



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

Department Name: General Services  
Department No.: 063  
For Agenda Of: July 8, 2008  
Placement: Administrative  
Estimated Tme:  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

---

**TO:** Board of Supervisors

**FROM:** Department Bob Nisbet, Director (560-1011)  
Director(s) General Services Department  
Contact Info: Paddy Langlands, Assistant Director (568-3096)  
Support Services Division

**SUBJECT:** Emergency Shelter Care Lease: Andre Aparicio, 377 Storke Road, Goleta; Third  
Supervisory District

---

**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:

- a) Determine that the services provided by Andre Aparicio are necessary to meet the social needs of the County, and that Andre Aparicio therefore qualifies for a rent subsidy pursuant to Government Code §26227; and
- b) Determine that the County-owned property located at 377 Storke Road, in Goleta, will not be needed for County purposes for the next few years; and
- c) Approve the proposed Lease Agreement granting Andre Aparicio the right to lease the above referenced county-owned property for the purpose of providing emergency shelter care services for abused, neglected and abandoned children, for a term of one year commencing on July 8, 2008 through June 30, 2009, and renewed annually concurrent with the *Agreement For Services of Independent Contractor (Emergency Shelter Care Services)* dated July 7, 2008, at a below fair market rent amount of \$250 per month.

**Summary Text:**

The Department of Social Services/Child Welfare Services receives state funding to provide temporary shelter for detained children (abused, neglected and abandoned children under the age of 18 who are in the custody of the Department of Social Services) within Santa Barbara County. Locating suitable temporary housing for these children in the south county has always been a challenge. The county-owned property

located at 377 Storke Road, in Goleta, has been used for the purpose of housing independent contractors who have been contracted by the Department of Social Services to provide emergency shelter care services for detained children since 1981.

**Background:**

The Department of Social Services is in the process of contracting with Mr. Aparicio to provide emergency shelter care services for detained children within Santa Barbara County. The former contractor, Delores Ramirez, notified the Department of Social Services that she could no longer provide these services after June 30, 2008. This Lease Agreement provides for the use of the County property at 377 Storke Road by Mr. Aparicio and his immediate family, and is ancillary to the emergency shelter care services contract. The emergency shelter care services contract will be for a term of 1 year with automatic annual extensions and the lease will run concurrently with the emergency shelter care services contract. Under no circumstance will Mr. Aparicio occupy the premises after the termination of the emergency shelter care services contract. This program is necessary and vital to the children of our community who are in need of these services.

California Government Code Section 26227 allows a Board of Supervisors of a County to fund programs deemed necessary to meet the social needs of the population of the county and to make available any real property of the county which will not be needed for county purposes during the time of possession, to be used to carry out such programs. The County currently provides funding in support of the Emergency Shelter care Services program. Therefore, the Board's determination that the premises will not be needed for county purposes will allow Mr. Aparicio to use the premises to carry out the program in the South County without paying fair market rent. This lease will, therefore, be included on the list of rent subsidies provided to the County Executive Officer.

**Fiscal and Facilities Impacts:**

Narrative: The total annual revenue generated by this Agreement is \$3,000.00. The revenue shall be deposited to Dept: 063; Prog: 1207 to provide for partial reimbursement of maintenance and repair expenses. The costs of maintenance for the facility above the amount received by Dept: 063; Prog: 1207 shall be paid through the Department of Social Services.

**Special Instructions:**

After Board action, please distribute as follows:

- |                                       |   |
|---------------------------------------|---|
| 1. Original Lease                     | Board's Official File                   |
| 2. Dupl. orig. Lease and Minute Order | GS/Real Estate Svcs, Attn: Connie Smith |
| 3. Copy of Lease and Minute Order     | DSS/Fiscal Div: Attn: Linda Rodriguez   |

**Attachments:**

Lease Agreement (2 wet signatures required)

**Authored by:** Connie Smith, Office of Real Estate Services