



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: March 11, 2025
Placement: Set-Hearing
Estimated Time: 15 Minutes on April 1,
2025
Continued Item: No
If Yes, date from:
Vote Required: 4/5

TO: Board of Supervisors
FROM: Department Director(s): Jesús Armas, Director of Community Services (805) 568-2485
Contact Info: Sherman Hanen, Community Services Business Manager, (805) 568-3408
SUBJECT: **Proposed Cachuma Lake Recreational Vehicle Hookup Sites Fee Adjustments – Set Hearing**

County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to form: N/A

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

On March 11, 2025, set a hearing on April 1, 2025 to consider adjustments to County parks fees for RV Hookups at Cachuma Lake Recreational Area.

On April 1, 2024, your Board's actions should include the following:

- a) Adopt a Resolution (Attachment 1) that adjusts Parks fees for Recreational Vehicle (RV) hookup sites at Cachuma Lake Recreational Area. The adopted fees will go into effect once the current RV hookup project is complete.
- b) Determine that the above-recommended actions are statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21080(b)(8) of the California Public Resources Code and CEQA Guidelines Section 15273(a)(1), (2), and (4) since CEQA does not apply to the establishment, modification, structuring, restructuring, or approval of rates, tolls, or fares.

Summary Text:

The Community Services Department (CSD) is proposing adjustments to RV Hookup fees at Cachuma Lake Recreation Area (Lake) in order to provide consistency with fees charged by similar facilities.

The RV Hookup sites at Cachuma Lake are undergoing a \$14 million renovation. The renovation includes installation of new concrete parking pads, upgrading the electrical pedestals to 50amp services, new water and sewer lines, along with restroom facility upgrades and landscaping. The Lake is the only public access to fresh water recreational activities in Santa Barbara County and these upgrades will make the Lake a destination spot for those who like to boat and fish on fresh water.

Background:

As noted above the RV Hookup sites at the Lake are undergoing a major renovation. The current sites were formally part of a mobile home park at the Lake. In the late 1970's, the Bureau of Reclamation determined the mobile home residences were not a proper use of public lands and as such, the mobile home residences were vacated and the sites were transformed into RV hookup sites. The utility infrastructure that services these sites is from the original development of the mobile home park in the early 1960's. Many of the concrete slabs are broken and cracked, the electrical service is only 30amp, where most of today's RVs are set up to use 50amp, the water lines consist of galvanized piping that has calcium build up which severely restricts water flow. The renovation project includes upgrading the electrical hookups from 30amp to 50amp, replacing the concrete site slabs, also replacing the water and sewer lines that service each site. The project will also be installing new WiFi service, upgrading the restroom and landscaping. The \$14 million project is estimated to be completed in May and will transform the Lake into one of the most modern RV camping facilities on the Central Coast and is the only modernized RV park located at a lake.

After reviewing the fees of the facilities noted above, CSD staff is recommending RV Hookup fees increase from \$50 to \$85 per night in the off-peak season (January-March and October-December), and the peak season (April-September) fee increase from \$55 to \$95 per night. As noted in the summary text, if the fees are approved, it is anticipated that with the current occupancy numbers, the updated fees will generate approximately \$570,000 in additional revenues. With this new upgraded RV Park being the only one located at a lake, CSD believes there is a chance for increased annual occupancy levels. The average occupancy over the last nine years has been approximately 47% during the peak season and approximately 35% during the off-peak season. CSD staff has determined that for every 1% increase in annual occupancy, is anticipated that it will generate an additional \$18,000 year in revenue. This increase in revenue does not include any multiplier effect of increased visitations to the park's four concessions.

The additional revenue will cover the cost of the Certificate of Participation debt service used to finance part of the project. Any additional funding generated beyond the debt payment will be used for operational, maintenance and capital replacement costs for the park.

Fiscal and Facilities Impacts:

Proposed fee changes for use of Cachuma Lake RV Hookups are listed below and highlighted in yellow (Note: This is not the full fee schedule; for the comprehensive list of Parks fees, please refer to Attachment 2):

County of Santa Barbara, Community Services Department, Parks Division			
Cachuma Fees September 2024			
Camping	Current Fee	Proposed Fee	Var. %
Overnight			
Tent Sites Off-Peak	\$25.00	\$25.00	0%
Tent Sites Peak*	\$30.00	\$30.00	0%
Tent Sites Premium-Year Round	\$40.00	\$40.00	0%
Partial Hook-Up Off-Peak (no sewer)	\$40.00	\$40.00	0%
Partial Hook-Up Peak (no sewer)*	\$45.00	\$45.00	0%
Full Hook-Up Off-Peak	\$50.00	\$85.00	70%
Full Hook-Up Peak* (including Holidays)**	\$55.00	\$95.00	73%
Snow Bird Program	\$30.00	\$30.00	0%
*Peak season is from April 1 to September 30			
** Holidays included, New Years Day, MLK Day, Presidents Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving and the day after, Christmas Day			

Fiscal Analysis:

The recommended fee modifications would provide the Parks division an estimated additional \$570,000 in annual revenues. These fees help off-set the debt service payment, rising costs of salaries and benefits, operations and ongoing maintenance. If approved by the Board of Supervisors, the fee adjustments will take effect upon completion of the RV renovation project.

Special Instructions:

After the March 11, 2025 Hearing, direct the Clerk of the Board to:

1. Publish a Notice of Public Hearing pursuant to Section 6066 of the California Government Code (publish within 5 and 11 days before the hearing) in the Santa Barbara Independent and the Santa Maria Times; and
2. Send a copy of the minute order and a signed copy of the Notice of Public Hearing to the Community Services Department, Attention: Sherman Hansen, shansen@countyofsb.org

Attachments:

- Attachment 1 – Fee Resolution
- Attachment 2 – Fee Schedule
- Attachment 3 – Fee Benchmarks
- Attachment 4 – Parks Fee Power Point Presentation_BOS_April, 2025
- Attachment 5 – Notice of Public Hearing_Cachuma Lake Fees

Authored by:

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 Community Services Business Manager
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