



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: July 3, 2018
Placement: Administrative
Estimated Tme: N/A
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: Skip Grey, Assistant Director, General Services (805) 568-3083
Douglas Metz, Public Health Department, Deputy Director (805) 681-5252
SUBJECT: **Second Amendment to New Cuyama Clinic Lease Agreement for Community Health Centers of the Central Coast, Inc. for Public Health Department at 4711 Highway 166, New Cuyama; 5th District**

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: Risk Manager and Director

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a. Approve, ratify and authorize the Chair to execute the attached original and duplicate original Second Amendment to Lease Agreement between the County of Santa Barbara and Community Health Centers of the Central Coast, Inc. for the property located at 4711 Highway 166, in New Cuyama, CA 93254, in the unincorporated area of Santa Barbara (County Assessor Parcel No. 149-040-010) for a period of five (5) years from July 1, 2018 thru June 30, 2023, with an initial monthly base rent of \$1,404.00 inclusive of an annual 3% Cost of Living Adjustment, for use and services at the New Cuyama Health Care Center; (Fifth District); and
- b. Find that the proposed action is for the continued leasing of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that which presently exists; and is therefore exempt from CEQA pursuant to CEQA Guidelines Section 15301, and direct staff to file the attached Notice of Exemption on that basis.

Summary Text:

This item is on the agenda to execute the Second Amendment of a Lease Agreement with the Community Health Center of the Central Coast, Inc. (CHC) for County property at 4711 Highway 166,

New Cuyama, currently known as the Cuyama Community Clinic. The Lease Agreement was originally authorized by the Board in May of 2012 and required CHC to provide services as consideration for the lease. The Second Amendment would extend the existing Lease for five (5) years from July 1, 2018 thru June 30, 2023. The Second Amendment would also revise the rental arrangement by adding a monthly base rent of \$1,404.00 with an annual 3% COLA. The County's Public Health Department (PHD) is separately presenting a service agreement with CHC for the provision of dental services at the leased property.

PHD and CHC have similar missions regarding the health and well-being of Santa Barbara residents. Approval of this Second Amendment will continue the partnership whereby residents of the Cuyama Valley are able to access affordable healthcare and Public Health department Santa Maria and Lompoc patients are able to access dental services.

Background:

Since the County began leasing the property in exchange for dental services in May of 2012, the Public Health Department has received dental services for County residents from the Cuyama Clinic. The CHC reports providing twenty to twenty four hours of clinic services per week (Monday, Wednesday and Fridays) and are providing health education and outreach to the community at public events and through their nurse home visits.

Approval and execution of this Second Amendment to the New Cuyama Health Clinic Lease Agreement will allow CHC to continue to lease the New Cuyama Health Clinic for an additional five (5) years. CHC will be paying monthly base rent of \$1,404.00, rather than exchanging services for rent. 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 environment review pursuant to (CEQA) guidelines section 15301, Existing Facilities, which provides an exemption from CEQA review for the continued leasing of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that which presently exists.

Fiscal and Facilities Impacts:

Rent payments will be deposited in Fund 0001, Dept. 063, Program 1207, Line Item 3409.

Staffing Impacts:

There are no staffing impacts associated with the Second Amendment to the Lease Agreement.

Special Instructions: After Board action, please distribute as follows:

1. Original executed Second Amendment to Lease Agreement - Clerk of the Board Files
2. Duplicate Original executed Second Amendment Lease Agreement & Minute Order to Alana Chumney, General Services, Real Property Division.

NOTE: The Clerk shall post the NOE upon Board approval.

Attachments:

1. Second Amendment to the Lease Agreement
2. CEQA Notice of Exemption

Authored by: Alana Chumney, General Services, Real Property Division