



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: Sheriff-Coroner
Department No.: 032
Agenda Date: January 27, 2026
Placement: Administrative Agenda
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director: Bill Brown, Sheriff-Coroner
Contact: Rich Brittingham, Lieutenant
SUBJECT: Lease Agreement between the County of Santa Barbara and Miramar Acquisition Co., a California Limited Liability Company

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: Risk Management

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute a Lease Agreement with Miramar Acquisition Co., LLC, to accept donated office space and services at the Rosewood Miramar Beach Montecito for deputies to utilize for daily patrol activities; and
- b) Determine that the proposed action is exempt from the California Environmental Quality Act (CEQA) guidelines pursuant to Section 15301 "Existing Facilities", finding that the CEQA Existing Facilities exemption allows for use that will not involve any expansion of use beyond that existing at the time of the lead agency's determination.

Summary Text:

This item is before your Board to approve a Lease Agreement between Miramar Acquisition Co., LLC and the County of Santa Barbara for the use of office space to support patrol operations within the Sheriff's

Coastal Patrol Bureau. Miramar Acquisition Co., LLC has offered to donate office space at the Rosewood Miramar Beach Montecito, including other services such as network expenses, janitorial services, and utilities, in return for the presence of Santa Barbara Sheriff deputies. This office will not be staffed for public access, rather it will be used by County patrol deputies during their shift, when applicable, to enhance response times to Montecito and surrounding communities. Santa Barbara Sheriff's deputies will have 24-hour access to this facility. A sign will be posted indicating the space is occupied by the Santa Barbara Sheriff's Office, and a phone with direct access to Sheriff's Dispatch will be located directly outside the office for use by members of the public. The term of this no-cost lease shall be a period of five years, with a five-year extension if agreed upon by both parties.

Background:

The Sheriff's Office provides law enforcement services for the unincorporated community of Montecito. Currently, deputies servicing this area operate out of the Carpinteria Police Station, located within the City of Carpinteria. Deputies patrolling the Montecito area must drive back to Carpinteria to write reports, package evidence, attend to personal needs, etc. The drive from the Montecito area to Carpinteria and back, multiple times per day, is time-consuming and counterproductive. With the new office space, deputies will be able to remain in the Montecito area and minimize response times to in-progress calls. By operating out of a nearby office, deputies can spend more time on proactive, high visibility, patrols and be more accessible to members of the community. Moreover, gasoline costs and wear-and-tear on patrol vehicles will be minimized.

Fiscal and Facilities Impacts:

Budgeted: N/A

Fiscal Analysis:

The County will incur no costs by entering into the Lease Agreement with Miramar Acquisition Co., LLC. The Rosewood Miramar Beach Resort will provide the office space free of charge and will assume responsibility for the initial IT network set-up and installation fees (\$22,203.82) and total annual ongoing costs (\$11,632.88).

Key Contract Risks:

Contract risks are low. The Lease Agreement contains indemnification and insurance provisions under Item #15 and Exhibit D of the agreement. The County, per Item #16 of the agreement, will procure and maintain insurance in full force during the term of the agreement. And in Item #18 of the agreement, the Lessor and the County will maintain a mutual waiver of subrogation rights, waiving any rights against one another on account of any loss or damage suffered by either, during said term.

Special Instructions:

Please send a copy of the Minute Order to the Santa Barbara County Sheriff's Office, attention Lt. Rich Brittingham.

Attachments:

Attachment A – Lease Agreement between the County of Santa Barbara and Miramar Acquisition Co., LLC.

Contact Information:

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Santa Barbara Sheriff's Office
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