



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: November 6, 2007
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department
Director Daniel C. Hernandez (568-2461)
Contact Info: Jeff Stone, Deputy Parks Director (934-6145)

SUBJECT: Amendment to Agreement to Maintain Providence Landing Park in the Lompoc Area; Fourth Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: No

Other Concurrence: N/A

As to form:

Recommended Actions:

On June 22, 2004, the Board of Supervisors approved the "Agreement to Create a Public Park", by and between CPH Lompoc, LLC, a Delaware limited liability company ("Developer") and the County of Santa Barbara. Exhibit B of the original agreement, entitled "Agreement to Maintain a Public Park", detailed each party's respective responsibilities pertaining to the park. However, due to overriding issues, it was necessary to negotiate amendments with the prospective park operator (Channel Islands YMCA) to address those concerns. Non-approval of this recommendation would necessitate finding an alternative operator for the park.

Background: On June 22, 2004, the Board of Supervisors approved the "Agreement to Create a Public Park", by and between CPH Lompoc, LLC, a Delaware limited liability company ("Developer") and the County of Santa Barbara. The developer is the owner of a 140.5 acre parcel of property located in the southern .

portion of Vandenberg Village in the City of Lompoc. The developer was conditioned to create a 12-acre park site known as "Providence Landing Park" and dedicate the park in-fee, upon acceptance by the County. A separate "Agreement to Maintain a Public Park" by and among the Developer, the County and the Channel Islands YMCA (a non-profit organization), attached as Exhibit B to the original agreement, specified the responsibilities for operation and maintenance of this public park.

However, since the inception of the original agreement, several issues have arisen relating to the maintenance and operation of the park that need be more specifically delineated in the agreement. The

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attached Amendment No. 2 to this agreement (Exhibits B and C) addresses these issues and clearly sets forth the operational and maintenance responsibilities for the park by Channel Islands YMCA, as well as updates the insurance and indemnity requirements.

Performance Measure:

N/A

Fiscal and Facilities Impacts:

Budgeted: Yes

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	\$ 75,000.00	\$ 75,000.00	
State			
Federal			
Fees: Providence Landing CFD	\$ 46,875.00	\$ 168,750.00	
Other:			
Total	\$ 121,875.00	\$ 243,750.00	\$ -

Narrative:

The annual operations and maintenance cost for Providence Landing Park is estimated at \$243,750. Given that the contract with the Channel Islands YMCA will not be in effect until about mid-way through the fiscal year, the costs for FY 2007-08 are estimated to be \$121,875. Of this amount, \$75,000 will be funded by the County General Fund. The remaining balance will be funded by fees collected through the Providence Landing Community Facilities District (CFD) that are levied on the homeowners within the Providence Landing residential development.

Staffing Impacts:

Legal Positions:

FTEs:

Special Instructions:

Clerk of the Board to forward an executed copy of the amended agreement and a copy of the minutes to the Parks Department/Administrative Office, Attn: Mike Gibson

Attachments:

Amendment No. 2 to Agreement to Maintain a Public Park (Exhibits B and C)

Authored by:

Jeff Stone, Deputy Parks Director (934-6145)