcphd.org](mailto:PHDRES.ContractsUnit@sbcphd.org)

**Authored by:**

Rose Davis, Contracts Unit Manager (681-5107).