



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: January 10, 2012
Placement: Departmental
Estimated Tme: 15 minutes
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Board Member(s) Herman D. Parker, Community Services Director (805) 568-2467
Contact Info: Brian Roney, Deputy Director (805) 568-2461
**SUBJECT: Long Term Management Agreement between the County of Santa Barbara
(Managing Partner) and the United States Bureau of Reclamation**

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: Real Property

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Rescind the August 9, 2011 Board of Supervisors' approval of the prior draft of the Lake Cachuma Management Agreement, between the County of Santa Barbara and the United States Bureau of Reclamation; and
- b) Authorize the Chair to execute the attached amended Management Agreement between the County of Santa Barbara (Managing Partner) with the United States Bureau of Reclamation, authorizing the Santa Barbara County Parks Division to operate and maintain Cachuma Lake Recreation Area for a period of twenty-five (25) years; and
- c) Determine that approving the Cachuma Lake Management Agreement, between the County of Santa Barbara and the United States Bureau of Reclamation, is not the approval of a project that is subject to environmental review under the California Environmental Quality Act (CEQA) and direct staff to file the attached draft Notice of Exemption.

Summary Text:

The County has operated and maintained Cachuma Lake since 1958 under a Master Lease Agreement with the United States Bureau of Reclamation. This agreement expired on January 12, 2003 and has been extended a number of times and expires on January 12, 2012. This Management Agreement allows the County to continue to operate and maintain Cachuma Lake as a county park for a period of twenty-five (25) years. This item was originally before the Board of Supervisors and received approval

on August 9, 2011. However, subsequent to the Board's action, the United States Bureau of Reclamation identified both technical and administrative items, which required clarification. In addition, Santa Ynez River Improvement District #1 identified concerns pertaining to CEQA on potential projects in the plan area. The item now before the Board at this time reflects appropriate changes to address all parties concerns.

Background:

The United States Bureau of Reclamation established Cachuma Lake with the construction of Bradbury dam in 1953 and opened the park when the lake filled in 1958. The water delivered by this facility serves the Santa Barbara area through four local water agencies overseen by the Cachuma Maintenance & Operation Board. The County has developed the park into one of the premier recreational opportunities in southern California offering overnight camping, day use, boating, fishing, hiking and nature cruises.

The facility receives over 750,000 visitors every year and provides a variety of services from outside concession operations such as boat rentals, gasoline sales, general store and food service. The Parks Division has been working with the Bureau of Reclamation and successfully finished negotiations on the agreement in July of this year. The new agreement authorizes the County to continue the operation and maintenance of the facility with no changes from the current day to day operations. While the lease term was shorter than the original agreement; a twenty-five year term as opposed to the original fifty year term. The Community Services Department is satisfied that this agreement remains to be in the best interest of the County.

Key components of the agreement include:

- The term of the agreement is 25 years
- The Managing Partner (County) coordinates with Reclamation regarding the management of the recreation area and activities that could affect any Cachuma Project Works, water management or operation and maintenance activities. The agreement does not, however, require or commit the County as the managing partner to construct any specific project or construct any specific program set forth in the plan. If the County seeks construction of structures or improvements they shall be done with the prior written approval of Reclamation and after the completion of environmental review required by CEQA and NEPA.
- The expenditure of any money and the performance of any work by Reclamation is made contingent upon Congress making necessary appropriations.
- The County management of the area must be consistent with the resource master plan which designates allowable recreational uses in different areas of the plan. However, the agreement does not require the County, as the managing partner, to implement, facilitate or encourage any of those designated uses. If the County seeks to enhance recreational activities at the Lake or develop recreational facilities they shall be done in accordance with the resource management plan and appropriate NEPA and CEQA review.

- The Plan also requires the County to develop, implement and maintain various plans, including fire management, integrated pest management, waste recycling and reduction, boating capacity and safety and grazing, and erosion control to meet Federal and State standards. These plans are subject to appropriate NEPA and CEQA review.
- The agreement sets forth concession management standards and directives

Fiscal Impacts

Although the recommended actions do not result in any direct fiscal impacts, the approval of Management Agreement authorizing the Santa Barbara County Parks Division to operate and maintain Cachuma Lake Recreation Area for a period of twenty-five (25) years resulting in current and future operational revenues and concession management agreements will result in direct fiscal benefits to the Community Services Department. As an example FY 2010-11 Cachuma Lake Recreation area revenues including concessionaire agreements totaled \$2.5 million.

Performance Measure:

Remain responsive to the needs of park users by achieving a response of “yes” to the following question on 90% of 350 annual customer satisfaction surveys returned: “Did the quality of your experience in the park meet your expectations?”

Special Instructions:

Please return signed management agreement to Jessica Rauch. Staff will be sending to the Bureau of Reclamation for their signature, then returning it to Clerk of the Board.
Please send minute order Attn: Jessica Rauch.

Attachments:

Attachment A – Amended Bureau of Reclamation Management Agreement
Attachment B – Notice of Exemption

Authored by:

Brian Roney, Community Services Deputy Director

cc:

Sherman Hansen
Mike Ledbetter
Ronn Carlentine