



# 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:** Community Services  
**Department No.:** 057  
**Agenda Date:** June 3, 2025  
**Placement:** Administrative Agenda  
**Estimated Time:** N/A  
**Continued Item:** No  
**If Yes, date from:** N/A  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department Director(s): Jesús Armas, Community Services Director  
Contact: Jill Van Wie, Capital Program Manager  
**SUBJECT:** Award of Single Source Contract for Mobile Home Purchase to Replace Jalama Beach Ranger Residence

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JA

**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** Risk

As to form: N/A

**Auditor-Controller Concurrence**

As to form: N/A

**Other Concurrence:** Purchasing

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- a) Authorize the County Purchasing Agent to issue a Purchase Order for an amount not to exceed \$125,000 with Patriot Homes and waive the competitive bidding pursuant to Santa Barbara County Code section 2-39, subdivision (C); and
- b) Determine that the recommended action is exempt from further review under the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15302 as the replacement of the existing structure and facilities where the new structure will be located is on the same site and will have substantially the same purpose and capacity as the structure replaced.

**Summary:**

Pursuant to Santa Barbara County Code Section 2-39(c), staff are requesting that the Board of Supervisors authorize the County Purchasing Agent to issue a Purchase Order, pursuant to single source guidelines, to Patriot Homes in an amount not exceeding \$125,000. The recommended action will allow the purchase of a mobile home to replace an existing dilapidated ranger residence. The mobile home fits the limited dimensions of the existing site and most closely matches the style and specifications of the adjacent ranger residences at Jalama Beach Campground. Removal and installation construction services will be per competitive bidding procedures.

Award of Single Source Contract for Mobile Home Purchase to Replace Jalama Beach Ranger Residence

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**Discussion:**

The Ranger Residence Program is still practiced at Jalama Beach Campground, with the primary purpose of preserving the experience for overnight visitors. Having staff on-site to address the needs and issues of campers is paramount to ensuring a safe, secure, and positive experience. The staff at Jalama Beach Campground consists of four full-time Rangers, each residing in one of the four mobile homes. The mobile home to be replaced is approximately 46 years old and is in a state of necessary major repairs that predicates the need for replacement, including:

- structural and exterior termite damage;
- water and dry rot damage;
- roof leaks in multiple areas;
- uneven floors due to settling;
- plumbing system damage with unfunctional repairs; and
- outdated aluminum electrical system with unfunctional repairs.

In December 2024, Community Services Department (CSD) bid the purchase and installation of a replacement mobile home at Jalama. The one bid received was \$331,000, well above anticipated costs and budget. A similar mobile home replacement project was completed in 2016 at a total cost of approximately \$129,000, or less than half the cost of the 2024 bid.

**Background:**

Due to site constraints, a similar mobile home unit to the one currently on site is needed. After researching over seven (7) mobile home companies, only one unit from Patriot Homes was found that meets all of the required size, orientation and accessibility needs and is aesthetically comparable to the mobile home most recently installed in 2016. The mobile home units are not viable for competitive pricing. When permitted by state and/or federal law, the Board may waive competition where there are limitations on the source or supply, necessary restrictions in specification, or other valid reasons.

**Fiscal and Facilities Impacts:**

The project's total cost is estimated to be \$190,000, including \$125,000 for the new mobile home and an estimated \$65,000 for the installation and removal of the old mobile home. Funding for the project is budgeted in the Fiscal Year 2025-2026 CSD Capital Equipment replacement fund.

**Special Instructions:**

After Board action, please distribute the Minute Order via email to:

1. Jill Van Wie, Capital Program Manager, [jvanwie@countyofsb.org](mailto:jvanwie@countyofsb.org)
2. Ryan Heath, North County Operations Manager, [rheath@countyofsb.org](mailto:rheath@countyofsb.org)

**Contact Information:**

Ryan Heath

North County Operations Manager

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