

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:
Prepared on: 06/07/04
Department Name: Public Works & Parks
Department No.: 054 & 052
Agenda Date: 06/22/04
Placement: Administrative
Estimate Time: Staff - None Required
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Phillip M. Demery, Public Works Director
Terri Maus-Nisich, Parks Director

STAFF CONTACT: Michael B. Emmons, County Surveyor, (Ext. 3012)
Claude Garciacelay, Park Planner, (Ext. 2469)

SUBJECT: Final Tract Map No. 14,487 Phase 1 & 2 (Providence Landing Residential Project) and Agreements to Create a Public Park and Maintain a Public Park; Third Supervisorial District, Vandenberg Village Area

Recommendation(s):

That the Board of Supervisors:

- A. Approve the Final Map of Tract No. 14,487 Phase 1 & 2.
- B. Accept Lot 280 (Jupiter Avenue), Lot 281 (Venus Avenue), Lot 282 (Mercury Avenue), Lot 283 (Jupiter Avenue, Palomar Court, and Celestial Way) and Lot 289 (Lunar Drive, Lunar Circle, Andromeda Drive and Uranus Avenue) as public road easements and utilities.
- C. Accept easements for public trail purposes across Lot 276 (Open Space), Lot 277 (Open Space) and Lot 290 (Open Space).
- D. Accept an easement for public park purposes.
- E. Accept an easement for the right to grade and remove soils sufficient to construct the park, in accordance with the approved grading plan, over Remainder Parcel A.
- F. Accept the Waiver of Abutter's Access Rights to Highway 1 (Lompoc-Casmalia Road); and
- G. Approve and execute the Agreement to Create a Public Park between the County of Santa Barbara and CPH Lompoc, LLC to develop a public park as part of the development of TM 14, 487 known as Providence Landing; and
- H. Approve and execute the Agreement to Maintain a Public Park between the County of Santa Barbara, CPH Lompoc, LLC, and the Channel Islands YMCA to provide for maintenance of the public park developed on TM 14,487 known as Providence Landing.

Alignment with Board Strategic Plan:

The recommendation(s) are primarily aligned with Goal No. 1. An Efficient Government Able to Anticipate and Respond Effectively to the Needs of the Community.

Executive Summary and Discussion:

Recommendations A through F:

The County Surveyor's Office has received the Final Map of Tract No. 14,487, which is located along the southern portion of Vandenberg Village and north of and adjacent to the Lompoc city limits, Third Supervisorial District.

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The County Surveyor is satisfied that the Final Map is technically correct, conforms to the approved Tentative Map or any approved alterations thereto, and complies with all applicable laws and regulations.

All Departments concerned with the processing of Subdivision Maps have certified that the Final Map is ready for Board approval. The payment of Real Property Taxes has been made or bonded for and deposited with the Clerk of the Board.

The County Surveyor's Office is in receipt of a Can & Will Serve letter from the Vandenberg Village Community Service District, the entity that will provide water and sanitary services for said Tract No. 14,487.

Recommendations G and H:

On July 9, 2002, the County Board of Supervisors gave tentative approval of a tract map TM 14,487 and appurtenant conditional use permit and preliminary development plan in Vandenberg Village known as Providence Landing. The conditions of development require the developer build a 12 acre public park and also to provide for an executed agreement for the purpose of park operations and maintenance by a non-profit park operations organization.

The County and the developer have produced two agreements to satisfy these conditions to be recorded concurrent with the final map recordation.

The Agreement to Create a Public Park, an agreement between the County and CPH Lompoc, LLC, sets forth the requirements per the project conditions for the developer to build the park on the property conveyed through the map recordation as park and open space easement. The agreement sets forth the requirements and timing for construction by the developer, approval and acceptance by the County of the improvements and the subsequent transfer of fee title to the park property to the County whether or not the development is ever built.

The Agreement to Maintain a Public Park, per the project conditions, is an agreement between the County, CPH Lompoc, LLC and the Channel Islands YMCA, a non profit park operator, for the purpose of long term maintenance and operation of the public park. The agreement sets for the responsibilities of the parties to maintain and operate the facility from the construction of the facility by the developer and the developer's term of responsibility for maintenance, through acceptance and approval by the County of the improvements, and to the subsequent day to day maintenance and operations responsibility by the YMCA of this public park.

Subsequent to the recordation of the map and these agreements, the developer's application for a Community Facilities District (CFD) will be brought forth for consideration by your Board for the creation of a district with the sole purpose to fund the maintenance and operation of the public park in perpetuity.

Mandates and Service Levels:

Recommendations A through F: No change in programs or service levels.

Recommendations G and H: Services required to maintain and operate the new park will be provided by the YMCA, with cooperation from County Parks, as provided for in the Agreement to Maintain a Public Park.

Fiscal and Facilities Impacts:

Recommendations A through F: None

Recommendations G and H: The new park facility maintenance and operations, once it is approved and accepted by the County, will be funded from the proceeds of the Community Facilities District (CFD). District formation will

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include a percentage of the proceeds for the County to administer the District, as well as twice yearly disbursement of proceeds from the CFD to the YMCA to maintain and operate the public park.

Special Instructions:

Recommendations A through F: After the Clerk of the Board endorses its approval thereon, the Final Map of Tract No. 14,487 shall then be transmitted to the County Recorder's Office. A copy of the Board of Supervisor's Minute Order of Approval shall be sent to the County Surveyor's Office.

Recommendations G and H: After the Chair of the Board executes the original and duplicate originals of both Agreements and the Clerk of the Board endorses thereon the approval, the original agreements shall then be transmitted to the Office of the County Surveyor for coordinated recordation. A copy of the Board of Supervisor's Minute Order shall be sent to County Parks Administration. After execution, please send the duplicate original copies to Sarah Hanford at Capital Pacific Homes (address below). Please provide (2) copies of each of the executed and recorded agreements to County Parks Administration, Attn: Claude Garciacelay.

Concurrence:

Recommendations A through F: None.

Recommendations G and H:

County Counsel
Real Property
Risk Management
Auditor-Controller

Cc: Kevin Ready – County Counsel

Steve Rodriquez, Planner, Planning & Development

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