



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

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

Department Name: Planning and
Development
Department No.: 053
For Agenda Of: March 6, 2012
Placement: Hearing
Estimated Time: 15 minutes
Continued Item: Yes
If Yes, date from: February 7, 2012
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Glenn Russell Ph. D. 568-2085
Director(s)
Contact Info: Steve Mason, 568-2070

SUBJECT: Land Development Fee Resolution

County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to form: N/A.

Recommended Actions:

On March 6, 2012 the Board of Supervisors actions should include:

- A. Adopt Resolution to amend Land Development Fees effective on May 5, 2012 (Exhibit A).
- B. The Board of Supervisors Board determines the activity to be exempt via 15273(a) and directs Staff to file the attached Notice of Exemption with the Clerk of the Board (Exhibit B).

Summary:

In November of 2006 the Board of Supervisors eliminated fees for property owners entering into or modifying Agricultural Preserve Contracts. This action was taken to promote agriculture by reducing the costs to establish and maintain lands under Agricultural Preserve Contracts. Over the past five years, Planning and Development, County Counsel and the Surveyor have continued to provide staff support for Assumption, New and Replacement Agricultural Preserve Contracts. During this time funding for this work has been supported by general county revenues. Approval of this resolution will reinstate fees to Planning and Development's approved fee resolution for the following Agricultural Preserve Contracts: Assumption, New and Modification/ Replacement Agricultural Preserve Contracts, Farmland Security Zone Contracts and Rezone/Community Plan changes associated with these contracts. Reinstatement of these fees will generate revenues of approximately \$36,500 per year to support costs associated with this work. The proposed action would not reinstate fees reimbursable to County

Auditor-Controller Concurrence

As to form: Yes

Counsel and Surveyor, but the Board could reinstate those reimbursements through separate Board action.

Background:

Government Code §51200 (known as the California Land Conservation Act of 1965 or the Williamson Act), allows local jurisdictions to establish an agricultural preserve program. The goal of the agricultural preserve program is to retain land in an agricultural use. The County of Santa Barbara has adopted such a program, which is codified under the Uniform Rules for Agricultural Preserves and Farmland Security Zones. There are approximately 1,300 agricultural preserve contracts encompassing nearly 550,000 acres in Santa Barbara County.

The County's Uniform Rules for Agricultural Preserves requires property owners seeking to create or modify their Agricultural Preserve Contract to submit an application for review, to ensure that the proposed changes meet the requirements of the rules. The proposed fees listed below will offset staff work necessary to review contracts and bring those proposals to your Board for approval. They are found on page eight of Exhibit A.

Contract Type	Planning and Development
Assumption	\$350
New/Farmland Security Zones	\$1,500 Deposit
Modification/Replacement	\$1,500 Deposit
Rezone/Community Plan Change	\$1,500 Deposit

Fee amounts and methodology have been approved by the Auditor Controller for accuracy. The costs for these fees were developed from the actual costs of providing these services over the past three years and do not exceed actual costs. County Agricultural Uniform Rules require the review of these Agricultural Preserve Contracts; without this review proposed contracts could not be approved by the Board of Supervisors. Due to the variable level of effort required on New, Modification/Replacement Contracts, and Rezone/Community Plan Changes, actual time will be billed for P&D Staff. There have been no applications for Farmland Security Zone Contracts in the past five years. This category will be combined with New Agricultural Preserve contract fee if approved by your Board.

Fiscal and Facilities Impacts: If approved, fees will become effective May 5, 2012. Revenue from this increase is estimated to be \$7,500 in FY 2011-12. Revenues for FY 2012/13 are estimated to be \$36,500 and will be incorporated into the FY 2012-13 budget. There are no facilities impacts.

Special Instructions: The Clerk of the Board shall mail a notice 14 days prior to the hearing to any interest party who has filed a written request in accordance with Government Code §66016. The Clerk of the Board shall provide noticing of the hearing for the proposed fee adjustment in two general circulation publications in accordance with Government Code §6062a. The notice will include instructions for viewing the text of this letter, which provides costs regarding this service.

Planning and Development shall post Notice of Exemption for Adoption of Land Development Fee Resolution at least six days prior to consideration of the activity of the Board of Supervisors to comply with the County CEQA guidelines.

Exhibits:

- A. Planning and Development Land Development Fee Resolution
- B. Notice of Exemption

Authored by: Steve Mason, Administration Deputy Director 805-568-2070

c:
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Dianne Black, Development Services Director