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:	11/27/07
Placement:	Administrative
Estimated Tme:	
Continued Item:	No
If Yes, date from:	
Vote Required:	Majority

TO: Board of Supervisors

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

SUBJECT: **Park Improvements Reimbursement Agreement – Rice Ranch Community Park,
                     TM14,430 – Fourth Supervisorial District**

County Counsel Concurrence	Auditor-Controller Concurrence
As to form: Yes	As to form: Yes

Other Concurrence: N/A

Recommended Actions:

Approve and authorize the Chair of the Board of Supervisors to execute the "Park Improvements
Reimbursement Agreement Rice Ranch Development TM 14,430" with Rice Ranch Ventures, LLC;
Orcutt Area, Fourth Supervisorial District

Summary Text:

The approval of development at Rice Ranch (TM 14,430 and final development plan) included the
requirement and condition that the Developer construct a 26 acre community public park. During the
subsequent design development stage of the process, it became apparent that the basic facilities for the
park approved with the TM and development plan were not adequate and County requested that
additional improvements be provided with the park project to better accommodate use by the public and
to provide additional operational flexibility and maintenance efficiency at the park. This agreement
would allow for the financing of the additional facility improvements by County through a credit of the
costs towards the Developer's required park mitigation fee amounts.

Background:

The decision maker approvals for the Rice Ranch Development conditioned the developer to construct a
26 acre community park with certain basic defined amenities to serve the public. Upon further review
by County Parks in the subsequent design development process for the community park, it became
apparent that additional facilities to directly serve the sports complex portion of the park would be
desirable and that it would be most efficient and cost effective if these facilities were installed by the

developer as part of the initial construction of the park as opposed to a later addition by the County. The design and geography of the park divides active, team oriented uses of the sport complex from more passive uses such as group picnicking and a dog park area. These use areas are divided by a creek and linked together for use through a pedestrian bridge creating in essence two parks. The decision maker approved design for the park provided the only restroom to be located in the passive area of the park near the parking lot which left the sports complex area underserved. Further review also identified certain additional improvements that would not only enhance the park experience for the public, but would also provide for more efficient maintenance.

These proposed improvements therefore will add an additional combination restroom and concessions building, and an expanded maintenance/utility building in the southern active park area to better serve this part of the park. In the passive park area, the addition of a shade structure and permanent paving at the group picnic area will provide a better facility for the public as well as more efficient on going maintenance. In the dog park area, certain additional improvements will allow for better use, circulation to, and separation of the large and small breed enclosure areas. The improvements at the dog park will also enhance the ability to better maintain this area.

As the Rice Ranch development project was also conditioned to pay Park Quimby mitigation fees for the new residences, County Parks negotiated this agreement to provide for the funding of the additional community park facilities, requested by the County, by reimbursement through a credit of Quimby fees to the Developer. The total number of residential units subject to fees for the entire Rice Ranch project is 725 units, with 214 of those units being developed as Phase 1. At current fee rates, total fees collected for Rice Ranch would be approximately $2.5 million dollars. The total fee required for Phase 1 is $745,150 which is roughly comparable to the costs of the installation of the additional facilities requested. The agreement sets the costs of these facilities at a not to exceed figure of $745,150 with the obligation to the developer to pay the difference in fees from actual costs to the not to exceed figure.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

Funding Sources	Total One-Time Project Cost
Developer Funded**	$ 3,381,883.00
Quimby Fee Credit (Hard costs)	$ 571,654.00
Quimby Fee Credit (Overhead/Contingencies)	$ 171,496.00
Total	$ 4,125,033.00

** Does not include Developer's Overhead/Contingencies costs

Narrative:
The total hard cost for the park is estimated at $3,953,537.00. County's share for the additional facilities requested is $571,654 plus a share of the overhead and contingencies cost at 30% or $171,496, for a total of $743,150 to be funded by the Quimby Fee credit. Upon completion of the park and assumption of maintenance responsibility by County Parks, on going maintenance will be funded through the Orcutt Community Facilities District.

Staffing Impacts:

N/A for this action

Special Instructions:

After Board Action, Distribute as follows:
1.   Original Document   Clerk of the Board Files
2.   (2) Certified Copies of the Agreement   County Parks, Attn: Claude Garciacelay
3.   Minute Order   County Parks, Attn: Claude Garciacelay

Note:
County Parks will mail a certified copy of the agreement to the Developer, Rice Ranch Ventures, LLC

Attachments:

Agreement: Park Improvements Reimbursement Agreement, Rice Ranch Development TM 14,430

Authored by:

Claude Garciacelay, Park Planner

cc: