



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: September 11, 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
Social Services Daniel Nielson, Director (805) 346-7101
Contact Info: Skip Grey, Assistant Director, General Services (805) 568-3083
Terrie Concellos, Assistant Director (805) 346-7251
SUBJECT: **Third Amendment to One Stop Workforce Resource Center Lease Agreement for Social Services Department at 1410 and 1444 South Broadway, Santa Maria, CA; 5th District**

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Manager and Director

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 attached original and duplicate original Third Amendment to Lease Agreement between the County of Santa Barbara and Santa Maria Associates for the property located at 1410 and 1444 South Broadway, Santa Maria, CA, 93454 in Santa Maria (APN. 128-066-005), granting an additional five (5) year term, from November 1, 2018 to October 31, 2023, and two (2) renewal options of five (5) years each; (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:

Third Amendment to Lease Agreement for COUNTY use of 1410 and 1444 South Broadway, Santa Maria, CA

Agenda Date: August 28, 2018

Page 2 of 3

This item is on the agenda to request the Board to approve and execute the Third Amendment to the Lease Agreement for COUNTY's use of 1410 and 1444 South Broadway, Santa Maria, CA, currently known as the One Stop Workforce Resource Center and Social Services' CalWorks Program. Approval and execution of this Third Amendment to the One Stop Workforce Resource Center Lease Agreement will allow COUNTY to continue to lease the Center for an additional five (5) years, with two (2) five (5) year renewal/extension options. The lease is a "gross" lease with a total monthly rent, including operating costs, of \$79,830.00.

This Third Amendment to the lease was presented to the Debt Advisory Committee on August 13, 2018 and was approved unanimously.

Background:

The Lease Agreement was originally approved by the Board on September 8, 1998. The Leased Premises consisted of 34,437 square feet, at \$.97 per square foot, plus triple net charges not to exceed \$.25 per square foot. The landlord completed substantial tenant improvements to the premises. The initial term of the lease expired on October 31, 2008 and extended for two (2) five year terms to 2018. On March 7, 2000, the Board executed the First Amendment to the lease, which increased the leased office space by 8,631 square feet.

The Second Amendment to the Lease was executed on July 10, 2001, stipulating the "Occupancy Date" of March 10, 2000, for purposes of calculating the cost of living adjustments, and for all other purposes incidental to the Lease. It also amended Section 5 Rent/N.N.N., adjusting the lease from "triple net" (base rent plus all operating costs) to a "gross" lease, at a rent of \$1.22 square foot, commencing January 1, 2001. With the gross lease, all operating costs are included in the rent.

This Third Amendment to the Lease will further extend the term of the lease for five years, through October 31, 2023, with two additional options to extend the term for five years each. The leased space consists of 43,068 square feet.

Both the One-Stop Workforce Resource Center and the North County Social Services' CalWORKs programs are operated from this facility. Services provided in this building include; a Resource Center for Adults and Dislocated workers, counseling, workshops, job readiness assessments, vocational training, referrals for services to EDD, Department of Rehab, United Way, CET and Goodwill, Services for local businesses including hiring events, labor statistics and projection are also conducted from this location. Additionally, this location serves as the primary location for Santa Maria for CalWORKs eligibility, Job Club, Welfare to Work Services and access to services such as Behavior Wellness.

It also houses One-Stop partners as required by the Workforce Development Board, who contribute approximately \$15,352.00 per month toward the \$79,830.00 monthly rent. One-Stop partners are the State Employment Development Department, Allan Hancock College and Behavioral Wellness.

Third Amendment to Lease Agreement for COUNTY use of 1410 and 1444 South Broadway, Santa Maria, CA

Agenda Date: August 28, 2018

Page 3 of 3

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. The lease includes a Non-Appropriation clause, allowing the County to terminate the lease on six months notice in the event funding for the lease is reduced or cancelled.

Fiscal and Facilities Impacts:

The monthly rent and operating costs of \$79,830.00 (\$1.85 per sq. ft.) will be paid by Social Services Fund 0055, Dept. 044, Line Item 7580, Program 6250, Organizational Unit 5210. An allocation formula has been developed for the shared space at the facility wherein the partners who are occupying portions of the premises will reimburse Social Services for their portion of the lease and operating costs on a pro rata basis. Social Services' costs, less reimbursements from partners, will be absorbed using previously adopted appropriations.

Staffing Impacts:

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

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

1. Original executed Third Amendment to Lease Agreement - Clerk of the Board Files
2. Duplicate Original executed Third Amendment Lease Agreement & Minute Order to Alanna Chumney, General Services, Real Property Division.
3. Duplicate executed Third Amendment Lease Agreement & Minute Order to Emma Duncan, Department of Social Services

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

Attachments:

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

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