

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:
Prepared on: 1/7/03
Department Name: Planning & Development
Department No.: 053
Agenda Date: 1/28/03
Placement: Departmental
Estimate Time: 20 minutes
Continued Item: NO
If Yes, date from:

TO: Redevelopment Agency Board of Directors

FROM: Dianne Meester, Interim Director
Planning and Development

STAFF CONTACT: Dave Ward, Supervising Planner, Comprehensive Planning Division
Jamie Goldstein, Planner III (x 8050)

SUBJECT: Isla Vista Recreation and Park District Designation of Redevelopment Agency Owned Property in Isla Vista

Recommendation(s)

That the Board of Directors receive a report and adopt a resolution regarding park designations by the Isla Vista Recreation and Park District (IVRPD) on Redevelopment Agency owned parks in Isla Vista.

Alignment with Board Strategic Plan

This report and resolution are consistent with our organizational values regarding collaboration and partnering and the following adopted Strategic Goals:

- Goal #4: A Community that is Economically Vital and Sustainable,
- Goal #5: A High Quality of Life for All Residents,
- Goal #6: A County Government that is Accessible, Open and Citizen Friendly.

Executive Summary and Discussion

In 1992 the Santa Barbara County Redevelopment Agency (RDA) and the Isla Vista Recreation and Park District entered into an agreement (referred to as "*RDA/IVRPD Pass Through Agreement*") regarding the allocation of property taxes, the improvement and maintenance of RDA property, and funding for recreation programs (see Exhibit 1). As part of the improvement and maintenance portion of the *RDA/IVRPD Pass Through Agreement*, IVRPD agreed to maintain RDA owned open space in Isla Vista. Since 1992 the RDA has purchased twelve open space parcels on the Isla Vista bluff-top (see Exhibit 2).

One component of the *RDA/IVRPD Pass Through Agreement* requires the IVRPD Board of Directors to designate RDA property according to park designations identified in the District Master Plan following a hearing by the IV Project Area Committee (PAC) and the RDA. To date, no designation process has occurred on

RDA owned parcels. RDA staff believes past and current IVRPD maintenance and improvement of RDA parks have, however, been consistent with this agreement.

On September 25, 2002, the IV PAC held a hearing on this subject. At that meeting the PAC made no recommendation regarding potential park designations. However, the PAC did suggest that the District consider ensuring that RDA property designations are consistent with open-space policies and projects that are developed as part of the on-going Isla Vista Master Plan process.

The *RDA/IVRPD Pass Through Agreement* requires only that the RDA hold a public hearing. While your Board is not required to make a recommendation regarding appropriate IVRPD park designations for RDA property in Isla Vista, RDA staff is recommending your Board adopt a resolution supporting park-designations recommended by IVRPD staff.

Isla Vista Recreation and Park District - Park Designation Recommendation

The District Master Plan has four categories of parks: neighborhood, bluff-top, natural open space and major parks (see Exhibit 2). Uses on these park categories range in intensity from soccer to bird watching. District staff has proposed that RDA park-parcels should be used as blufftop parks and therefore should be designated according to the District Master Plan as *Blufftop Parks*. Since the 1992, when the *RDA/IVRPD Pass Through Agreement* was originally adopted, IVRPD has amended their District Master Plan. The amended District Master Plan includes updates to the original park categories. While consistent with the categories in the 1992 District Master Plan, the new categories include additional options for greater variability in park-types. The designation *Blufftop Parks*, would be consistent with preliminary park and open space policies under consideration in the Isla Vista Master Plan.

Upon completion of this public hearing, IVRPD staff will forward RDA Board and public comments to the District Board for consideration of park designation within the District Master Plan in the upcoming months. IVRPD will ensure that the improvement and maintenance of the RDA parks will continue to be comparable to that of similarly designated District property pursuant to the pass-through agreement.

Mandates and Service Levels:

This hearing is required in the RDA adopted *RDA/IVRPD Pass Through Agreement*.

Consistency with the Five-Year Work Program:

The Isla Vista Master Plan project and the development of amendments to the Redevelopment Plan are included in Comprehensive Planning's five-year work program.

Fiscal and Facilities Impacts:

Staff costs associated with this hearing are included in Planning and Development's FY 02/03 budget. These funds can be found in the Redevelopment Agency cost center on page 262 of the adopted FY 02/03 budget.

Concurrence:

County Counsel

Exhibits:

Exhibit 1 – *RDA/IVRPD Pass Through Agreement*
Exhibit 2 – Agency Owned Property and IVRPD Park Designations
Exhibit 3 – Resolution

**Redevelopment
Agency**

Owned Property

APN	Common Park Name	Description
75-193-03	DP Open Space	6700 Del Playa Open Space, No Development, No Bluff Fence
75-193-12	DP Open Space	6700 Del Playa Open Space, No Development, No Bluff Fence
75-193-18	DP Open Space	6700 Del Playa Open Space, No Development, No Bluff Fence
75-193-24	DP Open Space	6700 Del Playa Open Space, No Development, No Bluff Fence
75-193-26	DP Open Space	6700 Del Playa Open Space, No Development, No Bluff Fence
75-193-35	DP Open Space	6700 Del Playa Open Space, No Development, No Bluff Fence
75-193-36	DP Open Space	6700 Del Playa Open Space, No Development, No Bluff Fence
75-193-37	DP Open Space	6700 Del Playa Open Space, No Development, No Bluff Fence
75-202-37	Del Playa Courts	6600 Del Playa Open Space, Informal Volleyball Court, Bluff Fence
75-223-03	Pelican Park	Developed Bluff-Top Park, Benches, Picnic Tables, Trails, Art Elements
75-223-05	Pelican Park	Developed Bluff-Top Park, Benches, Picnic Tables, Trails, Art Elements
75-223-06	Pelican Park	Developed Bluff-Top Park, Benches, Picnic Tables, Trails, Art Elements

Isla Vista Recreation and Park District Master Plan Park Designations

Neighborhood Parks

These parks are located throughout Isla Vista. Their purpose is to serve residents who live in the surrounding neighborhoods. Each park is less than 3 acres in size. They do not have restrooms or playing fields, and they are intended for passive recreational use. This means that parks users can run and play in them and hold small picnics. They are not designed to accommodate large events.

Bluff-Top Parks

The purpose of these parks is to provide residents and visitors with opportunities to enjoy views of the ocean, surf and the Channel Islands. Marine wildlife such as birds, dolphins, sea lions and whales can be observed from these locations. These parks are each under 3 acres in size. They do not have restrooms or playing fields and are intended for passive recreational use only.

Natural Open Spaces

Reminiscent of the age before Isla Vista was developed, our natural open spaces provide Isla Vista residents with areas where we can relax and forget about the concerns of everyday life. Some of these areas are planted with trees, shrubs and other natives of the Isla Vista mesa.

Major Parks

There are three parks located in downtown Isla Vista. Often the site of community events, these parks are the most heavily used in the District. In addition, the community gardens and large play areas on Estero Road enhance quality of life for many Isla Vistans.

**AGREEMENT BETWEEN THE
ISLA VISTA RECREATION AND PARK DISTRICT
AND THE
SANTA BARBARA COUNTY REDEVELOPMENT AGENCY**

THIS AGREEMENT is entered into on the 26th day of May, 1992, by and between the Isla Vista Recreation and Park District ("District") and the Santa Barbara County Redevelopment Agency ("Agency").

RECITALS

1. The Agency is presently undertaking a program under the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq) for the redevelopment of an area known as the Isla Vista Redevelopment Project ("Project").

2. The District is a recreation and park district and taxing agency with territory located within the boundaries of the project area. District is also an affected taxing agency as defined in Section 33353.2 of the Health and Safety Code which has levied on its behalf property taxes on property located in the project.

3. The parties are desirous of entering into an Agreement pursuant to Health and Safety Code Section 33401 for the purpose of alleviating any financial burden or detriment that may be caused by the adoption of the Redevelopment Plan ("Plan") for the Project.

TERMS AND CONDITIONS

1. Allocation of Property Taxes. The Agency agrees to pay to District an amount equal to the property tax revenues which would have been received by the District if all the property tax revenues from the project area had been allocated to all the affected taxing agencies

without regard to the division of taxes required by Health and Safety Code Section 33670. Said amount shall be paid to District at the same time and in the same manner as property tax revenues have been paid to District by the County of Santa Barbara prior to the establishment of the Redevelopment Project.

2. Improvement and Maintenance of Properties. District agrees to perform the capital improvements as determined in accordance with the procedures set forth below and to maintain any properties acquired by the Redevelopment Agency for open space located within the project area. District will expend funds up to at least eighty percent (80%) of the annual amount of increment received in the improvement and maintenance of these properties, as needed. For purposes of this agreement the amount of increment received shall be deemed to be all property tax revenues received by District from the project area in excess of the amount that would be allocated to the District pursuant to subdivision (a) of Section 33670 of the Health and Safety Code. Said open space properties will be designated Natural Open Space, Improved Park, or Developed Park as per the District Master Plan, by the District Board of Directors following public hearings by the Isla Vista Project Area Committee and the Agency.

The improvement and maintenance shall be comparable to that of similarly designated District owned properties in accordance with District's adopted work plan. The work plan will continue to be adopted after solicitation of input at public hearings, to be noticed in accordance with current District practice for hearings. In the event the level of service provided by District falls below the agreed level Agency reserves the right to renegotiate this agreement.

It is recognized that the level of improvements and maintenance in some years may cost more than the increment to be received. In such event District shall use other funds available to it for such maintenance. District may request additional funding; however the County or Agency is not obligated to approve such requests. If in any year the costs of meeting District's obligations under this section 2 is less than 80% of the tax increment paid to District pursuant to this agreement, District may spend the excess for any District purposes.

3. Recreation Programs. District agrees to expend funds up at least twenty percent (20%) of the annual amount of increment received for the operation of recreation programs until such time that a recreational community center is constructed after which time said amount shall be expended for maintenance and administration of that center.

4. Settlement. By this Agreement, the parties intend to resolve all differences with respect to the Plan and the parties agree that this Agreement alleviates the financial detriment to the District caused by the Plan. The District agrees to refrain from initiating or participating in any litigation challenging the plan, provided that the District shall be entitled to seek any remedies appropriate to enforce the terms of this Agreement.

IN WITNESS WHEREOF, this Agreement is executed at Santa Barbara,
California, on the above signed date.

[Signatures not shown]

**RESOLUTION OF THE REDEVELOPMENT AGENCY BOARD OF DIRECTORS
OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF RECOMMENDING) RESOLUTION NO: 03- ____
PARK DESIGNATIONS FOR)
REDEVELOPMENT AGENCY OWNED)
PROPERTY IN ISLA VISTA)

WHEREAS, on November 27, 1990 the Santa Bar Barbara County Board of Supervisors approved and adopted Ordinance No. 3894 establishing the Redevelopment Plan for the Isla Vista Redevelopment Project; and

WHEREAS, on May 26, 1992 the Redevelopment Agency Board of Directors approved and adopted an agreement regarding the allocation of property taxes and the improvement and maintenance of Agency owned property between the Isla Vista Recreation and Park District and the Santa Barbara County Redevelopment Agency; and

WHEREAS, on December 7, 1999 the Board of Supervisors adopted Ordinance No. 4382 extending: the time limit on the establishment of loans, advances, and indebtedness to November 27, 2010; extending the time limit on plan effectiveness to November 27, 2030; and extending the time limit on payments of indebtedness and receipt of property taxes to November 27, 2040; and

WHEREAS, on July 6, 2000 the Board of Supervisors adopted a Memorandum of Understanding between the County of Santa Barbara, the University of California at Santa Barbara, and the Isla Vista Recreation and Park District to develop a Master Plan for Isla Vista.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The above recitations are true and correct.
2. The Redevelopment Agency of the County of Santa Barbara recommends that the Isla Vista Recreation and Park District adopt a park designation of Bluff-Top Park for the following Agency owned property in Isla Vista:

Agency Owned Property in Isla Vista (by parcel number)			
75-193-03	75-193-24	75-193-36	75-223-03
75-193-12	75-193-26	75-193-37	75-223-05
75-193-18	75-193-35	75-202-37	75-223-06

PASSED, APPROVED AND ADOPTED by the Board of Directors of the Redevelopment Agency of the County of Santa Barbara, State of California, this 28th day of January 2003, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Naomi Schwartz
Chair, Board of Directors
County of Santa Barbara Redevelopment Agency

ATTEST:

MICHAEL F. BROWN
CLERK OF THE BOARD OF SUPERVISORS

By:

ATTEST:

APPROVED AS TO FORM:

STEPHEN SHANE STARK
COUNTY COUNSEL

By:

Deputy County Counsel

Deputy Clerk-Recorder