



**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: March 18, 2025
Placement: Administrative
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

DS

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

SUBJECT: Behavioral Wellness Transitional-Aged Youth (TAY) Program Lease Agreement at 2370 Skyway Drive, Suites 104, 203, 204, Santa Maria (Assessor Parcel No. 111-051-024); 4th Supervisorial District (Folio # 003803)

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: Risk Manager

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute the original and duplicate original Lease Agreement between the County Behavioral Wellness Department (COUNTY) and Francis D. and Alida Freda (LESSORS), for the use of 5,450 square feet of office space at 2370 Skyway Drive, Suite 104, 203 and 204 in the City of Santa Maria.
- 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.

Summary:

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The Board’s action to approve the Lease Agreement will allow the Behavioral Wellness Department (BWELL) to continue leasing office space located at 2370 Skyway Drive in the City of Santa Maria. The leased office space consists of 5,450 square feet for a term of five (5) years commencing on April 1, 2025, and ending on March 31, 2030. There is no option to extend the lease agreement after the initial term. The rent will be Eight Thousand Four Hundred Six Dollars and Eighty-Six Cents (\$8,406.86) per month. BWell will be responsible for utilities and janitorial services serving the Premises. Additionally, the annual rent adjustments will reflect a fixed three percent (3%) increase compared to a Fair Market Value evaluation. BWell will use this office space to continue conducting the transitional-age youth (TAY) program.

Background:

BWell has leased a portion of the building located at 2370 Skyway Drive, in Santa Maria, since November 2005. The 14,000 square foot building provides 5,450 square feet of commercial office space for BWell’s TAY Program. This new Lease Agreement will extend the term of this facility for an additional five (5) years, terminating on March 31, 2030.

BWell’s Transitional-Aged Youth Program is administered out of this facility. TAY provides mental health support for youth and young adults sixteen to twenty-five. Execution of this Lease Agreement provides vital mental health and support services for this demographic.

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 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.

Fiscal Analysis:

Funding Source	FY 24-25	FY 25-26	FY 26-27	FY27-28	FY 28-29	FY 29-30	Total
General Fund							
Federal	\$12,610	\$50,818	\$52,343	\$53,913	\$55,531	\$42,578	\$267,793
State	\$12,610	\$50,818	\$52,343	\$53,913	\$55,531	\$42,578	\$267,793
Total	\$25,220	\$101,637	\$104,686	\$107,826	\$111,061	\$ 85,156	\$535,586

Funding will come from BWELL’s Mental Health Services Act (State) and Medi-Cal (Federal) reimbursement.

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 Lease Agreement 2. Duplicate of Original Lease Agreement + copy of the minute order | Clerk of the Board
Real Property Division
Attn: Debbie Hambleton |
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Attachments:

Attachment A – Lease Agreement (Original and duplicate original)

Authored by:

Debbie Hambleton, Real Property Agent II