



COUNTY OF SAN DIEGO

2018 NOV -1 PM 12:28

CLERK OF THE BOARD OF SUPERVISORS

# COUNTY OF SAN DIEGO

## BOARD OF SUPERVISORS

1600 PACIFIC HIGHWAY, ROOM 335, SAN DIEGO, CALIFORNIA 92101-2470

### AGENDA ITEM

**DATE:** November 14, 2018

**03**

**TO:** Board of Supervisors

#### **SUBJECT**

**ESTABLISHING URBAN AGRICULTURE INCENTIVE ZONES WITHIN THE UNINCORPORATED AREAS OF SAN DIEGO COUNTY (DISTRICTS: ALL)**

#### **OVERVIEW**

California Assembly Bill No. 551 (AB 551), the Urban Agriculture Incentive Zones Act, authorizes counties and/or cities to establish Urban Agriculture Incentive Zones whereby the county or city and a landowner can enter into a contract to restrict the use of vacant, unimproved or blighted lands for small-scale production of agricultural crops in exchange for a potential property tax benefit.

This enabling legislation promotes and protects agricultural uses and recognizes the public benefit of agriculture for ecological, public health, sociological and community benefits.

If approved, today's action would direct the Chief Administrative Officer to establish an Urban Agriculture Incentive Zone within the unincorporated areas of San Diego County through the preparation of a draft ordinance, a detailed assessment of blighted properties, analyzing the appropriate fee structure and to complete any associated analysis required by the California Environmental Quality Act.

#### **RECOMMENDATION(S)**

##### **VICE-CHAIRWOMAN JACOB AND SUPERVISOR ROBERTS**

1. Direct the Chief Administrative Officer to establish an Urban Agriculture Incentive Zone within the unincorporated areas of San Diego County.
2. Direct the Chief Administrative Officer to initiate this process through the preparation of a draft ordinance, a detailed assessment of blighted properties, analyzing the appropriate fee structure and to complete any associated analysis required by the California Environmental Quality Act.
3. Establish appropriations of \$135,000 in the Department of Planning and Development Services, Services & Supplies, to begin work in establishing an Urban Agriculture

**SUBJECT: ESTABLISHING URBAN AGRICULTURE INCENTIVE ZONES WITHIN THE UNINCORPORATED AREAS OF SAN DIEGO COUNTY (DISTRICTS: ALL)**

Incentive Zone in the unincorporated areas of San Diego County, based on available prior year General Fund fund balance. **(4 VOTES)**

4. Direct the Chief Administrative Officer to return back to the Board within 15 months for review and consideration of the completed program.

**FISCAL IMPACT**

The fiscal impact to the County of San Diego will depend on property eligibility and participation rate in the unincorporated areas of San Diego County. Through the memorandum provided to the Board on June 7, 2016, an initial analysis concluded that approximate 3,500 properties (or 3,000 acres) may meet the criteria. Based on an assumption of a maximum participation rate of 100% of all eligible parcels, which may or may not occur, the impact to the County's property tax loss could potentially reach \$580,000 (excluding administrative costs).

The detailed assessment of blighted properties associated with today's action would also provide more thorough information to the potential property tax loss and fiscal impact to the County.

Additionally, today's recommendation to initiate the process of establishing an Urban Agriculture Incentive Zone by preparing a draft ordinance, assessing blighted properties, and analyzing the appropriate fee structure and any other associated and required considerations is estimated to cost \$135,000. Funds for this request are not included in the Fiscal Year 2018-19 Operational Plan in the Department of Planning and Development Services. If approved, this request will result in costs of \$135,000, funded by General Fund fund balance. There will be no additional staff years.

**BUSINESS IMPACT STATEMENT**

N/A

**ADVISORY BOARD STATEMENT**

N/A

**BACKGROUND**

California Assembly Bill No. 551 (AB 551), the Urban Agriculture Incentive Zones Act, authorizes counties and/or cities to establish Urban Agriculture Incentive Zones whereby the county or city and a landowner can enter into a contract to restrict the use of vacant, unimproved or blighted lands for small-scale production of agricultural crops in exchange for a potential property tax benefit.

This enabling legislation promotes and protects agricultural uses and recognizes the public benefit of agriculture for ecological, public health, sociological and community benefits.

On November 18, 2015 (4), Supervisor Roberts and I directed the Chief Administrative Officer to create the framework and criteria for evaluating jurisdictional requests to establish Urban Agriculture Incentive Zones within incorporated cities and the unincorporated areas of San Diego County. Incorporated cities were notified of the criteria in March 2016.

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On June 7, 2016, the Department of Planning & Development Services provided a memo to this Board outlining the feasibility, criteria, eligibility, administrative costs and potential property tax revenue loss to establish an Urban Agriculture Incentive Zone within the unincorporated areas of San Diego County.

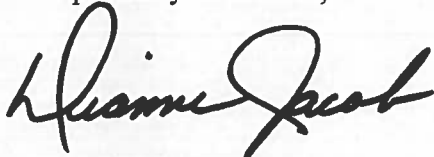
Both the City of San Diego and City of Chula Vista have previously requested that the Board of Supervisors adopt resolutions and approve each city's respective Urban Agriculture Incentive Zone program. The Board respectively took action in support on October 10, 2017 and May 15, 2018.

If approved, today's action would direct the Chief Administrative Officer to establish an Urban Agriculture Incentive Zone within the unincorporated areas of San Diego County through the preparation of a draft ordinance, a detailed assessment of blighted properties, analyzing the appropriate fee structure and to complete any associated analysis required by the California Environmental Quality Act.

**LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN**

Today's proposed action supports the Sustainable Environments/Thriving Strategic Initiative in the County of San Diego's 2018-2023 Strategic Plan by encouraging landowners to use their vacant land for small-scale production of agricultural crops.

Respectfully submitted,



DIANNE JACOB  
Vice-Chairwoman, District 2



RON ROBERTS  
Supervisor, District 4

**ATTACHMENT(S)**

N/A

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**AGENDA ITEM INFORMATION SHEET**

**REQUIRES FOUR VOTES:**        Yes        No

**WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED**

   Yes        No

**PREVIOUS RELEVANT BOARD ACTIONS:**

On November 18, 2015 (4), Supervisor Roberts and Supervisor Jacob directed the Chief Administrative Officer to create the framework and criteria for evaluating jurisdictional requests to establish Urban Agriculture Incentive Zones within incorporated cities and the unincorporated areas of San Diego County.

On October 10, 2017 (14), the Board of Supervisors adopted a resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF AN DIEGO REGARDING URBAN AGRICULTURE INCENTIVE ZONES IN THE CITY OF SAN DIEGO.

On May 15, 2018 (17), the Board of Supervisors adopted a resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF AN DIEGO REGARDING URBAN AGRICULTURE INCENTIVE ZONES IN THE CITY OF CHULA VISTA.

**BOARD POLICIES APPLICABLE:**

N/A

**BOARD POLICY STATEMENTS:**

N/A

**MANDATORY COMPLIANCE:**

N/A

**ORACLE AWARD NUMBER(S) AND CONTRACT AND/OR REQUISITION NUMBER(S):**

N/A

**ORIGINATING DEPARTMENT:** Board of Supervisors – Districts 2 & 4

**OTHER CONCURRENCE(S):**    N/A

**CONTACT PERSON(S):**

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