



BOARD OF SUPERVISORS  
AGENDA LETTER

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

Agenda Number:

Department Name: General Services  
Department No.: 063  
For Agenda Of: November 1, 2011  
Placement: Administrative  
Estimated Tme:  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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**TO:** Board of Supervisors  
**FROM:** General Services Bob Nisbet, Director (805) 560-1011  
Contact Info: Paddy Langlands, Assistant Director (805) 568-3096  
Support Services Division

**SUBJECT: First Amendment to Lease Agreement for Probation at Morrison Ave/Santa Maria Fourth Supervisorial District (Folio 003615)**

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**County Counsel Concurrence**

As to form Yes

**Auditor-Controller Concurrence**

As to form Yes

**Other Concurrence:** Risk Management

As to form Yes

**Recommended Actions:**

That the Board of Supervisors approve and execute the attached First Amendment to Lease Agreement between the County of Santa Barbara and The Center for Employment Training (CET), which expands the space leased by the County in the CET building located at 509 West Morrison Avenue, in Santa Maria by 512 square feet and provides the County with a right to terminate the lease on thirty days notice.

**Summary Text:**

This Amendment to the Lease will allow Probation's Adult Probation Report and Resource Center to add Suite B at 509 West Morrison Street in Santa Maria, which consists of approximately 512 square feet, to the existing 1,529 square foot space. The expanded space will be utilized to accommodate an increase in County inmates and parolees due to the 2011 Public Safety Realignment Act.

**Background:**

The 2011 Public Safety Realignment Act contained in Assembly Bill (AB) 109, as subsequently amended by AB117 and ABx1 17, transfers responsibility for specified lower level inmates and parolees from the California Department of Corrections and Rehabilitation (CDCR) to counties. This change was implemented on October 1, 2011.

In an effort to address the service needs of this population and to mitigate the impact on the use of County jail bed days, the Probation Department is expanding services at the Probation Report and Resource Centers (PRCC). Based on estimates supplied by CDCR, by December 2011 the jail will have, at minimum, 66 post sentenced non-violent, non-serious, and non-sex (NX3) offenders, up to 37 Post Release Community Supervision (PRCS) and parole violators, and 24 NX3 violators in custody on any given day. By the end of the FY 2011-12, the total number of PRCS/NX3 will increase to 477; and to over 600 at full implementation which will include up to 60 incarcerated NX3/PRCS violators at any given time. It is projected that 125 collective jail beds or alternative detention slots will be necessary to meet the capacity required for this realigned detention population. One of several strategies Countywide being implemented to accommodate population includes expansion of services at the PRRC in Santa Maria and a corresponding need to increase to the current foot plan that was approved by this Board in December 2009.

On December 8, 2009, the Board of Supervisors approved and executed a Lease Agreement with the Center for Employment Training, a California non-profit corporation, to lease 1,529 square feet of office and class/meeting room space located at 509 W. Morrison Avenue, in Santa Maria (APNs 123-172-007, -008, & -013), for implementation and operation of an Adult Probation Report and Resource Center. The term was for one (1) year and included annual renewal options for as long as funding was available. The rent, calculated at fifty cents (\$.50) per square foot, includes utilities, water/sewer, and trash. The term will continue on an annual basis for so long as the County's Chief Probation Officer continues to provide annual written notice of the County's intent to continue the Lease, and will terminate upon County providing thirty days written notice of its intent to terminate.

**Fiscal and Facilities Impacts:**

The additional \$256.00 per month in rent is included in Probation's FY 2011/2012 budget and this Amendment will not increase the General Fund contribution to the Probation Department. There will be no direct facilities impacts.

**Staffing Impacts:** None

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

1. Duplicate Original First Amendment to Lease Agreement      Real Estate Services, Don Grady
2. Original First Amendment to Lease Agreement                      Clerk of the Board Files

**Attachments:**

- First Amendment to Lease Agreement

**Authored by:** Don Grady, Office of Real Estate Services