

Lompoc City Council Agenda Item

Date: June 3, 2008

TO: Gary P. Keefe, City Administrator

FROM: Dan McCaffrey, Director of Parks, Recreation & Urban Forestry
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SUBJECT: Authorize The \$380,000 Purchase Of Assessor's Parcel Number 099-141-18 (8.59 acres), The "Yanez Property", For The Purpose Of Expanding The City of Lompoc's River Park Recreational Vehicle (R.V.) Campground

RECOMMENDATION:

It is recommended that the City Council authorize the Mayor to execute the Real Property Purchase & Sale Agreement with Carlos Yanez and Denise Yanez for the purchase of Assessor's Parcel Number 099-141-18 (8.59 acres) for \$380,000, to expand the Recreational Vehicle (R.V.) Campground at River Park, and approve funding this purchase through an internal loan from the City's Insurance Fund to the River Park Campground Fund as described in the staff report.

BACKGROUND:

The acquisition of the "Yanez Property" will give the City over 8 new acres of open space and parkland of which 6.9 acres is usable and will be dedicated to the expansion of the R.V. Campground at River Park (see attached location map). The current campground, which typically maintains an 80% occupancy rate, offers 36 R.V. sites with electrical and water hook-up amenities, a shower/restroom facility, and a sewage dump station. The current R.V. Campground is a revenue producer that financially augments the General Fund. If Council approves the purchase, staff proposes that 44 new campsites be developed. A conceptual campground plot is attached for review. The new pull through spaces would be designed to accommodate the newer and larger R.V.'s with slide-outs. Each space would have water and 50-amp electrical hook-ups. Staff recommends a fee of \$36.00/day (at minimum) for the new sites, which is based on a median fee currently used at other like campgrounds in the area (Flying Flags in Buellton, Lake Cachuma and Jalama Beach). Forty-four sites at 50% occupancy should yield \$289,000 per year in new General Fund revenue.

Funding for this land acquisition is proposed through an internal loan from the City's Insurance Fund to the River Park Campground Fund. Interest would accrue at 4.5% until the campground improvements are completed. When the campground is operational the accrued interest would be added to the \$380,000 original loan amount. This loan amount (with accrued interest) would be paid back to the Insurance Fund in annual installments at 4.5% over 30 years. Staff estimates that these land purchase installments will be about \$25,000 per year.

Construction estimates have not yet been developed, however, staff proposes to pay for the design and construction with an additional loan from the City's Insurance Fund and will return to Council for additional authorization at the appropriate time.

Respectfully submitted,

Dan McCaffrey, Director
Parks, Recreation & Urban Forestry Department

APPROVED FOR SUBMITTAL TO CITY COUNCIL:

Gary P. Keefe, City Administrator

Attachments: [Location Map](#)
[Conceptual R.V. Campground Plot](#)