



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: February 15, 2022
Placement: Departmental
Estimated Time: 90 minutes
Continued Item: No
If Yes, date from: N/A
Vote Required: 4/5

TO: Board of Supervisors
FROM: Department George Chapjian, Community Services Director (805) 568-2467
Director(s)
Contact Info: Jeff Lindgren, Parks Assistant Director (805) 568-2475
SUBJECT: **Countywide Recreation Master Plan Update, Consulting Service Agreement Amendment with Wood Environment & Infrastructure Solutions, Inc for the Countywide Recreation Master Plan; All Districts**

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Receive and file a report on the progress of the Countywide Recreation Master Plan;
- b) Provide Community Services Staff with direction regarding expansion of the scope of the original Recreation Master Plan and the Program EIR to explore the possibility of Comprehensive Plan, community plan, and zoning ordinance amendments that facilitate future programs and projects that provide recreational benefits;
- c) Allocate Parks, Trails and Open Space funding earmarked by the Board of Supervisors during last June's Budget Hearings to the Community Services Department in an amount up to \$450,000, with \$225,000 coming from each North and South County set-aside. Additionally, allocate \$40,000 from the County Equity funding set-aside for expanded public outreach for hard to reach and disadvantaged communities, for a total allocation of up to \$490,000. Of which up to \$270,000 for Planning and Development Department Staff time and related costs to process comprehensive plan, community plan, and zoning ordinance amendments to be proposed by Community Services that support recreation, and up to \$220,000 for Community Services to serve as the applicant submitting amendments, to pay for filing requirements, expanded public outreach to disadvantaged communities, and to fund consultant services for planning and environmental documentation related to the development and submittal of Comprehensive Plan, community plan, and zoning ordinance amendments;

- d) If the Board allocates Parks, Trails and Open Space and Equity set-aside funds for the expanded scope of the Recreation Master Plan, approve Budget Revision Request BRR-0008091 (Attachment B) necessary to adjust appropriations for current year estimated costs of \$120,000 to be incurred by the Community Services Department (4/5 vote);
- e) Approve and authorize the Chair of the Board of Supervisors to execute the First Amendment (Attachment A) to the Recreation Master Plan Phase Two professional services agreement with Wood Environment & Infrastructure Solutions, Inc. (Contractor) to increase the contract amount by \$400,506 for a new total contract amount not to exceed \$830,505, so the Contractor may assist the County in preparation of the Countywide Recreation Master Plan, incorporate recently grant-funded and previously funded recreation projects into the Master Plan through an expanded scope of work (Attachment A), and for additional planning and environmental documentation associated with the expanded scope of work and potential amendments to the Comprehensive Plan, community plan, and zoning ordinance amendments; and
- f) Determine that the above recommended actions are exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15262 and 15378(b)(4) of the State Guidelines for the Implementation of CEQA, finding that the activities involve only feasibility or planning studies for possible future actions which the Board has not approved, adopted or funded and are the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant impact on the environment.

Summary Text:

This item is on the agenda for the Board of Supervisors to receive and file a status report on the Countywide Recreation Master Plan, for which Phase One was first funded on May 7, 2019. In addition, this item is on the agenda so the Board may consider approval of a First Amendment to the professional services agreement with Wood Environment & Infrastructure Solutions, Inc. to continue development of the Countywide Recreation Master Plan. The First Amendment would augment the public outreach component of the Plan to reach disadvantaged communities, incorporate the Jalama Beach Coastal Access Plan grant funding, and incorporate the Pt. Sal Access and Guadalupe Area Campground Site Assessment for which the Board provided a General Fund allocation.

Community Services is also asking the Board for direction on whether to expand the scope of the Recreation Master Plan and explore amendments to the County Comprehensive Plan, community plans, and zoning ordinances that may support recreational and agricultural tourism development for public agency projects and private projects that provide a public recreation benefit. The Program EIR and Master Plan process will be a catalyst for public projects to move from concept to implementation by providing public agencies across the County with environmental review of projects that are competitive for grant funding and ready to move to construction. The potential amendments and their environmental review can also be a stimulus for future private projects that provide public recreational benefits to advance successfully utilizing revised policies and amendments that support recreation. To this end, Community Services is asking the Board to consider allocation of previously budgeted Parks, Trails and Open Space funding (\$450,000) and Equity funding (\$40,000) in the amount of up to \$490,000, with up to \$270,000 for Planning and Development staff time to process potential amendments to the comprehensive plan, community plan, and zoning ordinances that support recreation, and up to \$180,000 for Community

Services to serve as the applicant submitting amendments and to pay for filing requirements and associated planning costs, and \$40,000 for expanded public outreach to disadvantaged communities. With Board direction to pursue the expanded scope of the Master Plan to include Comprehensive Plan and zoning amendments, \$160,000 would be included in the First Amendment to the professional services agreement for consultant services to draft amendments and conduct environmental review of proposed changes.

During the fiscal year 2021-22 budget hearings the Board of Supervisors set aside one-time cannabis fund balance and allocated \$2,000,000 to Parks, Trails and Open Space in the North County and \$1,500,000 parks, trails and Open Space in the South County. Community Services is requesting \$225,000 from each of the North County and South County Parks, Trails and Open Space funding allocations. CSD is also requesting \$40,000 from County Equity set-aside funding, totaling \$490,000 in expansion of scope for the Recreation Master Plan.

Background:

On May 7, 2019, the Board of Supervisors approved a request from the Community Services Department, Parks Division, to use Fiscal Year 2018-19 unanticipated revenues in the amount of \$169,999 for Phase One of the Countywide Recreation Master Plan. Phase One was completed in November of 2020. Phase Two of the Recreation Master Plan was funded and approved by the Board of Supervisors on January 26, 2021 and is currently underway.

In developing the Countywide Recreation Master Plan, the Community Services Department, in cooperation with the eight cities and other recreation service providers (e.g., California State Parks), is preparing a Master Plan to identify existing and potential future recreational facilities and programs and needs countywide. The Master Plan will enable the County and other interested agencies and organizations to plan and build more parks, recreational facilities, and trails through the year 2045. The Master Plan will be accompanied by a Program Environmental Impact Report (PEIR) that will address the impacts of development and operation of new recreational facilities countywide and will help expedite project-specific CEQA analysis of new public recreational facilities included in the Master Plan and move projects more quickly to the development stage. The Master Plan is intended to support projects across the County that are eligible for \$254.9 million of California Proposition 68 funding and future recreation related grant funding opportunities.

Master Plan Status

The Master Plan is under development concurrently with public outreach and planning tasks to inform a countywide recreational needs assessment. Key tasks completed to date include the following:

Public Outreach Program: Development of the Master Plan is directly informed by a robust public outreach program that launched in Summer 2019. The key elements of the public outreach program are:

- Countywide Recreation Summit, held at the Buellton Marriott hotel, brought together recreation leaders from the County, the cities, State Parks, and local recreation organizations to formally launch the project, discuss recreation needs, learn about funding opportunities under grant programs and galvanize collective interest in the Master Plan as a key tool in coordinating recreation planning and funding countywide.

- Recreation Master Plan Steering Committee formed comprising recreation planners from the cities and recreation advocates to guide the strategy, approach, and key needs, improvements, and opportunities to be addressed through recreation planning.
- The public outreach program schedule was impacted by the COVID-19 pandemic in 2020. However, after a brief pause in mid-2020, the County adapted its outreach strategy to employ effective virtual engagement and targeted in-person outreach, conducted safely in accordance with all public health recommendations.
- In late 2020, the County launched the Community Recreation Needs Survey available both digitally and in a paper version. The survey collects anonymous information about the types of activities that respondents seek out and the unmet needs that exist within their communities. The survey also collects location and demographic information to help inform more precisely where needs differ throughout the County. There is also a children’s survey polling the next generation of recreationalists in the County. Over 4,517 survey responses have been received to date, indicating a very high level of public interest.
- The survey launch was heavily publicized in late 2020 and early 2021 in partnership with all eight cities and several recreation organizations. Advertisements were posted and shared via email, press release, and social media, including eye-catching posters, yard signs, postcards, business cards, bumper stickers, and fact sheets. The advertisements included a “call to action” to take the survey and join the project’s mailing list to receive updates and remain involved in the process. The materials were displayed prominently in public parks, community buildings, trailheads, and other public spaces. Direct outreach to the eight cities to encourage participation and gain insight into recreation needs and pending improvements was also conducted. In addition, direct outreach to several community organizations was conducted to encourage sharing of the outreach materials and participation in the project, including UCSB, Alan Hancock College, Santa Barbara Unified School District, and more.
- Twenty-five in-person “pop-up” events were held in communities throughout the County to share information about the Master Plan and encourage participation. Each event entails an all-day table set up with outreach materials and a friendly and knowledgeable recreation planner to engage directly with visitors to parks, trails, and other community hubs. These events have been conducted in-lieu of more traditional workshops because: 1) hosting a table outside in a public place avoids crowds and reduces the health risks associated with gathering during the pandemic; and, 2) direct interfacing with park and trail users helps ensure high levels of participation and valuable input.
- In Fall and Winter 2021 virtual workshops were held to engage key stakeholders such as advocates for active sports, outdoor recreation, and youth recreation to discuss needs of specific user groups. These workshops focused on unmet needs and potential planning solutions that may be developed in the draft Master Plan that will be completed in 2022.

Recreation Master Plan Project Schedule:

- Spring / Summer 2021: Inventory of existing recreational facilities - Complete
- Spring / Summer 2021: Initial public outreach - Complete, additional outreach planned
- Winter 2022: Board of Supervisors Recreation Master Plan Update
- Winter 2022: Recreation needs assessment and planning
- Winter / Spring 2022: Public Draft Master Plan
- Winter / Spring 2022: Public workshops (2) and stakeholder meetings
- Spring / Summer 2022: Public Draft Program EIR
- Fall / Winter 2022: Final Program EIR
- Winter 2023: Final Master Plan
- Winter 2022 / 2023: Adoption of Final Master Plan by County and certification of Final Program EIR.

Draft Recreation Master Plan: The draft Master Plan is currently being developed based on the public outreach program, interagency coordination, demographic research, and development of a comprehensive inventory of recreation facilities.

A comprehensive analysis of countywide demographics was conducted to gain understanding of the differences within the county as a whole and within each of five recreation planning areas. The demographics analysis resulted in clear, usable data related to population, income, household size, race, ethnicity, and other key indicators that related to recreation needs. The demographic analysis informs the Master Plan's understanding of needs driven by populations in all areas of the County.

A detailed inventory of existing recreational facilities, including parks, open space, trails, and structures, has been delineated and mapped using a Geographic Information System (GIS). This inventory collates data from the County and all eight cities, as well as state and Federal facilities and private recreation providers, such as golf courses, the YMCA, etc. The inventory provides a basis for comprehensive consideration of the range, type, and adequacy of the existing facilities to serve the recreational needs to be analyzed in the Recreational Needs Assessment currently underway.

The Master Plan will include a comprehensive review of the recreation planning framework currently in place. This assessment will document the existing plans, goals, policies, and programs enacted within the County to ensure consistency and identify opportunities for the Master Plan to assist in implementing existing plans, including capital improvements plans.

The Recreational Needs Assessment is the next major component of the Master Plan and will be informed by the public outreach program (e.g., survey results), analysis of the demographics, and the recreational inventory. The Recreational Needs Assessment will be based on recognized local, state, and Federal standards for provision of recreational facilities such as the acreage of parkland per 1,000 residents. The Recreational Needs Assessment will also reflect public input received during the outreach efforts and both paper and online surveys. To date, more than 4,500 residents have responded to this survey and at outreach events. This public input will be integrated with the analysis of existing adopted local, state, and Federal recreational plans and those of private nonprofit service providers (e.g., YMCAs) to determine what unmet needs exist throughout the County.

While the Recreational Needs Assessment is not yet complete, the Master Plan outreach and research indicates that trails and active sports facilities are two of the public's top priorities. In addition, the California Coastal Commission and State Coastal Conservancy acknowledge an unmet need for low-cost overnight accommodations throughout the coast of California. Locally, the County's Gaviota Coast Plan acknowledges an unmet demand for coastal campgrounds along the Gaviota Coast. During peak seasons, potential campers are often turned away when demand for campsites along the Gaviota Coast exceeds supply. Further, in the Santa Ynez Valley, currently very few overnight accommodations are available in the unincorporated areas. Accommodations are generally limited to Lake Cachuma and Live Oak campgrounds and very few small hotels available to serve the County's agritourism and rural recreation industry. Most overnight accommodations are provided within Solvang and Buellton, which are more urban in nature.

To expedite development of selected high priority public projects, some of which are currently funded, with others partially funded or under consideration for grant funding, these public projects are proposed for inclusion in the Master Plan for analysis in the Program EIR. The initial public projects for inclusion in the Master Plan analysis include:

1. Jalama Beach County Park Campground Expansion Study (funded)
2. Jalama Beach County Park Coastal Trail, Beach Access and Day Use Parking Improvements Study (funded)
3. Point Sal Trail System and Coastal Access Improvements Study (partially funded)
4. Guadalupe Area New Public Campground Study (partially funded)
5. Potential Gaviota Marine Terminal New Campground (unfunded)
6. Potential Baron Ranch Campground (unfunded)
7. Santa Ynez River Trail from Buellton to Solvang (unfunded)
8. Potential Guadalupe to Dunes Trail (unfunded, feasibility study completed)
9. Vandenberg Village Park (unfunded)
10. Cachuma Lake Resource Management Plan/EIS, Alternative 2 (unfunded)
11. Other city and special district capital projects that will be solicited and may be included.

Expanding the Scope of the Countywide Recreation Master Plan

Community Services is asking the Board for direction on whether to expand the scope of the Master Plan and explore amendments to the County Comprehensive Plan, community plans, and zoning ordinances that may support recreational projects and agricultural tourism. Key elements of the expanded scope would be:

- Additional Public Workshops targeted to development of potential Comprehensive Plan, community plan and zoning ordinance amendments
- Draft recreation amendment text proposed for zoning ordinances
- Draft recreation amendment text for Comprehensive Plan and community plans
- Draft incentives for private projects that provide a public recreation benefit
- Board of Supervisors review of proposed amendments and incentives
- Expanded CEQA Programmatic Environmental Review of proposed amendments

Supporting Recreation through Targeted Amendments to the County’s Zoning Ordinances, Community Plans, and Comprehensive Plan. With Board direction to expand the scope of the Recreation Master Plan, the County may explore and evaluate expanded allowable uses and changes to permit requirements for certain land use designations in the County Comprehensive Plan, community plans, and zoning ordinances to support increased recreation in zone districts that don’t currently allow those uses. For example, the Master Plan can review recreation uses already allowed in agriculture zones or commercial zones and identify other recreation uses that might be allowed to support increased recreation in those zones. Further, the Comprehensive Plan uses currently identified as compatible with agriculture under the County’s Land Use Element are, “Public works, public service, public utility and oil drilling uses which are found to be compatible with agriculture may also be permitted.” For recreational projects, adding “public and private recreation” to this list of allowable uses in the Land Use Element could be explored to reinforce the County’s support for rural recreation, with more details provided through changes to the zoning ordinances. As the applicant, Community Services would submit proposed changes identified in the Master Plan to Planning and Development for review with environmental analysis in the Master Plan Program EIR, if supported by the Board.

Public Workshops to Develop Potential Amendments. As part of the proposed expanded scope of the Master Plan to develop and analyze potential amendments, Community Services proposes to conduct additional Public Workshops to understand the types of recreation projects private property owners are interested in developing, the barriers those projects face, and what can potentially be changed in the Comprehensive Plan, community plans, and zoning ordinances. Following these workshops, Community Services would return to the Board of Supervisors for consideration of a revised Master Plan project description and initiation of amendments to the Comprehensive Plan, community plans, and zoning ordinances before beginning the environmental analysis in the Program EIR. The feedback gained from the workshops would help shape the proposed changes to the Comprehensive Plan, community plans, and zoning ordinances. The Program EIR could then include environmental review of the types of recreation that are anticipated to be part of various recreational projects which may include campgrounds, sports fields, small retreat centers, and regional trail facilities among other recreation types. The Board of Supervisors would then provide direction on the types of recreation to be considered in the Master Plan project description for CEQA analysis in the Program EIR. Program-level analysis of recreational uses could be used by future private project applicants in permitting their projects or to supplement their site-specific analysis should a project need additional study.

Potential Zoning Ordinance Amendments to Support Recreation. The County’s zoning ordinances identify allowable uses within each of the County’s zone districts, as well as the permit requirements for various types and sizes of projects. Community Services may recommend amendments to the County’s Land Use Development Code (LUDC) and Article II to specify additional allowable uses in certain zone districts that include recreational development in those zones. Community Services might also consider proposing amendments to change or reduce permit requirements (e.g., permit downshifting) for selected project types, particularly those that provide substantial public recreation benefits, to expedite and ease permitting. For example, permit requirements for selected project types could be changed from a Conditional Use Permit (CUP) to a Land Use Permit, to streamline permitting for recreational private projects with public benefits. Review of potential project recreational types as part of the Master Plan and Program EIR would help inform the analysis of tradeoffs associated with such potential amendments to zoning ordinances.

Potential Targeted Comprehensive Plan Amendments. Community Services might recommend targeted amendments to the County Comprehensive Plan to facilitate public and private recreational projects. These could amend the existing Parks Recreation and Trails maps to include newly planned public trail improvements, including those listed in this letter, or recommend updates to the limited text and policies of the 1980 Land Use Element and the various community plans for urbanized areas in the unincorporated County to support the recreational development currently under consideration in the Master Plan. While the Land Use Element does not necessarily prevent recreational development, targeted policy amendments may also be recommended to further support and prioritize recreational development within the County. The Recreation Master Plan is not anticipated to propose any major land use changes. Changes in land use designations would likely be limited to public properties that are proposed for recreation, but in any case, such amendments would be focused and limited.

Private Projects with Public Recreational Benefit in the Master Plan and Program EIR. With direction from the Board to expand the scope of the Master Plan, analysis would focus on key recreational project types, as brought forward for consideration through an open public workshop, and now beginning to be recognized as community needs in the Master Plan process (e.g., new trails, campgrounds, active sports fields, or parks). These recreational project types would be analyzed to remove barriers for proposed recreation projects that have and public benefits by proposing the changes to the zoning ordinances, community plans, Comprehensive Plan and providing the programmatic-level environmental analysis discussed previously. An example of a private project of this category would be a private project proposing a recreation project but that is not in a zone district that allows recreation (e.g., camping). Such projects may also include an additional public recreation benefit that the County desires, such as a public trail. By soliciting input from potential private project applicants, the Master Plan can become informed on how the zoning ordinances, Comprehensive Plan, and Community Plans might be amended to support proposed recreational activities. Additional incentives like changes to the permit type can also be considered to help secure a public benefit like the public trail in the example. Amendments would then be drafted and analyzed in the Program EIR along with programmatic analysis of the types of recreation activities related to potential private projects. Private project applicants could then submit their projects for review by Planning and Development to be considered under the amended policies and ordinances.

Similarly, the Board of Supervisors has demonstrated interest in helping to preserve agricultural operations and develop ways to generate new income opportunities (e.g., agritourism) for these operations by directing Planning and Development to develop the Agricultural Enterprise Ordinance and Farm Stay Ordinance. The Master Plan is intended to be complementary to the Agricultural Enterprise Ordinance and Farm Stay Ordinance as another means to facilitate rural recreational and support agritourism. Proposals in the Master Plan may go beyond current efforts in the Agricultural Enterprise Ordinance (Phase 2) and Farm Stay Ordinance by focusing on distinctly more recreation-based projects that are not a part of Phase 2 of the Agricultural Enterprise Ordinance and possibly bring those projects to consideration earlier with the Recreation Master Plan. It should be noted that there is a planned third phase to the Agricultural Enterprise Ordinance that would be included in future Long-Range Planning Work Programs, but the timing of this phase is uncertain at this point.

Some actual examples of potential private recreation projects with a public recreational benefit that would benefit from the expanded scope of the Master Plan include overnight visitor serving uses along both the Gaviota Coast and in the Santa Ynez Valley, sports fields, and major public trail improvements as discussed briefly below. These proposed project types reflect the public's interest as preliminarily identified in the Recreation Master Plan planning process thus far. Additional private projects are likely

forthcoming that may provide further camping opportunities, additional recreational facilities, and improved coastal access.

Potential Gaviota Coast Projects: A public-private collaboration at El Capitan State Park and the Ocean Mesa campground to expand RV and tent camping. This would also include completion of an important trail component that would fully open the 6-mile-long Bill Wallace Trail system across public and private lands, including development of trailhead parking. Additional potential Gaviota Coast projects could include exploration of a public campground at the decommissioned Gaviota Marine Terminal and the County's Baron Ranch.

Santa Ynez River Trail: The Santa Ynez River Trail has been identified as a high priority by the Santa Barbara County Association of Governments and Santa Ynez Valley residents. Cooperation between landowners along this route is essential to obtain a high-quality trail.

Private projects that closely match the Program EIR analysis may largely have their CEQA review complete, while those more complex project descriptions or those with special issues will be able to tier off the Master Plan Program EIR at their own cost. In most cases, the time and cost savings for private projects compared to the standard permit process should be substantial.

Comprehensive Plan, Zoning Ordinance and Community Plan Amendment Processing Costs: Community Services is seeking Board direction on expanding the original Countywide Recreation Master Plan scope to include planning and drafting of Comprehensive Plan, community plan, and zoning ordinance amendments, environmental review of those amendments, and processing of those amendments by the Planning and Development Department. The cost is anticipated to be up to a total of \$450,000 to fund staff time for Planning and Development and staff, fees, and consultant costs for Community Services. Based on past experience, Planning and Development has estimated that its Department's cost to review and process zoning ordinance, Comprehensive Plan, and community plan amendments proposed through the Recreation Master Plan process could be up to \$270,000 over two years. Community Services would require \$180,000 to act as the applicant submitting amendments, to pay for various filing requirements, and to fund consultant services to draft the zoning ordinance, Comprehensive plan and community plan amendments, analyze those amendments in the Program EIR, and analyze recreational project types in the Program EIR. The request for \$40,000 of County Equity set-aside funding for expanded public outreach is not included in these amounts.

The Planning and Development Department will process Master Plan proposed amendments through the Development Review Division, which is anticipated to allow recreational private projects to entitlement more quickly than in a more conventional five year process of sequentially adopting the Master Plan, submitting amendments, processing amendments, and then processing private projects – a potential savings of years in processing time and a more expedient delivery of important recreation benefit projects.

Should the Board decide not to expand the scope of the Master Plan, Community Services would still be seeking \$40,000 for expanded public outreach from the County Equity set-aside funding and a First Amendment to the professional services agreement to incorporate recently grant-funded work and previously funded recreation projects, described in more detail below, into the Master Plan, conduct the expanded public outreach to disadvantaged communities in the amount of \$240,000 for those services.

Currently, it is undetermined precisely what amendments to the Comprehensive Plan, community plans, and zoning ordinances would be needed to support expanded recreational projects. Further review and discussion with the public is planned through the workshop process discussed above to determine what amendments would be needed to facilitate the desired recreation. Comprehensive Plan and community plan changes for consistency across policy documents could be required, but again, such amendments have not yet been developed and precise costs cannot be determined. Given these uncertainties regarding what amendments may be necessary, it may be appropriate to reserve these funds, but not fully allocate such funds until costs can be refined.

Options Considered for Working with Potential Private Project Applicants: Community Services considered an alternative model for incorporating individual private projects as “pilot projects” in the Program EIR, which would then analyze the private projects at a project specific level, and the project sponsors would pay to the County an amount for the direct and indirect costs for planning, zoning, and Comprehensive Plan amendments and project specific environmental review of individual pilot projects. While private funding of the program was an attractive opportunity to reduce costs of the Master Plan, it also adds complexity to the Program EIR and could delay the Master Plan process if disputes concerning particular pilot projects must be resolved. The recommended approach of incorporating recreation types in the Program EIR will deliver similar levels of benefits and outcomes for possibly even a wider range of private projects without the administrative challenges, and possibility for delay and even greater costs.

Contract Amendments

The Community Services Department recommends the Board approve a First Amendment to the professional services agreement with Wood Environment & Infrastructure Solutions, Inc. to continue development of the Countywide Recreation Master Plan by augmenting the public outreach component of the plan to include additional outreach to disadvantaged communities and incorporating projects that recently received funding that will benefit from analysis in the Master Plan. This First Amendment includes the following activities for which funding has already been allocated but needs to be added to the consultant’s contract.

Jalama Beach Coastal Access Plan. In November of 2020, the Community Services Department, Parks Division, was awarded a grant from the State Coastal Conservancy (\$100,000) and the Coastal Resource Enhancement Fund (\$20,000) for the Jalama Beach Coastal Access Plan. The grant will study feasibility of a trail from the Jalama Beach campground down the coast to create additional coastal access and potentially additional day use public parking. (Attachment A).

Pt. Sal Access Study. During Fiscal Year 2021-22 budget deliberations, the Board of Supervisors approved \$50,000 for the Pt. Sal Access Study. The Study will include preliminary planning for coastal access and trail improvements including completing environmental review for proposed improvements. Access improvements under consideration include review of road stability and needed improvements, potential trail realignment, parking, and beach access.

Guadalupe Area Campground Assessment. During Fiscal Year 2021-22 budget deliberations, the Board of Supervisors approved \$50,000 for the Guadalupe Area Campground Assessment. This will provide preliminary site identification and feasibility assessment for development of a new campground in the Guadalupe area of northern Santa Barbara County including constraints and feasibility analysis, developing basic campground design parameters for the location, and environmental review of potential sites.

Expanded Public Outreach to Disadvantaged Communities. The funding request for up to \$490,000 includes \$40,000 from the Equity set-aside for Recreation Master Plan enhanced public outreach that will focus on disadvantaged communities. This enhanced public outreach is a cooperative effort with UCSB and Alan Hancock College, which effectively employed a community-based outreach effort to share information and educate at-risk communities about the Covid-19 Pandemic. \$20,000 of this funding would be included in the First Amendment to the consultant contract (Attachment A) and \$20,000 would be held by Community Services to compensate UCSB and Alan Hancock for their assistance with the outreach field work. Should full funding for the expanded scope of work of the Recreation Mater Plan not be approved, Community Services requests the \$40,000 of County Equity set-aside funding for the expanded outreach.

With Board approval of the expanded scope for the Master Plan and the additional funding, this First Amendment would also include a scope of work added to the consultant's contract so the consultant may assist Community Services with planning and environmental documentation related to the development and submittal of Comprehensive Plan, community plan, and zoning ordinance amendments. The additional scope of work and increased budget would be added to the total contract maximum of this Agreement:

Consultant Support for Comprehensive Plan, Community Plan, and Zoning Ordinance Amendments. \$160,000 for planning, public workshops and environmental documentation related to the development and submittal of Comprehensive Plan, community plan, and zoning ordinance amendments to support recreation in the Master Plan.

Summary

Community Services is asking that the Board receive and file a report on the progress of the Countywide Recreation Master Plan, approve and authorize the Chair to execute a First Amendment to the professional services agreement with Wood Environment & Infrastructure Solutions, Inc. (Contractor) to increase the contract amount by \$400,506 to accommodate an expanded scope of work that includes environmental review, planning for, and developing Comprehensive Plan and zoning ordinance amendments to support recreation, expanded public outreach, and study of recreational opportunities at Jalama Beach, Pt. Sal and Guadalupe, and to determine that these activities are exempt from CEQA.

Additionally, Community Services is asking the Board for direction, through the Countywide Recreation Master Plan process, on whether to pursue proposing amendments to the County Comprehensive Plan, community plans, and zoning ordinances that may support recreational development for public agency projects and private projects that provide a public recreation benefit. The Program EIR and Master Plan process will be a catalyst for public projects to move from concept to implementation by providing public agencies across the County with environmental review of projects that are competitive for grant funding and ready to move to construction. The amendments and associated environmental analysis can be a stimulus for future private projects that provide public recreational benefits to advance successfully. To this end, Community Services is asking the Board to consider allocation of Parks, Trails and Open Space (\$450,000) and County Equity set-aside funding (\$40,000) in the amount of up to \$490,000, with up to \$270,000 for Planning and Development staff time to process amendments to the comprehensive plan, community plan, and zoning ordinances that support recreation, and up to \$180,000 for Community Services to serve as the applicant submitting amendments, to pay for filing requirements and associated

planning and consultant costs, and \$40,000 to expand public outreach, funded by County Equity set-aside funds.

Risk:

The Agreement, as amended by the First Amendment, continues to apply County standard independent contractor terms and conditions in accordance with State of California laws and regulations. The risk mitigation includes insurance coverage appropriate for the level of risk involved as determined by Community Services in conjunction with the County Risk Manager, and continues to indemnify County agents, officers, and employees from all claims that arise from activities performed under the Agreement, as amended.

Performance Outcomes:

The Contractor’s history of delivering on-time and in-budget consulting services to the Community Services Department has been consistently good. Its work product is of high-quality meeting the planning, environmental document preparation, focused studies, grant application, and project management needs of the Department.

Fiscal and Facilities Impacts:

Costs for work conducted by the Contractor on the Recreation Plan Expanded Public Outreach, Jalama Beach Access Plan, Pt. Sal Access Study and Guadalupe Area Campground Assessment are budgeted within the Community Services Department Parks Division operating budget.

If Parks, Trails and Open Space and County Equity set-aside funds are approved for expansion of the scope of the Recreation Master Plan to include planning, environmental review, and processing of Comprehensive Plan, community plan, and zoning ordinance amendments, a Budget Revision Request BRR-0008091 in the amount of \$120,000 for estimated current fiscal year expenditures is necessary to adjust appropriations from the Parks, Trails and Open Space (\$80,000, of which \$40,000 from each North and South County allocation) and County Equity set-aside (\$40,000) funds to the Community Services Department.

Remaining allocations totaling \$370,000, if approved under Recommended Action C, will be budgeted in FY22/23.

Fiscal Analysis:

<u>Funding Sources</u>	<u>Total One-Time Project Cost</u>
*Coastal Conservancy Jalama Beach Trail Study	\$ 120,000.00
*Pt. Sal Access Study	\$ 50,000.00
*Guadalupe Area Campground Assessment	\$ 50,000.00
**Recreation Master Plan Expanded Public Outreach	\$ 40,000.00
***Parks, Trails and Open Space: P&D Staff and CSD Staff and Consultant	\$ 450,000.00

- *Already budgeted in Community Services, Parks Division Operating Budget
- ** Expanded Public Outreach portion to be sourced by County Equity Set-Aside funding
- *** Sourced by Cannabis funding earmarked for Parks, Trails and Open Spaces during last June’s Budget Hearing deliberations. With \$225,000 coming from each set aside, North and South County.

Attachments:

Attachment A: First Amendment to Agreement for Services with Wood Environment & Infrastructure Solutions, Inc. – Phase Two Countywide Recreation Master Plan Contract Amendment- Comprehensive Plan and Zoning Ordinance Amendment Support, Outreach Program Enhancement, Jalama Beach Coastal Access Planning, Pt. Sal Access Study, and Guadalupe Area Campground Assessment.

Attachment B: BRR-0008091

Special Instructions:

After Board action, please distribute as follows to Jeff Lindgren, Community Services Department:

1. Minute Order
2. First Amendment to Agreement for Services (two originals)