

Pleasant Valley Recreation & Park District



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PVRPD Board Meeting
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Summary



- Since 1972, the District has owned the land that the Las Posas Equestrian Park occupies.
- In 1979, the District developed and began operating the 2-acre park.
- For 13 years, the District operated a trail system next to the park along the barranca under the assumption that the land the trail ran along belonged to the District.

Summary



- In 1993, local HOA sued the District, and it was discovered that certain sections the trail ran along did not belong to the District requiring the District to enter into conveyances with the property owners.
- The terms of these conveyances are valid for 30 years and if the District fails to maintain the trails for equestrian use, the conveyances will revert to the property owners.
- The end of the 30 years is approaching in 2023.

Background



- The equestrian park offers the only enclosed public equestrian facilities in Camarillo along with riding trails that run down into a wash behind several homes.
- Common users have included hikers and urban horse owners.

Background



- The 1993 lawsuit is the most current document governing the land in the area and how the trails are used and maintained.
- Within the Settlement, the District has been conveyed portions of properties to provide the public access to uninterrupted equestrian trail areas.
- The District was granted use of trail strips that the HOA manages.
- The District is obligated to maintain the trails a minimum of twelve feet wide unless restricted by topography.

Background



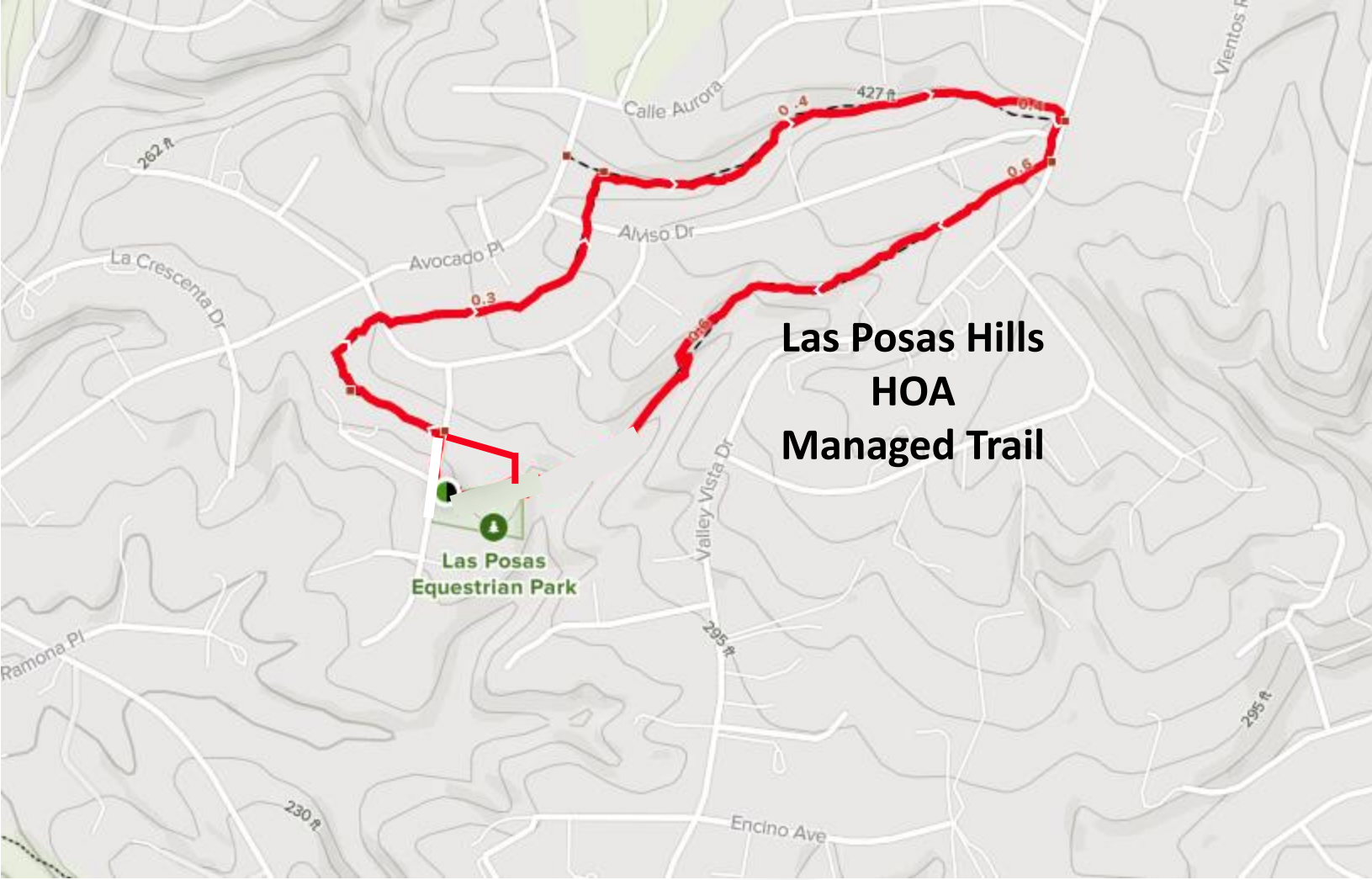
- The last stipulation that affects the District's ability to maintain the park trail system is the expiration date of the conveyances and stipulations placed upon the trail's use.
- To maintain access to the conveyances and subsequent separated pieces of trails, the District is obligated to maintain the trail system for equestrian use for 30 years from the date of the Settlement.
- If this point is violated, the District will lose its right to use the conveyances and will be forced to return those properties to the adjacent owners.

Background



- If the Settlement is maintained until the end of the specified 30 years, the agreement will automatically renew for another irrevocable 5 years.
- Either party can unilaterally inform the other that they wish to not renew the current agreement, at which point the agreement would become null and void at the end of its term.
- The Park District would be compelled at that point to return the established conveyances to the adjacent property owners.

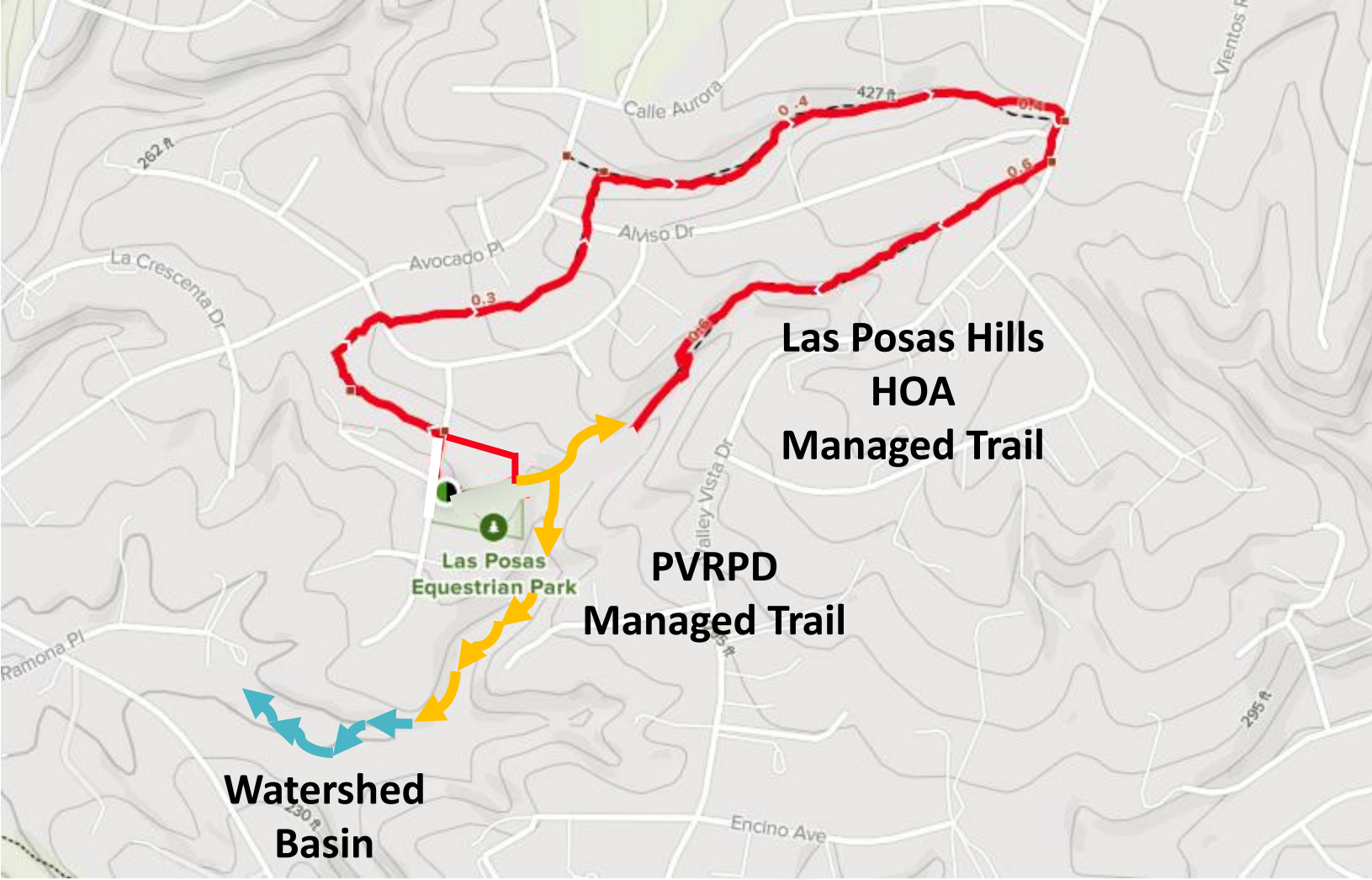
Background



Background



Background



Background



Analysis



- **Step 1: Easement and Deed Research**
 - Staff is in the discovery phase reviewing the current easements and deeds of the properties that were created nearly 30 years ago, which allowed for public access along the trail maintained by the District.
 - This process includes reviewing the existing easements and deeds, determining any special conditions, as well as potential agreement deal points for each property.

Analysis



- Step 2: Ventura County Watershed District
 - There is a storm basin managed by the Ventura County Watershed District at the southern end trail.



Analysis

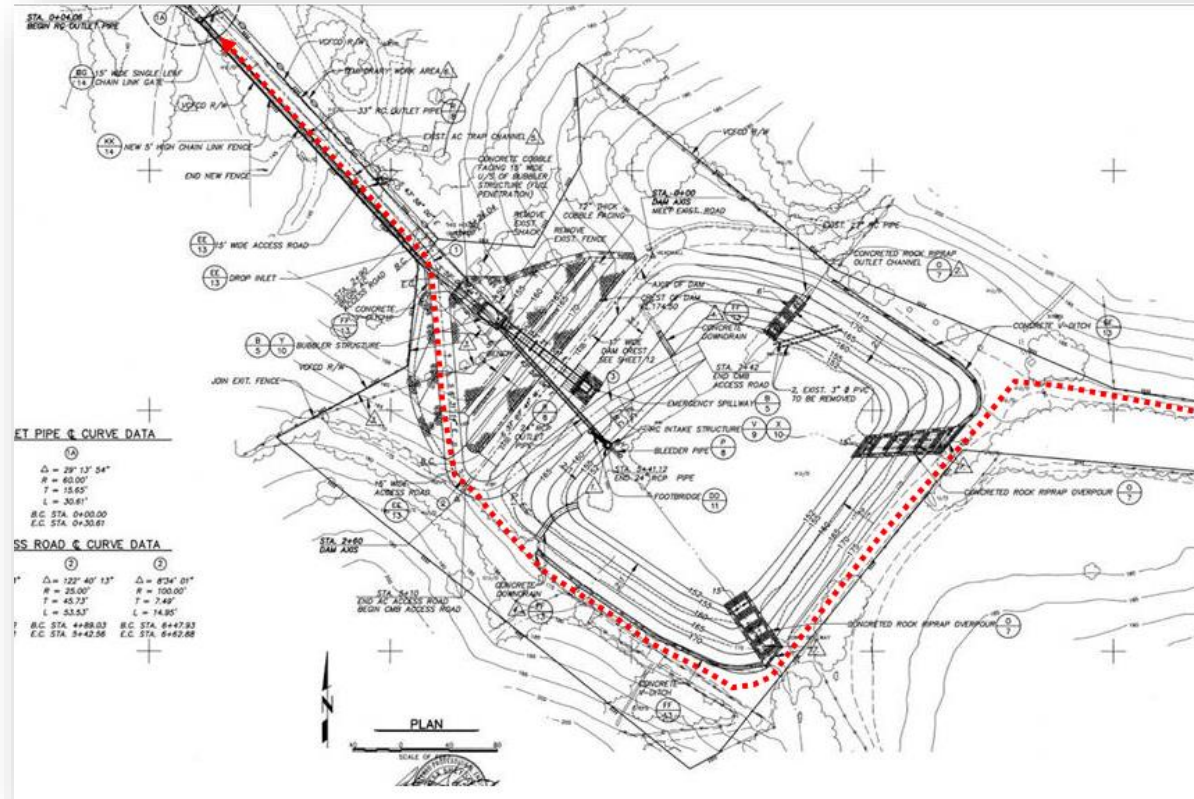


- Step 2: Ventura County Watershed District - continued
 - Complete the Encroachment & Watercourse Permit
 - Submit a trust deposit of \$2,000 (\$395 is a non-refundable application fee, and the remaining \$1,605 is put in the trust account for permit staff charges)
 - Plans and a location map showing the activity or proposed construction
 - Maintenance agreement between the Watershed Protection District and Pleasant Valley Recreation & Park District outlining each agencies responsibilities
 - Insurance requirements

Analysis



- Step 2: Ventura County Watershed District



Analysis



- Step 3: Board Meeting
 - Option 1: Maintain the Park/Trail System as a Special-Use Equestrian Park. (Status Quo)

Analysis



- Step 3: Board Meeting- continued
 - Option 1: Maintain the Park/Trail System as a Special-Use Equestrian Park. (Status Quo)
 - Option 2: Redevelop the Park/Trails to Accommodate Local Residents and Urban Hikers
 - Update Easements/Deeds, Agreements with HOA/Ventura Water Shed

Analysis



- Step 3: Board Meeting- continued
 - Option 1: Maintain the Park/Trail System as a Special-Use Equestrian Park. (Status Quo)
 - Option 2: Redevelop the Park/Trails to Accommodate Local Residents and Urban Hikers
 - Update Easements/Deeds, Agreements with HOA/Ventura Water Shed
 - Option 3: Other

Analysis



- Option 1: Maintain the Park & Trail System as a Special-Use Equestrian Park. (Status Quo)
 - This option would require the least alteration of current District operations.
 - The Park would continue to have a relatively low impact upon the District budget but would also fail to earn the District any substantial revenue.
 - This would maintain the status quo and allow the District to continue to operate the trail portion of the Park in accordance with the agreement, given that the HOA does not inform the District of its intent to abandon the agreement.

Analysis



- Option 1: Maintain the Park/Trail System as a Special-Use Equestrian Park. (Status Quo)
 - However, the status of the agreement is not clear after the 30-year term outlined in 1993. It is primarily unclear due to the status of the easements granted to the District after the expiration of the initial 30-year term.
 - While the license agreement for the use of the HOA trail system is perpetually self-renewing, the easements recorded in early 1993 are for 30 terms only.
 - This indicates that the District will need to negotiate with each property owner to maintain access to these easements past 2023.

Analysis



Estimated Costs Option 1	
Renegotiate License Agreements District Trail Residents	\$11,000
Negotiate Agreement with LPHOA for Modern Agreement	\$5,000
Total First Year Agreement Costs	\$16,000
Current Trail Maintenance Cost	\$13,000
Total Annual Maintenance Costs	\$13,000
Total Estimated Cost for First Year	\$29,000

Analysis



- Option 2: Redevelop the Park & Trails to Accommodate Local Residents and Urban Hikers
 - Positive outcomes from this option would providing a more accessible park for the surrounding residents and providing the District with more rentable facilities.

Analysis



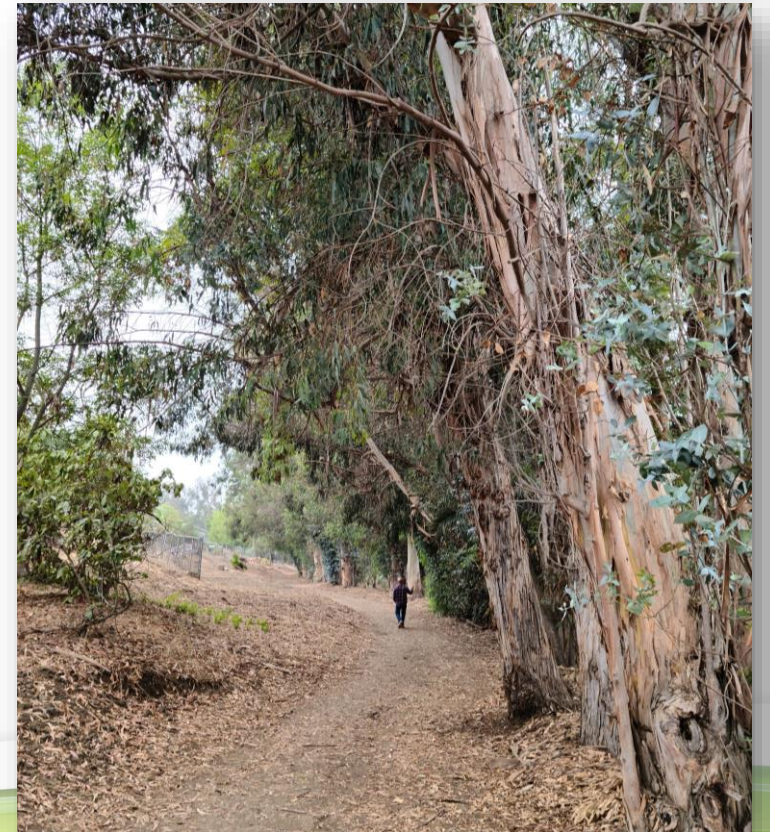
- Option 2: Redevelop the Park & Trails to Accommodate Local Residents and Urban Hikers
 - Efforts could be made to integrate the Las Posas trail with the surrounding trails to create a localized urban trail system.
 - This would be the first of its kind within the District with a total distance of 2.41 miles combined trail system.



Analysis



- Option 2: Redevelop the Park & Trails to Accommodate Local Residents and Urban Hikers
 - The HOA maintains their section of trail with a landscaper who maintains a 10ft wide by 10ft tall corridor 1 x per week.
 - Currently, all trees located along the trail are the responsibility of the homeowners.



Analysis



- Option 2: Redevelop the Park & Trails to Accommodate Local Residents and Urban Hikers
 - Last year, the HOA spent approximately \$10,000 on fixing erosion along the trail.
 - Sandbags are currently placed along certain parts of the trail to protect against erosion.



Analysis



- Option 2: Redevelop the Park & Trails to Accommodate Local Residents and Urban Hikers
 - Landscape maintenance estimate from Natural Green Landscape, Inc. for the following scope of service for 1x per week service. Matching what the HOA currently does.
 - Hand and mechanical spot weeding weekly
 - Spot check to clean hardscape area from grass or weeds
 - Pick up trash in planter beds and remove leaf litter as it builds up
 - Clean V ditches weekly in specified areas throughout the month, each section per week.
 - The monthly service contract will be at the rate of \$2,550 per month, totaling \$30,600 per year. The \$30,600 would only include the new section of the trail.

Analysis



- Option 2: Redevelop the Park & Trails to Accommodate Local Residents and Urban Hikers
- A major challenge is the District would need to negotiate a new agreement with the adjacent homeowners and including a vote of the 81 homeowners of the HOA over the status of the current conveyances.
- Following an approval vote, easements and deeds would need to be negotiated with all the homeowners that the trail crosses over.
- Cannot be implemented until after the Settlement expires or a new agreement is negotiated.

Analysis



- Option 2: Redevelop the Park & Trails to Accommodate Local Residents and Urban Hikers
- Additionally, unknown investment amounts would be required from the District to convert the Park from equestrian use to use by the general public.
- The HOA does not have any obligation to open trail portions 1, 2, and 3 to the general public and could close the trail at any time.
- These issues may make pursuing this option prohibitively difficult and may predispose the District to explore the purchase of the entire trail system from the Association in order to ensure uninhibited public use.

Analysis



- Option 2: Redevelop the Park & Trails to Accommodate Local Residents and Urban Hikers
- Possible negative citizen reactions to the closure of the last free public Equestrian Park in the Camarillo area
- Negative reactions by neighboring residents to increased usage and possible public access to the trail portions which adjoin private property, and uncertainty regarding the availability of the rest of the trail system within the Las Posas neighborhood.
- Objections to closing the Park to equestrians may be somewhat mitigated by the creation of mixed-use facilities which cater to both equestrian and pedestrian usage.

Analysis



- **To aid in the decision-making process, Option 2 is being broken into Options 2 A, B, and C**

Analysis



- Option 2 A:
- **The District takes responsibility for the Watershed Basin, continues with the District's current section of the trail, and takes responsibility for the Las Posas Hills HOA trail sections.**
- The District would continue to operate the approximately 0.5 miles of the trail within the barranca and renegotiate terms with the homeowners along the current trail.
- The District would also enter into negotiations with the Las Posas Hills HOA for the District to take over the approximately 1.31 miles of trail North of the equestrian park that currently connects to the park.
- This option would provide access to the trail system south of the Equestrian Park through the watershed basin.

Analysis



Estimated Costs for Option 2 A	
Renegotiate License Agreements District Trail Residents	\$11,000
Negotiate Agreement with Property Owners Water Basin	\$5,000
Negotiate Sections 1, 2, & 3	\$30,000
Negotiate Agreement with LPHOA for modern agreement	\$5,000
Negotiate Agreement with VC	\$5,000
Total First Year Agreement Costs	\$56,000
New Trail Maintenance	\$30,600
Current Trail Maintenance Cost	\$13,000
Total Annual Maintenance Costs	\$43,600
Total Estimated Cost for First Year	\$99,600

Analysis



- Option 2 B:
- **The District takes responsibility for the watershed basin, continues with the District's current section of the trail, but does not take responsibility for the Las Posas Hills HOA trail sections.**
- This option would provide access to the trail system south of the Equestrian Park through the watershed basin.
- Unless the Las Posas Hills HOA blocks access, the entire equestrian trail will remain open.

Analysis



Estimated Costs for Option 2 B	
Renegotiate License Agreements District Trail Residents	\$11,000
Negotiate Agreement with Property Owners Water Basin	\$5,000
Negotiate Agreement with LPHOA for modern agreement	\$5,000
Negotiate Agreement with VC	\$5,000
Total First Year Agreement Costs	\$26,000
Current Trail Maintenance Cost	\$13,000
Total Annual Maintenance Costs	\$13,000
Total Estimated Cost for First Year	\$39,000

Analysis



- Option 2 C:
- The District continues with the District's current section of the trail and takes responsibility for Las Posas Hills HOA sections of the trail. The District does not enter into an agreement for the watershed basin.

Analysis



Estimated Costs for Option 2 C	
Renegotiate License Agreements District Trail Residents	\$11,000
Negotiate Sections 1, 2, & 3	\$30,000
Negotiate Agreement with LPHOA for modern agreement	\$5,000
Total First Year Agreement Costs	\$46,000
New Trail Maintenance	\$30,600
Current Trail Maintenance Cost	\$13,000
Total Annual Maintenance Costs	\$43,600
Total Estimated Cost for First Year	\$89,600

Analysis



- Step 4: Working with Homeowners on Easements and Deeds Agreements
 - 11 homes provide the District with either an easement or a deed
 - Estimated cost of \$1,000 per property, total \$11,000.
 - The timeframe for this will depend on the willingness of the property owners and each party finalizing documentation.

Analysis



- Step 5: Easement for Ventura County Watershed District Area
 - The District would need to complete five easements and or deeds with the private landowners within the Ventura County Watershed District Area.
 - The timeframe for this will depend on the willingness of the property owners and the time to prepare legal documents.

Analysis



- **Step 6: Agreement with Ventura County Watershed District**
- Complete the encroachment permit and waterway permit with the Ventura County Watershed District.
- Enter into a maintenance agreement between the Watershed Protection District and Pleasant Valley Recreation & Park District outlining each agencies responsibilities.
- Once all documents are submitted, the permitting process is estimated to take 2 months.
- If construction or alterations are required to make the trail safe, the permitting process will take longer. Additional unknown costs to the District.

Analysis



- Step 7: Agreement HOA
- Depending on the Board actions and decisions, an agreement would need to be made with the HOA to outline responsibilities of the District and the HOA regarding the maintenance and the responsibilities of the landowner when debris lands within the trail.

Fiscal Impact



- There is no fiscal impact unless the Board opts to pursue any of the options listed.
- The presented options could range in cost from approximately \$29,000 – \$99,600.
- There is a large portion of costs for the initial year due to negotiating conveyances, HOA agreements, and the Water Basin Agreement.
- The rough magnitude of costs do not include any capital projects, costs for land, or Ventura County Water Basin improvement requirements at this time.

	Option 1	Option 2 A	Option 2 B	Option 2 C
Renegotiate License Agreements District Trail Residents	\$11,000	\$11,000	\$11,000	\$11,000
Negotiate Agreement with Property Owners Water Basin		\$5,000	\$5,000	
Negotiate Sections 1, 2, & 3		\$30,000		\$30,000
Negotiate Agreement with LPHOA for modern agreement	\$5,000	\$5,000	\$5,000	\$5,000
Negotiate Agreement with VC		\$5,000	\$5,000	
Total First Year Agreement Costs	\$16,000	\$56,000	\$26,000	\$46,000
New Trail Maintenance		\$30,600		\$30,600
Current Trail Maintenance Cost	\$13,000	\$13,000	\$13,000	\$13,000
Total Annual Maintenance Costs	\$13,000	\$43,600	\$13,000	\$43,600
Total Estimated Cost for First Year	\$29,000	\$99,600	\$39,000	\$89,600

Recommendation



- It is recommended the Board provide guidance and direction for the Las Posas Equestrian trails item and next steps.