



CENTRAL COAST CHAPTER CALIFORNIA LAND SURVEYORS ASSOCIATION



April 15, 2021

Santa Barbara County Board of Supervisors
Mr. Bob Nelson, Chair, Fourth District
105 East Anapamu Street
Santa Barbara CA 93101

Dear Honorable Board of Supervisors:

SUBJECT: FILE 21-00278, COST RECOVERY MEASURES, SANTA BARBARA COUNTY SURVEYORS OFFICE

The recent proposed File No. 21-00278 on April 6, 2021, appears, from all indications, to likely be approved. Implementation would thereafter be imminent.

However, the Central Coast Chapter (CCC) of the California Land Surveyors Association (CLSA) would like you to consider the following issues before the final approval, scheduled for the Board of Supervisors meeting on April 20, 2021. These items concern the no-cap, cost recovery measures for checking Records of Survey (RS) maps, prepared by Professional Land Surveyors within city limits of Santa Barbara County cities. The RS checking fee for RS maps in unincorporated areas is not considered below.

- If passed, Santa Barbara County Surveyor Office would have the **the highest** map examination deposit fees in California! The next highest County, Yolo, has a deposit fee of 58% of the proposed ordinance. Neighboring county RS checking fees are Ventura - \$500; San Luis Obispo - \$248; Kern - \$400. The disparity clearly warrants further analysis as to why the examination process is so much more expensive in Santa Barbara County.

- While the proposed examination fees are levied at time of submittal of a RS map by a Professional Land Surveyor, these fees are ultimately levied on the persons for whom the surveys are conducted, that is, the public: citizens, residents, landowners and taxpayers in Santa Barbara County. It is the public being charged, not the land surveyor community. The subsidy of the RS examination process benefits the public.

- It is entirely possible that the cost recovery measures for RS checking fees charged by the Surveyor's Office could exceed the cost of surveys by a Professional Surveyor.

- The Professional Land Surveyors' Act (PLSA) affords the county surveyor the sole responsibility for RS examination. There is neither an incorporated/unincorporated provision, nor is there any reason for an incorporated city to contribute to subsidy of the County Surveyor's examination costs. Cities have no statutory or actual need to participate in the costs: the costs are borne by taxpayers and citizens and are subsidized **because they are a public benefit**.

Last year, the CCC-CLSA provided an informative letter to the Board regarding the proposed Ordinance and its implications. Regrettably, the letter did not find its way into current materials provided to the Board on this matter. Our Chapter would like to go on record as firmly against the implementation of the exorbitant proposed examination fee structure. Should you, the Supervisors for Santa Barbara County, need further information, we would be pleased to assist.

On behalf of the Central Coast Chapter of CLSA,


Robert J. Reese, PLS

2021 President, Central Coast Chapter of CLSA

Attachments: 2020 CCC Letter

EC: Santa Barbara County Surveyors Office (by email)
Channel Islands Chapter of CLSA (by email)

Supervisors Ms. Joan Hartman, Vice Chair, Mr. Das Williams, Mr. Gregg Hart, Mr. Steve Lavagnino



4
LATE DIST

**CENTRAL COAST CHAPTER of the
CALIFORNIA LAND SURVEYORS ASSOCIATION**

2020 Central Coast Chapter President, Jesse Brady, PLS

Email: central.coast.clsa@gmail.com

Mr. Peter Adam
Santa Barbara County 4th District Supervisor

The Central Coast Chapter of the California Land Surveyor's Association is a group of Professional Land Surveyors, Survey Technicians and other Mapping Professionals serving the Central Coast between Santa Barbara and Paso Robles. At a recent Chapter meeting, we had a presentation from the Santa Barbara County Surveyor, Mr. Aleksander Jevremovic to discuss the future of the map checking process in Santa Barbara County. One of the topics covered during this presentation was changing the review fee structure to "full cost recovery" for Record of Surveys and Corner Records.

Record of Surveys and Corner Records are required by State Law to be submitted to the County Surveyor for review and filing or recording per the Professional Land Surveyors' Act, Business and Professions Code §§ 8700 – 8805 (PLS Act) when certain conditions are met during the course of a Survey. The most common condition is if a property corner is set in the field identifying the limits of a property.

The current review fee for a Corner Record in Santa Barbara County is \$17, this fee is regulated by the PLS Act 8773.2(e) *"A charge for examining, indexing, and filing the corner record may be collected by the county surveyor, not to exceed the amount required for the recording of a deed."*

The current review fee for a one page Record of Survey in Santa Barbara County is \$512, this fee is regulated by PLS Act 8766.5, which reads in part *"...this one hundred dollars (\$100) maximum fee may be increased by the board of supervisors if such an increase is authorized by a duly adopted ordinance and the ordinance was adopted pursuant to a staff report demonstrating that the cost of providing the examination service actually exceeds one hundred dollars (\$100) per record of survey."*

After a review of the County Codes covering 57 of the State's 58 Counties (Mariposa County information not available) the average review fee for a one page Record of Survey is \$444.87, with 12 of the Counties using a "deposit based, full cost recovery" system. Mr. Jevremovic noted the average review times for reviewing these maps was 20 hours in Santa Barbara County, which could potentially put the full review cost at \$3000 per map. After conducting an informal survey regarding the average review times of Records of Surveys across the State, we received responses from 5 other counties (San Luis Obispo, Kern, San Joaquin, Tolumne and Napa) and they averaged 5.5-6.5 hours of review time per map. This is over three times faster than Santa Barbara County using the same State Regulations from the PLS Act. Streamlining of the review process seems to be the biggest hurdle in keeping the map review cost reasonable for Santa Barbara County.

As Professional Land Surveyors', we have an understanding of the importance of Records of Surveys to the general public as tools to identifying the limits of your property. When surveyors file maps in the public record, this lowers the cost for the neighboring properties in the surrounding area to have their properties



**CENTRAL COAST CHAPTER of the
CALIFORNIA LAND SURVEYORS ASSOCIATION**

2020 Central Coast Chapter President, Jesse Brady, PLS

Email: central.coast.clsa@gmail.com

identified and potentially avoid costly litigation. The information provided by Land Surveyors could be used to build a thousand dollar fence or a multi-million dollar building. The importance of identifiable property corners is critical, especially with the high property values on the Central Coast. We hope you will consider keeping the review fee structure for Record of Surveys at its current level, as it could adversely affect the residents across the entire County.

We appreciate you taking the time to understand the potential impacts of this fee increase and are available to answer any questions that arise during your review.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jesse Brady", with a long horizontal flourish extending to the right.

Jesse Brady, PLS

jbradyls8653@gmail.com

(714) 343-1969