



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:** Community Services  
**Department No.:** 057  
**For Agenda Of:** November 5, 2019  
**Placement:** Set Hearing  
**Estimated Tme:** 30 Minutes on  
December 17, 2019  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department George Chapjian, Director of Community Services (805) 568-3407  
Director(s)  
Contact Info: Ryder Bailey, CPA, CFO (805) 568-3526  
**SUBJECT:** Proposed Countywide Fee Adjustments for Santa Barbara County Parks and Services – Set Hearing

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Other Concurrence:**

As to form: N/A

**Recommended Actions:**

That the Board of Supervisors:

On November 5, 2019, set a hearing on December 17, 2019 to consider adjustments to County parks fees for special events, aquatic programs, and camping fees, and establishing new fees.

On December 17, 2019, your Board's actions should include the following:

a) Adopt a Resolution (Attachment 2) that:

- 1) Adjusts County Parks fees for special events, aquatic programs, and camping fees, and establishes new fees;
- 2) Authorize the Community Services Director, or designee, to offer discounted or promotional fees for tents, cabin, yurts, and RV hook-up sites during times of low vacancy levels; and
- 3) Authorize the Community Services Director, or designee, to adjust fees on an annual basis for tents, cabins, yurts, and RV hook-up sites based on changes to the Consumer Price Index; and

- 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, fares, or other charges by public agencies which the public agency finds are for the purpose of: (1) Meeting operating expenses, including employee wage rates and fringe benefits, (2) Purchasing or leasing supplies, equipment, or materials, and (4) Obtaining funds for capital projects necessary to maintain service within existing service areas.

### **Summary Text:**

The Community Services Department is proposing adjustments to Parks fees in order to provide consistency with fees charged by similar jurisdictions. After a review of established park use fees, staff conducted a market survey for camping and user fees at County parks. These fees adjustments will help offset costs of operations and programming within the Parks Division. The Department gathered fee comparisons from adjacent public agencies, including the City of Santa Barbara, the County of Ventura and the County of San Luis Obispo. Staff proposes to modify specific use fees and establish new fees.

With implementation of the proposed fee changes, staff estimates these adjustments will generate an additional \$130,000 annually in total revenue. The additional revenue will help offset the rising cost of operations due to increases in salary and benefit costs, operations, and ongoing maintenance.

On September 26, 2019, the Santa Barbara County Park Commission unanimously recommended that the Board of Supervisors approve the adjustment of fees for use of park facilities and establishment of new fees for park use.

If approved by the Board of Supervisors, the fee adjustments would take effect on January 6, 2020.

### **Background:**

Over the past several months, staff has gathered information from several agencies to determine if County fees are aligned with other jurisdictions. Staff determined that modifications of existing fees should be made and new fees should be added.

The following fee adjustments are proposed to the current fee schedule:

#### Day Use Parks

Staff is not recommending any adjustments to Group Area/Day use reservation or site fees as these sites are predominately used by County residents.

#### Campground Fee Adjustments

Upon review of other agencies' camping fees, staff is recommending one new fee, and of the 96 already-approved camping fees staff is only recommending two fees be increased, one fee lowered, and the addition of new uses for the existing RV Hook-up peak fee. These are discussed below.

Staff is recommending that RV Hook-up peak pricing now include all holidays, as demand for these sites is high during these times, even during the winter time holidays. Holidays will now include New Year's Day, MLK Day, Presidents Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving and the day after, and Christmas Day.

Staff is recommending the Annual Day Use Vehicle pass be increased from \$90 to \$100 to better match benchmarking. Staff is also recommending the Kayak Annual Day use pass be increased from \$30 to \$40 to better match the benefits of the annual day use pass.

Staff is recommending that pool use fees for Cachuma Lake only be charged on Friday, Saturday, Sunday and holidays. Pool usage during the week rarely reaches maximum numbers and charging fees requires the use of an additional staff person to collect the fees.

Staff is not recommending any changes to the Cabin and Yurt fees at this time. However, staff is anticipating the affordable accommodations at Jalama Beach will be coming online later this fiscal year. After reviewing California Coastal Commission guidance and researching the costs of local two star hotels, staff is recommending the prices for the affordable accommodations be set at an initial price of \$120 per night for weekend and holidays and \$90 a night for weekdays. This represents a 50% and 53% discount off the regular prices for similar accommodations at Jalama.

Staff is recommending the reservation fees for large group camping sites be lowered from \$30 to \$15. The \$30 fee was based on group camping sites requiring a more labor intensive reservation system. However, these areas have now been incorporated into Park's Camava online reservation system and lowering the reservation fee to match that of large day use picnic group areas is more in line with actual costs associated with this service.

Staff is recommending the Community Service Director, or designee, be allowed to adjust fees for tents, cabins, yurts, and RV hook-up sites on an annual basis based on changes to the Consumer Price Index (CPI). These fees tend to need adjustment on a more frequent basis than Park's other fees, and this flexibility to adjust them based on CPI would allow for a more efficient process. These CPI adjustments will be based on All Urban Consumers, Los Angeles All Items and be based on the previous 12 month period, July through June, and become effective on January 1 of each year. The CPI adjustments to these fees would not be less than zero or greater than 3% in any given year and rounded to the nearest dollar. It is estimated that every dollar increase in these fees would generate \$70,000 to help offset the rising costs of salaries and benefits, operations, and ongoing maintenance. Staff would continue to bring the other fees not adjusted by the CPI back to the Board for review and adjustment on a regular but less frequent basis.

In accordance with Santa Barbara County Code Chapter 26 section 5 - Public Use Fees, staff is recommending the Community Service Director or designee be allowed to offer discounts or promotional fees for tents, cabin, yurts, and RV hook-up sites during times of low occupancy. While the weekends tend to be busy, occupancy during the weekdays, especially at Cachuma Lake, tends to fall off. Parks is looking to explore different types of discount or promotional offers as way to increase visitation, therefore increase revenues, during these slower periods. Parks estimates that for every 1% increase in occupancy in tent and RV hookup sites, Parks would generate approximately \$75,000 in additional revenues to help offset the rising costs of salaries and benefits, operations, and ongoing maintenance.

Special Events

Upon reviewing the fees charged by other agencies for similar amenities, staff is recommending lowering the kitchen fee for the Santa Barbara Veterans Building to \$150 per day; the current rate is \$300 per day. Staff is also recommending adding an hourly fee of \$35, and a non-profit rate of \$125 per day, and \$25 per hour.

Staff is recommending security fees for the Courthouse grounds for special events now be up to \$5,000. This increase will help to offset the increasing costs of repairing damage to the grounds sustained during events.

**Fiscal and Facilities Impacts:**

Proposed fee changes for use of County parks, programs and services 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 Exhibit A):

County of Santa Barbara, Community Services Department			
Facility and Event Fees January 2020			
Special Events	Current Fee	Proposed Fee	Var. %
Admin Fee (non-refundable)	\$200	\$200	0%
Day Use Parks, and Open Spaces - Minor Event*	\$500-\$5,000	\$500-\$5,000	0%
Day Use Parks, and Open Spaces - Major Event*	\$5,000-\$15,000	\$5,000-\$15,000	0%
External Courthouse - All Areas Daily- Capacity 815*	\$3,000	\$3,000	0%
Interior Courthouse:			
Mural Room	\$200/hr 2 hrs min	\$200/hr 2 hrs min	0%
Anacapa and/or Fig Gallery I (1 <sup>st</sup> floor)	\$350/hr 4 hrs min	\$350/hr 4 hrs min	0%
Anacapa and/or Fig Gallery II (2 <sup>nd</sup> floor)	\$350/hr 4 hrs min	\$350/hr 4 hrs min	0%
Mural Room & Anacapa Gallery II (2nd floor only)	\$450/hr 4 hrs min	\$450/hr 4 hrs min	0%
1st & 2nd floor Galleries; Mural Room	\$800/hr 4 hrs min	\$800/hr 4 hrs min	0%
Kitchen Area Deposit (Non-Refundable)	\$200	\$200	0%
Kitchen Area Use Fee	\$500	\$500	0%
County Staffing	Hourly Billable Rate	Hourly Billable Rate	
Cachuma Live Oak Facility Use Fee*	\$2.00 ticket per event day	\$2.00 ticket per event day	0%
Security Deposit	up to \$1,500	\$ 1,500	
<b>Security Deposit for Courthouse Grounds Special Events</b>	<b>\$ 1,500</b>	<b>Up to \$5,000</b>	
*50% discount for non-profits (IRS Code Section 501c3) on site rental.			
SB Vets	Current Fee	Proposed Fee	Var. %
Admin Fee (non-refundable)	\$40	\$40	0%
Entire Building	\$1,800	\$1,800	0%
Auditorium Room	\$700	\$700	0%
Cabrillo Room	\$400	\$400	0%
Ocean View Room	\$400	\$400	0%
Courtyard Room	\$400	\$400	0%
Harbor Room	\$30/per hour	\$30/per hour	0%
Kitchen	\$300	\$150 /Daily or \$35/Hourly	-50%
Kitchen (non-profit)	\$300	\$125/Daily or \$25/Hourly	NewFee
Cleaning Fee	Hourly Billable Rate	Hourly Billable Rate	
Staff Monitor Fee	Hourly Billable Rate	Hourly Billable Rate	
Security Fee	Hourly Billable Rate	Hourly Billable Rate	
Security Deposit	up to \$1,500	up to \$1,500	

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<b>County of Santa Barbara, Community Services Department, Parks Division</b>			
<b>Cachuma Fees January 2020</b>			
<b>Camping</b>	<b>Current Fee</b>	<b>Proposed Fee</b>	<b>Var. %</b>
<b>Day Use</b>			
Vehicle	\$10.00	\$10.00	0%
Extra vehicle Drive In/Joiner	\$10.00	\$10.00	0%
Pet	\$3.00	\$3.00	0%
Bus	\$40.00	\$40.00	0%
Hiker/Cyclist	\$5.00	\$5.00	0%
Boat Launch Fee	\$13.00	\$13.00	0%
Canoe, Kayak Launch Fee	\$5.00	\$5.00	0%
Boat Tow - Non Emergency	\$50.00	\$50.00	0%
<b>Annual Permits</b>			
Annual Vehicle - County Resident	\$90.00	\$100.00	11%
Annual Vehicle - Non-Resident	\$120.00	\$120.00	0%
Add'l Annual Vehicle (Same Household only)	\$50.00	\$50.00	0%
Pet Annual With Vehicle Annual - Per Pet	\$25.00	\$25.00	0%
<b>Veteran's Annual</b>	\$10.00	\$10.00	0%
<b>Veteran's Annual - Non-Resident</b>	\$10.00	\$10.00	0%
Senior Annual -County Resident	\$50.00	\$50.00	0%
Senior Annual - Non-Resident	\$60.00	\$60.00	0%
Boat Annual - County Resident	\$100.00	\$100.00	0%
Boat Annual - Non-Resident	\$125.00	\$125.00	0%
Canoe/Kayak Annual	\$30.00	\$40.00	33%
Replacement/Transfer of Annual Permit	\$3.00	\$3.00	0%
<b>Other</b>			
Non-Refundable Reservation Fee, Per Site Tent or RV Site	\$8.00	\$8.00	0%
Change Reservation Fee	\$5.00	\$5.00	0%
Cancellation Fee	\$20.00	\$20.00	0%
Showers (per 3 minutes)	\$1.00	\$1.00	0%
Pool Friday, Saturday, Sunday and Holidays	\$3.00	\$3.00	0%
<b>Overnight</b>			
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	\$45.00	\$45.00	0%
Full Hook-Up Peak* (including Holidays)**	\$50.00	\$50.00	0%
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			
<b>Group Area Camping</b>			
Group Area Reservation Fee	\$30.00	\$15.00	-50%
Barona Butte (max 32)	\$220.00	\$220.00	0%
Barona Shores (max 32)	\$220.00	\$220.00	0%
El Dorado Vista- Area I (max 32)	\$220.00	\$220.00	0%
Chumash Meadows (max 32)	\$220.00	\$220.00	0%
Apache Sunrise (max 60)	\$400.00	\$400.00	0%
Pawnee Plateau (max 60)	\$400.00	\$400.00	0%
Dakota Plains (max 80)	\$550.00	\$550.00	0%
Apache Pines - Hook Ups (max 52)	\$500.00	\$500.00	0%
Mohawk Shores (max 88)	\$600.00	\$600.00	0%
Lanford Memorial (max 120)	\$825.00	\$825.00	0%

<b>County of Santa Barbara, Community Services Department, Parks Division</b>			
<b>Jalama Beach Fees January 2020</b>			
<b>Camping</b>	<b>Current Fee</b>	<b>Proposed Fee</b>	<b>Var. %</b>
<b>Day Use</b>			
Vehicle	\$10.00	\$10.00	0%
Extra vehicle Drive In/Joiner	\$10.00	\$10.00	0%
Pet	\$3.00	\$3.00	0%
Bus	\$40.00	\$40.00	0%
Hiker/Cyclist	\$5.00	\$5.00	0%
<b>Annual Permits</b>			
Annual Vehicle - County Resident	\$90.00	\$100.00	11%
Annual Vehicle - Non-Resident	\$120.00	\$120.00	0%
Add'l Annual Vehicle (Same Household only)	\$50.00	\$50.00	0%
Pet Annual With Vehicle Annual - Per Pet	\$25.00	\$25.00	0%
<b>Veteran's Annual</b>	\$10.00	\$10.00	0%
<b>Veteran's Annual - Non-Resident</b>	\$10.00	\$10.00	0%
Senior Annual	\$50.00	\$50.00	0%
Senior Annual - Non-Resident	\$60.00	\$60.00	0%
Replacement/Transfer of Annual Permit	\$3.00	\$3.00	0%
<b>Other</b>			
Non-Refundable Reservation Fee, Per Site Tent or RV Site	\$8.00	\$8.00	0%
Change Reservation Fee	\$5.00	\$5.00	0%
Cancellation Fee	\$20.00	\$20.00	0%
Showers (per 3 minute)	\$1.00	\$1.00	0%
<b>Overnight</b>			
Tent Sites Off-Peak	\$30.00	\$30.00	0%
Tent Sites Peak*	\$35.00	\$35.00	0%
Tent Sites Premium	\$50.00	\$50.00	0%
Electrical Hook-Up Off-Peak	\$45.00	\$45.00	0%
Electrical Hook-Up Peak (including holidays)*	\$50.00	\$50.00	0%
Snow Bird Program	\$30.00	\$30.00	0%
* Peak season is from April 1 to September 30. Holidays included, New Year's Day, MLK Day, Presidents Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving and the day after, Christmas Day			
<b>Cabins</b>			
Non-Refundable Reservation Fee - Cabins	\$20.00	\$20.00	0%
Pet Fee/Night (per pet, max 2)	\$20.00	\$20.00	0%
Late Check-Out	\$35.00	\$35.00	0%
Cabins Weekend (incl Holiday weekends)	\$240.00	\$240.00	0%
Cabins Weekday	\$190.00	\$190.00	0%
<b>Miramar Funded Cabins (Affordable Accomodations)</b>			Var Reg Price
Cabins Weekend (incl Holiday weekends)	New Fee	\$120.00	-50%
Cabins Weekday	New Fee	\$90.00	-53%
<b>Group Area Camping</b>			
Group Area Reservation Fee	\$30.00	\$15.00	-50%
Abalone Point (max 20)	\$280.00	\$280.00	0%
Starfish Cove (max 32)	\$250.00	\$250.00	0%

**Fiscal Analysis:**

The proposed fee schedule will not meet the County’s full cost recovery policy when compared to program expenditures. The department determined that to set fees at full cost recovery would be cost prohibitive to the public for such services. The recommended fee modifications would provide the Parks division an estimated additional \$130,000 in revenue. These fees help off-set the rising cost of salaries and benefits, operations, and ongoing maintenance. If approved by the Board of Supervisors, the fee adjustments will take effect on January 6, 2020 for uses and reservations made on or after that date.

**Special Instructions:**

After the November 5, 2019 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 News-Press 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, x83408.

**Attachments:**

- Exhibit A – Fee Schedule
- Attachment 1 – Fee Benchmarks
- Attachment 2 – Resolution
- Attachment 3 – PowerPoint Presentation
- Attachment 4 – Affordable Accommodations Benchmarks