



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.: 052
For Agenda Of: April 21, 2020
Placement: Administrative
Estimated Tme: NA
Continued Item: No
If Yes, date from:
Vote Required: 4/5

TO: Board of Supervisors
FROM: Community Services George Chapjian, Director (805) 568-2467
Contact Info: Jeff Lindgren, Parks Superintendent (805) 568-2475
SUBJECT: Cachuma Lake Mission Rowing Center Concession Agreement, Third District

County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to form: NA

Auditor-Controller Concurrence

As to form: NA

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair of the Board to execute the original and duplicate original Concession Agreement between the County of Santa Barbara (County) and Mission Rowing (Concessioner), to allow Concessioner to operate and manage a community rowing program for a term of five (5) years, with two options to extend the term for an additional five (5) years. Concessioner will pay to County a special use fee (Fee) of Eight Percent (8%) of Concessioners gross monthly income for the first year, then Ten Percent (10%) of gross monthly income the following years; and
- b) Authorize the Director of the Community Services Department to exercise an option to extend the term of the Concession Agreement for two additional five (5) year terms, provided that the Concessioner is not in default under the terms of the Concession Agreement; and
- c) Find that the recommended actions are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15301 as the actions consist of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public structures, facilities and/or equipment that involves negligible or no expansion of existing or former uses and direct staff to file a Notice of Exemption on that basis.

Summary Text:

This item is on the agenda so the Board may consider authorizing the Chair of the Board to execute a Concession Agreement with the Concessioner to allow Concessioner to operate, manage, maintain and improve the Mission Rowing Program for a term of five (5) years, with two options to extend the term for additional five (5) years. Concessionaire will pay County a Fee of Eight Percent (8%) of monthly income for the first year, then ten percent (10%) thereafter.

Background:

The County of Santa Barbara has been operating the Cachuma Lake Recreation Area (Park) pursuant to successive operation and management agreements (Master Agreements) with the United States Department of the Interior, Bureau of Reclamation (Reclamation), who owns the land that includes Cachuma Lake, the dam, and the surrounding lands. Pursuant to those Master Agreements, the County has been managing various concessions serving the Park, including concessions providing boat rentals, general merchandise, food & beverage, and various marina amenities.

The sport of rowing continues a resurgence throughout the United States and is an amateur Olympic and life-long sport. The Southwest region is the most competitive region in the United States, yet the Central Coast of California has minimal rowing development programs. Santa Barbara County currently offers no rowing programs for the community or residents. Letters of Interest to operate a rowing center were solicited by the Community Services Department between December 3, 2019, and January 2, 2020. One proposal was received from Mission Rowing (Concessionaire). Staff from Community Services and the Bureau of Reclamation reviewed the Mission Rowing proposal and confirm it meets the standards to operate rowing center at Cachuma Lake.

Mission Rowing will offer Learn-to-Row, school-year programs, rowing camps, competitions, rowing events, and training opportunities for adults and youth. These public programs will be offered to Elementary School, Middle School, High School, Collegiate, Post Collegiate, and Master's age groups for both local residents and visiting athletes.

Mission Rowing is complimentary to the existing UCSB college rowing program that has been operating at Cachuma Lake since 1982. Mission Rowing will seek to work cooperatively with UCSB's programs to build a strong culture of competitive rowing in Santa Barbara County.

CEQA:

The proposed administrative actions do not constitute a project within the meaning of the California Environmental Quality Act (CEQA) pursuant to 14 CCR 15301. CEQA guidelines, Section 15301 consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. All of the activities contemplated in the Security MOU are part of the current activities and no expansion of an existing use and therefore, the categorical exemption stated above is applicable for the proposed action and satisfies the requirements of CEQA.

Fiscal and Facilities Impacts:

The opening of the Mission Rowing Center at Cachuma Lake falls under the Community Services Departments Renew 2022 plan for financial and organizational resiliency. Parks staff continually seeks to responsibly monetize its assets to increase revenues and mitigate impacts to the General Fund, while providing an exceptional experience to park visitors. Conservative initial estimates of revenues received from the Mission Rowing are \$20,000 annually, with growth forecasted in future years once the programs and events are firmly established at Cachuma Lake.

Staffing Impacts:

None

Attachments

1. Original and Duplicate Original Concession Agreement
2. CEQA Notice of Exemption

Special Instructions: After Board action, please distribute as follows:

1. Original Concession Agreement: Clerk of the Board Files
2. Duplicate Original Concession Agreement and copy of Minute Order: Community Services Department
3. Copy of Concession Agreement and copy Minute Order: Community Services Department, Parks