



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: CEO  
Department No.: 012  
For Agenda Of: June 3, 2008  
Placement: Set Hearing  
Estimated Tme: 30 min. on  
June 17, 2008  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

---

**TO:** Board of Supervisors  
**FROM:** Department Michael F. Brown, County Executive Officer  
Director(s)  
Contact Info: John Baker, Assistant County Executive Officer  
**SUBJECT:** Enos Ranchos Reorganization, Detachment from County Fire District, 5<sup>th</sup> District

---

**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Other Concurrence:**

**Recommended Actions:**

Set a hearing for June 17, 2008 to determine a negotiated tax exchange agreement with the City of Santa Maria for the Enos Ranchos reorganization; an annexation to the City of Santa Maria and detachment from the Santa Barbara County Fire Protection District and the Mosquito and Vector Management District.

On June 17, 2008:

- (A) Adopt a resolution of negotiated tax exchange agreement between the City of Santa Maria and the County which detaches parcels from the County Fire Protection District and the Mosquito and Vector Management District; and,
- (B) Approve a Memorandum of Understanding between the City of Santa Maria and the County regarding the transfer of housing credits pertaining to the Enos Ranchos Reorganization.

**Summary Text:**

The County received a Request for Reportback from the Local Agency Formation Commission (LAFCO) to prepare a tax exchange agreement for the application known as the Enos Ranchos Reorganization (#08-04). The stated purpose of the annexation is for the City of Santa Maria to provide municipal services for the Enos Ranchos project. The Enos Ranchos project consists of three parcels totaling 113 acres north of Betteravia Road, South of Battles Road, West of Hwy 101 and East of College Drive. A summary of the proposed annexation follows:

**Enos Ranchos Reorganization**  
*Hearing for June 17, 2008*

- The largest individual parcel is 108.49 acres (128-078-013). About 25 percent of this parcel is above the Santa Maria River escarpment. The escarpment physically separates the Betteravia Road frontage of the property from the larger portion of the parcel. This parcel is being farmed with irrigated row crop.
- The southbound leg of Bradley Road starts to turn at the escarpment is an irregularly shaped 3.90-acre parcel (128-078-005). This site is marked by a grove of large eucalyptus trees, the Enos-family home site, and the operational components of the farm, such as barns, equipment storage sheds, and direct access roads.
- The northeast corner of the project-near to the intersection of Battles Road at Bradley Road-is the one-acre site (128-078-004), which presently serves as a fenced yard for a construction company.
- There is currently one unoccupied dwelling unit. Up to 344 new housing units are proposed to be built.
- The proposed parcels are in agricultural production and under Williamsons Act contract. However, the contract is not being renewed and will expire in December 2009
- The following outlines the proposed, zoning and the corresponding acreage figures:

Zoning Designation	Proposed Acreage
Planned Development General Commercial (PD/C-2)	59.9 Acres
Planned Development Open space (PD/OS)	6.7 Acres
Planned Development Single Family Residential (PD/SFR)	16.9 Acres
Planned Development Medium Density Residential (PD/R-2)	21.7 Acres
Roads	8.2 Acres
	Total = 113.4 Acres

**Background:**

This item is being placed on the Board's agenda in order to consider, and ultimately approve, a tax exchange agreement with the City of Santa Maria for the Enos Ranchos Reorganization. In order for the proposed annexation to proceed to LAFCO for consideration, the Board must approve a resolution of negotiated tax exchange, per Section 99 of the Revenue and Taxation Code. In accordance with a Board adopted policy (July 17, 2007) to include the negotiation of housing units as part of the tax exchange agreement required for annexations, it is recommended that the Board also consider approving a memorandum of understanding (MOU) with the City of Santa Maria to transfer fifty percent of the actual housing units to be built on the parcels subject to this reorganization to the County, which will be credited toward the County's 2008 Regional Housing Needs Allocation (RHNA).

**Fiscal and Facilities Impacts:**

**Fiscal Analysis:**

Narrative:

These three parcels have a total assessed value of approximately \$890,000, of which the 1% value of \$8,900 is allocated to various taxes. Per the reorganization request, these parcels, which pay about \$1,000 or 11.90 percent to the District, would detach from the County Fire Protection District and these taxes would be allocated to the City of Santa Maria. The rationale behind this methodology is that the City of Santa Maria would become the service provider of fire suppression services to these parcels and bear the cost of providing this service. The taxes currently paid by these parcels to the Mosquito and Vector Management District, about \$2 or .019 percent, will be allocated to the County General Fund.

Should the attached MOU be approved by both the City and the County, the County will receive credit of fifty percent of the housing units to be developed on the parcels associated with the Enos Ranchos Reorganization toward its overall 2008 Regional Housing Needs Allocation (RHNA). The current proposal indicates that up to 344 housing units will be developed.

**Staffing Impacts:**

**Legal Positions:**

N/A

**FTEs:**

N/A

**Special Instructions:** Clerk of the Board should send a certified minute order and copy of the resolution and MOU to Tim Ness, City Manager of Santa Maria, and to Bob Braitman, LAFCO Executive Director.

**Attachments:**

- (1) A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA BARBARA IN THE MATTER OF PROVIDING FOR A NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUES PERTAINING TO THE ENOS RANCHOS REORGANIZATION, AN ANNEXATION TO THE CITY OF SANTA MARIA AND DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE PROTECTION DISTRICT AND MOSQUITO AND VECTOR MANAGEMENT DISTRICT
- (2) MEMORANDUM OF UNDERSTANDING BETWEEN THE COUNTY OF SANTA BARBARA AND THE CITY OF SANTA MARIA ON THE TRANSFER OF HOUSING CREDITS PERTAINING TO THE ENOS RANCHOS REORGANIZATION
- (3) REQUEST FOR REPORTBACK FROM LONG RANGE PLANNING

**Authored by:**

John Baker, Assistant CEO, 568.3400

**CC:**

Jason Stilwell, Assistant CEO  
John McInnes, Director, Office of Long Range Planning  
Chief John Scherrej, County Fire Department  
Tim Ness, City of Santa Maria  
Bob Braitman, LAFCO Executive Director