

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

|                                                                                                                                                                                                                                                                                                                 |                                             |                                                                                                                                              |                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| (1) DEPARTMENT<br>General Services                                                                                                                                                                                                                                                                              | (2) MEETING DATE<br>5/19/2015               | (3) CONTACT/PHONE<br>Machelle Vieux<br>(805) 781-5206                                                                                        |                      |
| (4) SUBJECT<br>Request to approve the First Amendment to the Lease with Jack S. Foster and Charlotte P. Foster, for Martha's Place Youth Services Clinic at 2925 McMillan Avenue, Suite 108 in San Luis Obispo for up to two additional years. District 3.                                                      |                                             |                                                                                                                                              |                      |
| (5) RECOMMENDED ACTION<br>It is recommended that the Board approve the First Amendment to the Lease with Jack S. Foster and Charlotte P. Foster to allow the continued operations of Martha's Place Youth Services Clinic at 2925 McMillan Avenue, Suite 108 in San Luis Obispo for up to two additional years. |                                             |                                                                                                                                              |                      |
| (6) FUNDING SOURCE(S)<br>Health Agency Fund<br>16601                                                                                                                                                                                                                                                            | (7) CURRENT YEAR FINANCIAL IMPACT<br>\$0.00 | (8) ANNUAL FINANCIAL IMPACT<br>\$58,055.28 plus annual CPI increases                                                                         | (9) BUDGETED?<br>Yes |
| (10) AGENDA PLACEMENT<br><input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ___) <input type="checkbox"/> Board Business (Time Est. ___)                                                                                             |                                             |                                                                                                                                              |                      |
| (11) EXECUTED DOCUMENTS<br><input type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A                                                                                                                                  |                                             |                                                                                                                                              |                      |
| (12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR)<br>N/A                                                                                                                                                                                                                                                          |                                             | (13) BUDGET ADJUSTMENT REQUIRED?<br>BAR ID Number: N/A<br><input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A |                      |
| (14) LOCATION MAP<br>Attached                                                                                                                                                                                                                                                                                   | (15) BUSINESS IMPACT STATEMENT?<br>No       | (16) AGENDA ITEM HISTORY<br><input type="checkbox"/> N/A    Date: <u>12/19/2006</u> and <u>06/22/2010</u>                                    |                      |
| (17) ADMINISTRATIVE OFFICE REVIEW<br>David E. Grim                                                                                                                                                                                                                                                              |                                             |                                                                                                                                              |                      |
| (18) SUPERVISOR DISTRICT(S)<br>District 3                                                                                                                                                                                                                                                                       |                                             |                                                                                                                                              |                      |

# County of San Luis Obispo



TO: Board of Supervisors

FROM: General Services / Machelie Vieux  
(805) 781-5206

DATE: 5/19/2015

SUBJECT: Request to approve the First Amendment to the Lease with Jack S. Foster and Charlotte P. Foster, for Martha's Place Youth Services Clinic at 2925 McMillan Avenue, Suite 108 in San Luis Obispo for up to two additional years. District 3.

## **RECOMMENDATION**

It is recommended that the Board approve the First Amendment to the Lease with Jack S. Foster and Charlotte P. Foster to allow the continued operations of Martha's Place Youth Services Clinic at 2925 McMillan Avenue, Suite 108 in San Luis Obispo for up to two additional years.

## **DISCUSSION**

Martha's Place began in 2007 and has continued to grow after the San Luis Obispo County Behavioral Health Department assumed services in July 2010. Martha's Place is a Youth Services Clinic providing mental health services to clients, ages birth to five. Staff provides multidisciplinary assessment and individual and family therapy to children ages birth to five who have been prenatally exposed to drugs or alcohol and/or demonstrate severe behavioral issues. All youth receive an assessment from a pediatrician and most receive a mental health assessment. Case management services are provided to connect families with resources. Some medication management is provided by the pediatrician. Martha's Place has also trained staff in other agencies and areas of the County to increase services to this population.

On December 19, 2006, the Board approved a Lease for 3,196 square feet of improved office space for assessment and treatment services. San Luis Obispo County Public Health Department's Maternal, Child and Adolescent Health ("MCAH") program led the effort to develop a Model of Care for high-risk children in the County. Youth Services Clinic, known as Martha's Place, has been offering these services in the same location since 2007.

The Lease was taken over by the Economic Opportunity Commission, then Community Action Partnership of San Luis Obispo Inc., ("CAPSLO") in July of 2009. CAPSLO's lease included some additional square footage bringing the facility to a total of 4,076 square feet. The County took the program and lease obligation back when CAPSLO was no longer in a position to run the program.

On June 22, 2010, the Board approved a three-year term with two (2), one-year options to extend the Lease, both of which the County exercised, and the Lease is due to expire on June 30, 2015.

The Board's approval of the First Amendment will extend the Lease through June 30, 2016, and allow for an additional automatic one-year option to extend the Lease through June 30, 2017, should the County elect to do so. The First Amendment will also update the County's standard language regarding insurance, indemnification, and the Americans with Disabilities Act.

## **OTHER AGENCY INVOLVEMENT/IMPACT**

The Health Agency has approved the extension of the Lease in this location and has approved the terms of the First Amendment. County Counsel has reviewed and approved the form and legal effect of the First Amendment.

### **FINANCIAL CONSIDERATIONS**

The monthly rental for the initial extension period of July 1, 2015 through June 30, 2016 will be \$4,837.94 for a total annual rental of \$58,055.28. Thereafter, the rental will be subject to an annual adjustment based on the Consumer Price Index (CPI-U) all items—Los Angeles-Riverside-Orange County with a maximum increase cap of five percent (5.0%), if the County should elect to extend the second year through June 30, 2017.

The Lessor pays for all utilities furnished to the premises, common area expenses, taxes and insurance, except that the County bears the cost for separately metered utilities exclusively serving the leased premises and janitorial.

### **RESULTS**

Approval of the First Amendment to the Lease between the County of San Luis Obispo and Jack S. Foster and Charlotte P. Foster will allow the County's Behavior Health Department to continue operating the Martha's Place Youth Services Clinic at its current location in San Luis Obispo. This action supports the County's desired community-wide results of a healthy community.

### **ATTACHMENTS**

1. Location Map
2. First Amendment to Lease