



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: County Executive
Office
Department No.: 012
For Agenda Of: 01/23/07
Placement: Departmental
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: 4/5

TO: Board of Supervisors

FROM: Board Member(s) Supervisor Brooks Firestone, 3rd Supervisorial District
Contact Info: Ron Cortez, Deputy County Executive Officer, 568-2243

SUBJECT: **Request Waiver of Conceptual Review Fees, in the amount of \$15,000, for the Santa Ynez Valley Youth Sports Foundation to allow athletic fields and for the ancillary structures on a 139 acre property in Buellton area, 3rd Supervisorial District.**

County Counsel Concurrence

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: N/A

Recommended Actions:

1. Request waiver of Conceptual Review Fees for the Santa Ynez Valley Youth Sports Foundation to allow athletic fields and for the ancillary structures on a 139 acre property in Buellton area, APNs: 083-180-011 and 083-190-004, located 0.5 miles west of US 101 on Santa Rosa road, in Buellton area, 3rd Supervisorial District.
2. Approve a \$15,000 transfer of contingency funds for the waiver of such fees.

Summary:

The Santa Ynez Valley Youth Sports foundation (a non-profit organization) is requesting a waiver of fees for Conceptual Review in connection with a planned purchase of land for public sports fields for use by youth in the Santa Ynez Valley (Attachment A). The 139 acre property is located on Santa Rosa road in the Buellton area and a portion is currently used for agricultural crop production. The property is contracted land under the provisions of the Williamson Act as implemented through the County's Uniform Rules; however, the contract is scheduled to expire within two years. The Foundation is currently preparing a pre-application review package and is requesting that fees be waived in connection with Conceptual Review.

If the applicants desire to move beyond the Conceptual Review phase, a major conditional use permit would be required, if as proposed, this property is converted for use as athletic fields for soccer, baseball, softball and/or football with parking and ancillary structures such as restrooms, a snack shed and a maintenance and a storage building.

If the applicant decides to move forward to apply for a major conditional use permit, the costs could range from \$50,000 to \$250,000 depending on the required environmental review.

Background: The Foundation states in its request that this project would provide a significant benefit to the community since a recreational needs assessment prepared in 2003 concluded that there was a shortfall in athletic fields in the Santa Ynez Valley and that the need was projected to increase. The requested project would add 11-16 athletic fields. On December 15, 2006 the Foundation and the current owner entered into a 120-day escrow for the sale of the property. In order to complete their due diligence during the 120 day period, the Foundation must complete its pre-application and Conceptual Review prior to the close of escrow.

Fiscal and Facilities Impacts:

Budgeted: No

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
Fees			\$15,000
Other:			
Total	\$ -	\$ -	\$15,000

Narrative:

The fees charged by the County for review of the pre-application for this project are estimated at \$15,000. The Board may waive all or a portion of these fees and the loss of fee revenue may be supplanted with the General Fund revenue, as necessary. A breakdown of charges/fees is shown below. The Agricultural Commissioners Office and the Parks department will review this application however they do not charge fees since their review programs are General Fund.

Pre-Application Review:	Fees
P&D Initial Deposit (BOS Res. 06-359, refundable)	\$1,500
P&D Hourly Review Cost (est. 40 hours @ 129/hr.)	\$5,160
Planning Commission Conceptual Review Hearing Fee	\$1,000
Newspaper Display Ad (est.)	\$340
Other Departments' Review Fees-Est. (Flood Control, Roads, Fire . . .)	\$7000
Total Pre-Application Review Fees (estimated)	\$15,000.00

Staffing Impacts: None

Special Instructions:

The Clerk of the Board is requested to send a copy of the minute order to the Santa Ynez Valley youth Sports Foundation.

Attachments:

Letter of request for fee waiver from Santa Ynez Valley Youth Sports Foundation

Authored by:

Zandra Cholmondeley, Principal Analyst, County Executive Office