

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
October 2, 2013

To: Dry Creek Advisory Committee

From: Department of Regional Parks

Subject: GRP 2011 LLC Proposed Operations Plan For 2014, GRP Funded Capital Project List, Equestrian Trust Fund Project List and County Funded Deferred Maintenance Project List.

Supervisory District: MacGlashan

Contact: Jeff Leatherman 875-6132

Overview

The Lease Agreement between GRP 2011 LLC (GRP) and Sacramento County requires an annual submittal and review of the proposed Operations Plan, GRP Funded Capital Projects, Equestrian Trust Fund Projects and County Funded Deferred Maintenance Projects. Included with this report are staff recommendations which require the review of the Dry Creek Parkway Advisory Committee and the Parks and Recreation Commission prior to being submitted to the Board of Supervisors for final approval.

Recommendation

1. Approve the 2014 Operations Plan as presented in the attached matrix.
2. Approve the proposed County Funded Deferred Maintenance Projects.
3. Approve the proposed Equestrian Trust Fund Projects.

Measures/Evaluation

The proposed action fits into the “Livable and Sustainable Communities” County Strategic objective.

Fiscal Impact

There is no additional fiscal impact associated with the 2014 Operations Plan. Funding for County Funded Deferred Maintenance Projects is included in the Regional Parks Adopted Fiscal Year 2013-2014 budget.

BACKGROUND

On March 23, 2011 the Board of Supervisors (Board) approved a lease agreement with GRP 2011 LLC (GRP) for Gibson Ranch Regional Park (Gibson Ranch). Gibson Ranch was closed at the time of Board approval of the lease, reopened in April 2011 and continues to be open to the public. GRP has maintained the park property consistent with the lease agreement and provided a number of activities and events for the community to enjoy.

The Lease obligates GRP to submit a number of documents for review by the County. Following submission, the plans are reviewed by the Director and presented for review by the Dry Creek Parkway Advisory Committee, and the County Recreation and Parks Commission with final approval by the Board to allow them to become effective for the 2014 calendar year.

DISCUSSION

The Lease obligates GRP to submit a number of plans and recommendations to the County in September of each year. The following list was submitted to the Department of Regional Parks and reviewed by the Director.

1. 2014 Operations Plan
2. GRP Funded Proposed Capital Project List
3. GRP Proposed County Funded Capital Project List
4. County Funded Deferred Maintenance Project List
5. GRP Equestrian Trust Fund Project List (included in the 2014 Operations Plan Addendum)
6. County Funded Deferred Maintenance Project Update (included in the 2014 Operations Plan Addendum)
7. List of Hazardous Materials used onsite (included in the 2014 Operations Plan Addendum)

Parks staff requested additional information from GRP on September 5, 2013 including the Equestrian Trust Fund Project list. GRP responded to staff's request and sent the 2014 Operations Plan Addendum (Attachment E).

The following plans and documents are transmitted to the Dry Creek Parkway Advisory Committee for consideration with this report.

GRP Proposed 2012 Operations Plan (Attachments A/B)

Gibson Ranch programs and services are defined each year in the Operations Plan. The Lease identifies a number of programs and services that GRP is required to provide during the term of the Lease, and lists optional programs and services that can be provided.

Attachment A is the summary of programs and services submitted by GRP. Attachment B provides a matrix of required and optional programs and services that GRP provided in 2011, 2012, and 2013 as well as the proposed services for 2014. In summary, GRP proposes to

continue to provide all of the required and optional programs and services it provided in 2011-2013 and proposes additional programs and services for 2014.

GRP Funded Capital Projects (Attachment C)

The Lease defines the process for GRP to propose GRP Funded Capital Projects. GRP is allowed to receive a financial return on capital funds invested in approved Gibson Ranch Regional Park improvements. GRP is not proposing any GRP Funded Capital Projects for 2014.

County Funded Capital Projects Proposed by GRP (Attachment C)

Attachment C provides a list of capital projects that GRP proposes be funded by the County. The lease does not define a process for GRP to propose County investment in capital projects. However worthy the projects may be, individually or collectively, there are not County funds available to pursue these projects at this time. The Department will continue to research grant opportunities that might support projects at Gibson Ranch and other facilities in the Sacramento County Regional Park System.

County Funded Deferred Maintenance Project List (Attachment D)

Attachment D provides the County Funded Deferred Maintenance Project List. The Lease obligates the County to provide a total of \$500,000 for Gibson Ranch Regional Parks deferred maintenance projects over six years. The allocation for 2014 is \$100,000. The 2014 projects are similar to those approved for 2012 and 2013. Finding an alternate irrigation system remains the top priority; however, staff does not recommend filling in the irrigation ditches. Staff has reviewed the existing condition of the flood irrigation system and recommends that the existing system remain due to its historical significance to Gibson Ranch. Staff does recommend constructing an alternate irrigation system to provide efficient irrigation to the lower pastures.

Additional Correspondence (Attachment E)

Attachment E includes the additional correspondence between the County and GRP, including letters sent to GRP 2011 LLC requesting additional information and outlining deferred maintenance projects to be completed, as well as the GRP 2011 LLC 2014 Operations Plan Addendum sent to the County in response to the request for more information.

Gibson Ranch Map (Attachment F)

MEASURES/EVALUATION

The proposed action fits into the “Sustainable and Livable Communities” County Strategic Objective and supports Regional Parks stated Performance Measure:

To provide safe, accessible, and clean recreational facilities for Park users (County of Sacramento residents, residents/visitors from nearby counties, and tourists).

FINANCIAL ANALYSIS

There is no additional fiscal impact associated with the 2014 Operations Plan. Funding for County Funded Deferred Maintenance Projects is included in the Regional Parks Adopted Fiscal Year 2013-2014 budget.

Respectfully submitted,

JEFFREY R. LEATHERMAN, DIRECTOR
Regional Parks

Attachments:

- A: 2014 Operations Plan Summary
- B: 2013 Operations Plan Matrix
- C: GRP Funded Capital Project List and GRP Proposed County Funded Capital Project List
- D: County Funded Deferred Maintenance Project List
- E: Additional Correspondence
- F: Map