



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

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**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.

**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:

- 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.

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- 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. The Board will consider various tax exchange and housing credit transfer proposals as part of the June 17, 2008 hearing. 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.

**Fiscal and Facilities Impacts:**

The analysis of taxes for the proposed annexation area for both the County General Fund and the County Fire Protection District will be provided as part of the information for the June 17, 2008 Board agenda. Also provided for consideration on June 17, 2008 will be a memorandum of understanding between the County and the City for the transfer of affordable housing units proposed to be developed as part of the Enos Ranchos Reorganization.

**Fiscal Analysis:**

Narrative: The analysis of property taxes for the proposed annexation area, both County General Fund and County Fire Protection District, will be provided as part of the Board letter for the June 17, 2008 agenda.

**Staffing Impacts:**

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**Legal Positions:**

N/A

**FTEs:**

N/A

**Special Instructions:**

**Attachments:**

**Authored by:**

John Baker, Assistant CEO, 568.3400

**CC:**

Jason Stilwell, Assistant CEO  
John McInnes, Director, Office of Long Range Planning  
Chief John Scherrei, County Fire Department  
Tim Ness, City of Santa Maria