



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: August 2, 2011
Placement: Administrative
Estimated Tme:
Continued Item: Yes
If Yes, date from: June 21, 2011 & July 5, 2011
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Brian Roney, Interim Parks Director (805) 568-2461
Director
Contact Info: Nicole Koon, Fiscal Officer/Business Manager (805) 568-2477
SUBJECT: Agreement with Providence Landing Park Association for Maintenance and Operations of Providence Landing Park

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- 1) Approve an agreement with the Providence Landing Park Association (Attachment A) to maintain and operate the Providence Landing Park, and
- 2) Authorize the Parks Director to amend the operating agreement with Providence Landing Park Association; and
- 3) Find that the project is exempt under State CEQA Guidelines Section 15301, existing facilities, which applies to projects involving negligible or no expansion of existing facilities (Attachment B).

Summary Text:

The Providence Landing subdivision, approved by the Board of Supervisors July 9, 2002 included the construction of a 12 acre park. The original intention was to contract with the YMCA to maintain and operate the park using funds from a Community Facilities District (CFD). The CFD calls for annual assessments of purchased properties in the development as the means of financing maintenance activities (currently \$672 per year).

During the period of time between the development of the park and its final completion, the Providence Landing Homeowners Association (HOA) indicated a desire to perform the maintenance and operation as a means of decreasing the potential costs for these activities to the HOA members. Based on the

HOA's interest, the County entered into negotiations with the HOA which resulted in the agreement. Since this agreement, the HOA set up a non-profit entity, Providence Landing Park Association (PLPA), to manage the park.

The key terms of the agreement include:

1. PLPA will maintain the park to County established standards paying all the costs of maintenance, including utilities and trash collection;
2. Park hours will be from 8 AM to sunset daily;
3. The park facilities will be available to the general public;
4. PLPA will ensure there is onsite staff a minimum of 30 hours per week;
5. PLPA will establish programming of recreational facilities for league and non league use, charging an amount comparable with fees collected in the County
6. PLPA may subcontract the maintenance work to third parties; prevailing wages must be paid to all contract employees;
7. PLPA will provide quarterly financial and maintenance and operation reports;
8. PLPA will submit a proposed budget prior to the beginning of each County fiscal year for approval by the Board of Supervisors, including projected revenues from programmatic activities. The budget, in concert with CFD fund balance will serve to establish the annual CFD assessment for the coming year; the CFD will maintain one year working capital in reserves; and
9. The agreement will automatically renew each year upon approval of the County Operating budget by the Board of Supervisors.

Background:

The Providence Landing subdivision was approved on July 9, 2002. The project consisted of approximately 141 acres with 267 single family detached homes and 61 attached affordable residential units. Included in the acreage is a 12 acre park that is to be dedicated to the County. On June 22, 2004 the Board approved the final map and approved an agreement to develop the park. The CFD was formed on January 11, 2005.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

Staffing Impacts:

N/A

Attachments:

Attachment A – Operator Agreement for Providence Landing Park

Attachment B – Notice of Exemption

Authored by:

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cc:

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Mitch Medeiros, Parks Department

Mike Ledbetter, Deputy County Counsel

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