

SANTA BARBARA COUNTY BOARD AGENDA LETTER



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

Agenda Number:
Prepared on: 9/27/05
Department Name: Parks
Department No.: 052
Agenda Date: 10/11/05
Placement: Departmental
Estimate Time: 45 min.
Continued Item: YES
If Yes, date from: 9/13/05

TO: Board of Supervisors

FROM: Rick Wheeler
Director of Parks

STAFF CONTACT: Claude Garciacelay
Park Planner, 568-2469

SUBJECT: Update to Quimby Act Fee for the Lompoc Recreation Demand Area; 3rd and 4th Supervisorial Districts

Recommendation(s):

That the Board of Supervisors:

- A. Receive a presentation on park mitigation fees for new development to include the Quimby Act Fee program and the proposed update in the Lompoc Recreation Demand Area; and
- B. Adopt a resolution to establish an updated Quimby Act Fee for residential subdivisions in the Lompoc Recreation Demand Area.

Alignment with Board Strategic Plan:

The recommendation(s) are primarily aligned with Goal No. 4. A Community that is Economically Vital and Sustainable.

Executive Summary and Discussion:

The ability to collect Quimby Act Fees, authorized by State Government Code, was first enacted by Ordinance in the County of Santa Barbara in the early 1980s, and in 1998 the Board of Supervisors adopted a revised Quimby Ordinance and appurtenant fee resolutions to set the Quimby Fee. The fee is automatically adjusted on a yearly basis in response to fluctuations in the Consumer Price Index. Quimby Fees are only applied in the case of land subdivisions which are tract maps or parcel maps. The Government Code gives the County the authority and discretion to require a subdivision to dedicate land or to pay the Quimby Fee in lieu thereof for neighborhood, community park or recreational purposes as a condition of the approval of the subdivision.

Santa Barbara County is comprised of different geographic regions and the Recreational Element of the Comprehensive Plan further defined these regions as Recreation Demand Areas. Fee collected within each of the Recreation Demand Areas are spent within the area of collection. The County is divided into six distinct Recreational Demand Areas with three different Quimby Fee rates, one for the South Coast West/Goleta Area, one for the Orcutt Area, with the rest of the areas defined as the Countywide Area. As residential land values and costs to develop the land have increased in the Lompoc Recreation Demand Area, it becomes necessary to increase these fees to reflect these changes. The rate of these Quimby Fees may be adjusted periodically by the Board based upon current average cost of acquiring an acre of land for park and recreation purposes within the Recreation Demand Area.

County Parks contracted the services of Reeder, Gilman & Borgquist, appraisers and consultants of real property, to provide a value survey and appraisal of residential property within the unincorporated urban area of the Lompoc Recreation Demand Area. The results of the survey, dated April 25, 2005 are included for your review. The values provided indicate a per acre average of cost of \$200,000 per acre. This value, along with other established and adopted factors are incorporated within a formula established by the State legislation to determine the in lieu Quimby Fee for subdivisions. The formula and factors for the Lompoc Recreation Demand Area are as follows:

Board adopted Park Standard for Santa Barbara County – 4.7 acres per 1,000 persons

Density factor from 2000 Census – 2.82 persons per single family Dwelling Unit (DU)

Therefore plugging the factors into the formula:

$1000 \text{ persons} \div 2.82 \text{ per DU} = 354 \text{ Dwelling Units}$

$4.7 \text{ acres} \div 354 \text{ DU} = 0.0133 \text{ acre/DU}$

$\$200,000 \text{ per acre} \times 0.0133 \text{ acre/DU} = \mathbf{\$2,660 \text{ per lot/dwelling unit Quimby Fee}}$

Parks staff recommends that the Board adopt the Resolution to update the Quimby Fee in the Lompoc Recreation Demand Area from the current fee of \$996 per lot or dwelling unit to the fee as proposed above of \$2,660 per lot or dwelling unit. This fee better reflects the current values and the value increase in real property that has occurred since the fee was last adjusted in the unincorporated Lompoc area.

The Park Commission, at their regular meeting on August 25, 2005 held in the Lompoc City Council Chambers, considered the proposed fee update and unanimously recommended that the Board adopt the proposed fee resolution. The Park Commission meeting was noticed in the local newspaper and local developers, recently active in the Lompoc unincorporated area, were notified by direct mail.

Mandates and Service Levels:

California Government Code 66477 and County Ordinance 4317 provides for the periodic setting and revision of the fee by resolution and mandates that a new fee shall not be in effect until 60 days from the adoption of the resolution.

Fiscal and Facilities Impacts:

Funding collected as a result of the updated Quimby Fee shall continue to be utilized to implement the capital improvement goals of the Lompoc Recreation Demand Area. The level of fee collection is dependent on the level of new subdivision development in the area

Special Instructions:

Please forward a copy of the minute order and executed fee resolution to County Parks, Attn: Claude Garciacelay; and provide full noticing of the hearing and adopted resolution as required.

Concurrence:

Park Commission
County Counsel

Attachments:

Quimby Fee Resolution – Lompoc Recreation Demand Area
Santa Barbara County Recreation Demand Area Map
Value Survey/Appraisal – Reeder, Gilman & Borgquist
Ordinance 4317 – Quimby Ordinance

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

**IN THE MATTER OF ESTABLISHING A)
PARK AND RECREATION FACILITY FEE)
(QUIMBY ACT FEE) FOR RESIDENTIAL) RESOLUTION NO. 05-____
SUBDIVISIONS WITHIN THE LOMPOC)
RECREATION DEMAND AREA)**

WHEREAS, Section 66477 of the Government Code gives the legislative body of a city or county the authority, by ordinance, to require the dedication of land or the payment of fees in lieu thereof, for neighborhood and community park or recreational purposes as a condition of the approval of a tentative map or parcel map submitted in accordance with the Subdivision Map Act; and

WHEREAS, the County of Santa Barbara has adopted Ordinance No. 4317 in order to implement such requirements authorized by Government Code 66477; and

WHEREAS, on December 15, 1998, the Board of Supervisors adopted Resolution 98-504 and set the Quimby Act Fee and has been adjusted on a yearly basis per the Ordinance; and

WHEREAS, the County of Santa Barbara is comprised of different regions and each has different park and recreation facility needs that are impacted differently by new residential subdivisions; and

WHEREAS, residential land values in the unincorporated area within the Lompoc Recreation Demand Area suitable for park and recreational purposes have increased as well as costs to develop said land; and

WHEREAS, the rate of these fees may be adjusted periodically by the Board of Supervisors based upon the current average cost of acquiring and developing one acre of land for park and recreation purposes within the Lompoc Recreation Demand Area within Santa Barbara County;

NOW THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Santa Barbara that:

Section 1. The average cost to acquire and develop one acre of land for park and recreational purposes with the Lompoc Recreation Demand Area of the County of Santa Barbara is currently \$200,000 per acre.

Section 2. Quimby Act Fees shall be collected by County Parks and disbursed to the appropriate division of County Parks for deposit into a separate account for use within the Lompoc Recreation Demand Area for park and recreation purposes.

Section 3. The adopted Quimby Act Fees, per the adopted Ordinance, shall be subject to an automatic annual adjustment.

Section 4. The Board of Supervisors does hereby approve and adopt the following Quimby Act Fee in the Lompoc Recreation Demand Area:

<u>Fee Description</u>	<u>Fee Amount</u>
Quimby Act Fee (per lot/dwelling unit)	\$2,660.00

Section 5. The Quimby Fee adopted by this resolution shall be effective sixty (60) days after adoption.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2005, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAINING:

Susan Rose, Chair of the Board of Supervisors
County of Santa Barbara

ATTEST:

Michael F. Brown
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

Approved as to form:

Stephen Shane Stark
County Counsel

By: _____
Deputy County Counsel