



**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

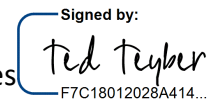
**Submitted on:**  
**(COB Stamp)**

**Department Name:** General Services  
**Department No.:** 063  
**Agenda Date:** August 19, 2025  
**Placement:** Administrative Agenda  
**Estimated Time:**  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department Director(s): Kirk A. Lagerquist, Director, General Services  
Contact: Ted Teyber, Assistant Director, General Services  
**SUBJECT:** New Beginnings Safe Parking Program on Santa Barbara County Property License Agreement, First and Second Districts

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Signed by:  
  
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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** Risk Management

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 License Agreement between the County of Santa Barbara and New Beginnings Counseling Center for the overnight Safe Parking Program on County property locations; and
- b) Determine and find that, pursuant to Government Code section 26227, the Allotted Spaces within the Licensed Areas are not necessary for County use and will not be necessary for County use during the Program Hours of 7:00 PM to 6:30 AM Pacific Time, for the duration of the License Agreement. The Board further finds that the use of these spaces by New Beginnings' Safe Parking Program, a California 501(c)(3) nonprofit organization, serves a public purpose and provides a direct benefit to the residents of the County. Such use is consistent with Santa Barbara County Code section 12A-24(b), which authorizes overnight parking in designated areas when permitted by license or agreement approved by the Board of Supervisors.; and
- c) Determine that the proposed action of approving New Beginnings continued leasing, operation and maintenance of the Safe Parking Program is exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Sections 15301, "Existing Facilities". This is a categorical exemption which includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use.

**Summary Text:**

This item is before the Board to request approval of the License Agreement with New Beginnings Counseling Center for the continuance of the Safe Parking Program for an additional FIVE (5) years, with an option to extend for an additional FIVE (5) years, or until either party gives the other 10-days written notice to terminate. Moreover, the County may restrict access to any lot for safe parking with 48-hours written notice. The Safe Parking Program allows persons living in their vehicles a safe and sanitary overnight parking area on a short-term basis while they transition to more permanent housing.

**Discussion:**

Currently there are 15 Allotted Spaces in the County Administration Building parking lot, 10 Allotted Spaces in the Social Services south parking lot, and 5 RV Allotted Spaces in the Employee University parking lot. The new agreement does not expand on the existing number of spaces, and these spaces are only available to the participants between 7:00 PM and 6:30 AM Pacific Time. New Beginnings installed and maintains a secured portable restroom located on the Calle Real Campus, that's only accessible by Safe Parking Program participants. There is a portable restroom installed and maintained by the County at the Administration building that is also accessible to Safe Parking Program participants, but is not exclusively tied to Safe Parking.

New Beginnings is also now responsible for keeping the County's Physical Security Coordinator informed when Safe Parking Program permits are issued for use of the allotted spaces. The License Agreement also establishes protocols for emergency and after-hours communication between the County and New Beginnings to ensure coordinated response in situations involving program participants or the licensed areas.

The replacing of the current lease with a new lease for the existing leasehold interest is exempt from CEQA pursuant to CEQA Guidelines §15301, Existing Facilities due to it being the leasing of an existing facility.

**Background:**

The Safe Parking Program has operated at the County Administration Building parking lot since November 4, 2003, and is recognized as one of the first programs of its kind in the nation to provide designated, legal overnight parking for individuals and families living in their vehicles. Santa Barbara County was an early leader in addressing vehicular homelessness through this innovative approach.

Since its inception, the Board of Supervisors has consistently supported the Program by authorizing use of County property and providing funding to New Beginnings Counseling Center through the Community Services Department. Due to the Program's early success, the Board extended its operation on August 16, 2005.

Subsequent Board actions have expanded the Program's term and capacity of the License and Service Agreement:

- August 1, 2006 (Second Amendment): Extended the term for three years and increased the number of designated spaces from 5 to 10 at the County Administration Building. Also adopted Ordinance No. 4615, granting the Board authority to expand overnight parking programs without amending the County Code.
- December 1, 2009 (Third Amendment): Increased total spaces to 15 at the Administration Building and added 5 spaces at the Calle Real Campus (Social Services south lot).
- October 12, 2010 (Fourth Amendment): Added 5 more spaces at the Calle Real Campus.

- July 7, 2012 (Fifth Amendment): Allowed annual extensions for up to 10 years, subject to termination by either party.
- December 5, 2017 (Sixth Amendment): a) Added 5 RV spaces at the Employee University lot, b) allowed installation of a portable restroom at Licensee's expense, and c) delegated authority to the General Services Director to approve non-substantive future amendments.

The Program has continued to demonstrate positive outcomes. Over the past two years, it has more than doubled the number of participants who secured housing or retained income and benefits. The number of individuals served—including women, seniors, families, and people with disabilities—continues to grow. Between 2024 and 2025, Santa Barbara County saw a 35.5% increase in vehicle homelessness, which now comprises over 65% of the unsheltered population and 40% of the total homeless population. Notably, the number of employed individuals and families seeking Safe Parking services has increased by 18% and nearly 60%, respectively, over the past two fiscal years. Demand is expected to rise as high housing costs continue to displace residents into vehicles.

**Performance Measure:**

Last fiscal year, the Safe Parking Program served 897 people, successfully housed 201 individuals, assisted 146 with obtaining and maintaining cash income, and assisted 306 individuals in obtaining and retaining non-cash benefits.

**Contract Renewals:**

The License Agreement provides for a five-year term, with an option to extend for an additional five-years, or until either party gives the other 10-days written notice to terminate.

**Fiscal and Facilities Impacts:**

No cost license agreement, New Beginnings Counseling Center will continue to fund the costs associated with operating and managing the program.

**Staffing Impacts:**

Oversight and management can be achieved by existing staff.

**Special Instructions:**

After Board action, Clerk of the Board please distribute as follows:

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| 1. Original License Agreement.                             | Clerk of the Board Files                      |
| 2. Duplicate License Agreement and<br>Copy of Minute Order | Real Property Division<br>Attn: Carlos French |

**Attachments:**

**Attachment A** – 003506\_New\_Beginnings\_Safe\_Parking\_Prog\_Agreement

**Contact Information:**

Carlos French  
Real Property Agent  
cifrench@countyofsb.org