



DATE: March 2, 2011

TO: Santa Barbara City Council
SBCC Board of Trustees

FR: Nancy L. Rapp, Parks and Recreation Director, City of Santa Barbara
Joseph Sullivan, Vice President, Business Services, SBCC

RE: OVERVIEW OF SBCC / CITY JOINT FACILITY USE

The City of Santa Barbara and Santa Barbara City College (SBCC) have partnered through various lease and joint use agreements since 1938 to provide recreation and academic facilities for the Santa Barbara community. The agencies have mutually agreed to maximize use of facilities and properties so that public education and public recreation can be served without unnecessary and costly duplication of recreation facilities. While the number of agreements and amendments over the years has proven somewhat challenging to administer, the overall partnership has remained strong and is valued by both agencies.

Early Years

Santa Barbara City College was established in 1909. As the master plan for the community college unfolded over the years, the City has supported the development and growth of the college by providing access to City owned land or facilities including La Playa Field for the development of the stadium, track and parking lots; and, later, Pershing and Plaza del Mar parkland for the development or improvement of park facilities including ball fields, tennis courts and parking lot. In return, the college agreed to community use of those recreation and parking facilities.

Joint Use Agreement

Over the years there have been a number of agreements and amendments relating to the joint use of property by the City and Santa Barbara City College:

1. Lease between City and Santa Barbara State College for La Playa Field dated March 24, 1938 (assigned to SBCC on May 25, 1970). City leases City tidelands to the City College for a term of 99-years ending January 31, 2037 conditioned upon the development of La Playa Stadium.

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2. Joint Use Agreement between City and Santa Barbara High School District (predecessor in interest to Santa Barbara City College) dated August 28, 1962, with several amendments 7/64, 8/69, 3/71, 7/84, 9/98, 6/04. This is the primary Joint Use Agreement between the City and Santa Barbara City College. It specifies the original facilities dedicated to joint use, assigns maintenance responsibilities and establishes a schedule of use. Amendments over the years have addressed the following:
- a. Added the property owned by Old Spanish Days in the center of Pershing Park to the property dedicated to joint use by City College (in exchange SBCC constructed the Carriage Museum for Old Spanish Days)
 - b. Granting SBCC a permit to construct the pedestrian bridge over Loma Alta
 - c. Established an hourly fee for City College's use of Los Baños Pool
 - d. Established a semester fee for City College's use of the Leadbetter and Harbor West Parking Lot
 - e. Established the terms and conditions for the joint use of the La Playa parking lots
 - f. Assigned operational and maintenance responsibility for specific facilities, with a reciprocal indemnity between the parties for damages occasioned by the maintenance or use of the joint use facilities
 - g. Provided for the joint use of vehicles to support programming.

Through the Joint Use Agreement both agencies have agreed to share use of various other facilities, which one or the other has primary responsibility for maintenance and operation. The table below provides an overview of facilities covered through the joint use agreement.

Joint Use Facility	Property Owner	Maintenance and Operations
La Playa Track & Stadium	City	SBCC
La Playa Parking Lots	City	SBCC maintains, operates during school year; City operates during summer months
Sports Pavilion	SBCC	SBCC
Classrooms	SBCC	SBCC
Pershing Park Tennis Facility	City	SBCC maintains, operates M-F 8-5; City operates evenings and weekends
Pershing Park Baseball Diamond	City	Shared maintenance; SBCC operates during school hours
Pershing Park Softball Field #1	City	Shared maintenance; SBCC operates during school hours
Pershing Park Parking Lot	City	City maintains; SBCC operates during school hours

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Joint Use Facility	Property Owner	Maintenance and Operations
Leadbetter Beach and Harbor West Parking Lots	City	City maintains and operates; SBCC student parking by permit September through May
Los Baños	City	City maintains and operates; SBCC pays discounted hourly rate for use
Santa Barbara Golf Course	City	City
Spencer Adams Lawn Bowls Facility	City	City

City College use of joint use facilities is primarily for Athletic Department programs, the Marine Dive Tech program, Physical Education classes and student parking. City use of joint use facilities is for community recreation and waterfront area parking, and Parks and Recreation programs including youth and adult sports and tennis programs, and youth summer camps. Parks and Recreation uses the City College vans during the summer for youth summer camp programs, while SBCC uses the Parks and Recreation vans and bus during the school year for athletic team travels and occasional Geology Department excursions.

Joint Use Committee

A formal joint use meeting is held twice a year, with other meetings held as needed to plan and coordinate use and resolve any disputes. The Joint Use Committee includes representatives from the following groups:

City of Santa Barbara
Parks and Recreation Department
Waterfront Department

Santa Barbara City College
Business Services
Athletic Department
Physical Education Department
Administrative Services/Community Services
Facilities and Operations, Campus Development

Current Fiscal Challenges

With the fiscal challenges facing both agencies the joint use agreement provides a strong tool for conserving resources while maintaining desired service levels. However, both agencies are faced with unfunded deferred maintenance, and increasing costs for maintenance and operations. Although both agencies have instituted facility use fees for public facility use to offset maintenance and operation costs, with few exceptions, those fees are waived for joint partner use. It is anticipated that the challenges of managing limited resources, increased

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maintenance and operational costs, and the need to generate revenue, will be continuing themes of joint use discussions for some time.

Conclusion

At the most recent joint use meeting on January 27, 2011, following a presentation of each agency's current fiscal situation, the group reaffirmed the value and benefit of shared facility use, expressed appreciation for the teamwork approach to solving problems, and committed to working together for continued success.

Attachment: Map of City/SBCC Joint Use Facilities