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Continued Item: No

Board Agenda Item

TO: Air Pollution Control District Board
FROM: Dave Van Mullem, Air Pollution Control Officer
CONTACT: Donald Kendig, CPA (961-8854)
SUBJECT: One (1) Year Lease for Santa Maria Office

RECOMMENDATION:

Execute a Lease Agreement between the Santa Barbara County Air Pollution Control District (District) and Acquistapace Ranches, LLC for the purposes of extending the existing tenancy of 301 East Cook Street, Santa Maria.

INTRODUCTION:

The APCD conducts business out of two offices in Santa Barbara County; one in Santa Barbara, and one in Santa Maria. The current term of the lease for the APCD North County office at 301 East Cook Street, Santa Maria, ends on February 15, 2012, at which point it will become a month to month tenancy at a rate of \$3,340 per month until terminated by either party. The proposed lease is for a term of one (1) year at a rate of \$3,340 per month and contains four (4) one-year extensions along with a CPI adjustment for each extension.

DISCUSSION:

In an April 2000 Board meeting, direction was given to plan for a North County regional office with the vision of expanding North County presence to "improve services to the North County community, improve accessibility, improve future recruitment and retention opportunities, and force improvements in communication technologies, while maintaining South County services." Subsequent to the Board's direction, the 301 East Cook Street location was procured.

The term of the APCD's North County office lease with Acquistapace Ranches, LLC, will end on February 15, 2012. The rented office space is 3,340 square feet with a current monthly cost per square foot of \$1.00 for a monthly cost of \$3,340. The lease agreement provides for a term of one (1) year at a rate of \$3,340 per month and contains four (4) one-year extensions along with a CPI adjustment for each extension.

FISCAL IMPACT:

Executing the attached lease at a cost of \$40,080 annually will save \$13,920 annually, as compared to the previous year's annual cost of \$54,000.

ATTACHMENT 1: Lease between the Santa Barbara County Air Pollution Control District and Acquistapace Ranches, LLC