



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: Parks  
Department No.: 052  
For Agenda Of: 2/3/09  
Placement: Administrative  
Estimated Tme:  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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**TO:** Board of Supervisors

**FROM:** Department Daniel C. Hernandez, Director of Parks  
Director(s)  
Contact Info: Claude Garciacelay, Park Planner, 568-2469

**SUBJECT:** **Accept Grant Deed for Orcutt Community Park at Rice Ranch; Accept Grant of Dog Park Easement at Rice Ranch, Orcutt Area 4<sup>th</sup> District**

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: N/A

**Other Concurrence:** Real Property

As to form: Yes

**Recommended Actions:**

- a) Accept the Grant Deed for the Orcutt Community Park from Rice Ranch Ventures, LLC, and instruct the Clerk of the Board to endorse thereon the Board's acceptance; and
- b) Accept the Grant of Dog Park Easement from Rice Ranch Ventures, LLC, and instruct the Clerk of the Board to endorse thereon the Board's acceptance.

**Summary Text:**

As required by the conditions of development, Rice Ranch Ventures, LLC has completed the improvements for the community park at Rice Ranch and the conditions also require that once complete, the park is to be dedicated in fee to the County. Due to design requirements, a portion of the dog park is outside the boundary of the park in an area that will be dedicated to the County as open space subsequent to the completion of Phase 1 of the Rice Ranch development. The Dog Park Easement will allow the County to operate this facility in the interim. These actions will complete the requirements for the development of the park and officially transfer day to day management of the facility to the County.

**Background:**

The approvals of the Rice Ranch development project required that the developer construct and dedicate to the County a 26 acre public park for the community. The park was to be constructed and ready for use as part of the phase 1 development of Rice Ranch. With the final map recordation for TM14,636 in September 2005, the developer offered to dedicate to the County the parcel for community park

purposes and the County rejected the offer reserving the right to accept the offers at a future date opting to have the developer construct the facility prior to accepting fee title. The park was deemed substantially complete per approved plans in August 2008 which, per the conditions, began the developers' five year maintenance period for the facility. Finally, in December 2008 all remaining park development items were complete and the construction bond for the park was released by P&D. As with any new park facility, it is necessary for certain landscape items to have time to be "hardened" (e.g. for turf to grow in) and the park will soon be ready for public use.

Due to topographic and area constraints, it was necessary for a portion of the dog park to be located in the adjacent parcel. This parcel will be dedicated to the County as open space upon the completion of phase 1 improvements of the Rice Ranch development. To provide for County management and responsibility for this area, a Dog Park Easement is being offered to the County to bridge the time between the opening of the community park and the future time when the County will be offered the adjacent open space in fee and manage this area as well.

**Fiscal and Facilities Impacts:**

None for this Board action to accept the fee title to the park.

**Fiscal Analysis:**

| <u>Funding Sources</u> | <u>Current FY Cost:</u> | <u>Annualized On-going Cost:</u> | <u>Total One-Time Project Cost</u> |
|------------------------|-------------------------|----------------------------------|------------------------------------|
| General Fund           |                         |                                  |                                    |
| State                  |                         |                                  |                                    |
| Federal                |                         |                                  |                                    |
| Fees                   |                         |                                  |                                    |
| Other:                 |                         |                                  |                                    |
| Total                  | \$ -                    | \$ -                             | \$ -                               |

**Narrative:** The conditions of development for the community park require the developer to retain maintenance responsibility for the park for a period of five years and that period began August 2008. County Parks will manage the use of the facility. The Rice Ranch development is part of the Orcutt CFD and proceeds from the CFD will fund County Park's efforts.

**Staffing Impacts:**

**Legal Positions:**                      **FTEs:**

**Special Instructions:**

Clerk of the Board shall endorse the Board's acceptance on the documents. Clerk to notify County Parks, Attn: Claude Garciacelay of the completion of execution of the documents and County Parks will forward the documents to the County Clerk Recorder for recordation.

**Attachments:**

- Grant Deed (Orcutt Community Park at Rice Ranch)
- Grant of Dog Park Easement

**Authored by:** Claude Garciacelay, Park Planner

**cc:**

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