



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: 9/1/09
Placement: Set Hearing
Estimated Tme: 10 minutes on 9/15/09
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 McInnes, Assistant County Executive Officer
805.568.3400
SUBJECT: Green Heron Spring: Annexation to the City of Carpinteria

County Counsel Concurrence

As to form:

Other Concurrence: Select_Other

As to form: Select_Concurrence

Recommended Actions:

Set a hearing for September 15, 2009 regarding Green Heron Spring Annexation to the City of Carpinteria to:

(A) Adopt a resolution of negotiated tax exchange agreement between the City of Carpinteria and the County of Santa Barbara that detaches a parcel from the County General Fund and,

(B) Approve a Memorandum of Understanding between the City of Carpinteria and the County of Santa Barbara regarding the transfer of housing credits pertaining to the Green Heron Spring Annexation.

Summary Text:

On July 31, 2009, the County received a request from the Local Agency Formation Commission (LAFCO) regarding Green Heron Spring, an annexation to the City of Carpinteria, which is also referred to as the Ellinwood Annexation. The 3.87 acre parcel proposed for annexation is located at the west end of the City of Carpinteria, on the eastside of Cravens Lane approximately 800 feet north of Via Real.

The purpose of the annexation is to facilitate the development of a 31 unit residential condominium project known as Green Heron Spring within the City of Carpinteria. The parcel is currently zoned Agriculture I by the County; however, upon approval of the annexation by LAFCO, the zoning will change to Planned Unit Development under the City's jurisdiction. This residential project was approved by the Carpinteria City Council on November 13, 2007 and by the California Coastal Commission on February 5, 2009.

Green Heron Spring Reorganization: Annexation to the City of Carpinteria

September 1, 2009

Page 2 of 3

Background:

Per Section 99 of the Revenue and Taxation Code, both the County and the City of Carpinteria must adopt a resolution providing for a negotiated exchange of property tax revenues before the proposed annexation is forwarded to LAFCO for consideration. Therefore, this item is being brought forth for the Board of Supervisors to consider adopting a resolution regarding the exchange of property tax revenues. In addition, in accordance with a Board adopted policy set forth on July 17, 2007, it is recommended that the Board consider approving a memorandum of understanding (MOU) with the City of Carpinteria to transfer a portion of the proposed housing units to be developed as part of this reorganization to the County so that the County may receive credit toward its Regional Housing Needs Allocation.

Performance Measure:

N/A

Fiscal and Facilities Impacts:

Budgeted: No

Fiscal Analysis:

Narrative: The parcel proposed for annexation is currently assessed at \$274,000 and the one percent of property taxes totals \$2,740. Of the basic one percent tax, the County General Fund is allocated \$630. The City of Carpinteria currently is not allocated any portion of the one percent basic tax. As part of the proposed property tax exchange, the parcel will be assessed property taxes in a manner similar to other neighboring parcels located within the City of Carpinteria, which will facilitate a portion of the property tax being directly allocated to the City of Carpinteria. Based on other tax rates in the surrounding area, the portion of the General Fund allocated to the City of Carpinteria is likely to be about nine percent.

Approving a memorandum of understanding pertaining to the transfer of housing will facilitate the County receiving credit of up to 50% of the proposed housing to be developed as part of this annexation toward its Regional Housing Needs Assessment.

Staffing Impacts:

Legal Positions:

FTEs:

Special Instructions:

The Clerk of the Board should send an executed copy of the resolution and MOU to David Durflinger, City Manager of Carpinteria, and to Bob Braitman, Executive Officer of Santa Barbara County LAFCO.

Attachments: The following attachments will be provided for the hearing on September 15, 2009:

1. LAFCO PROPOSAL JUSTIFICATION QUESTIONNAIRE FOR GREEN HERON SPRING ANNEXATION
2. COUNTY PLANNING AND DEVELOPMENT REPORTBACK ON GREEN HERON SPRING ANNEXATION
3. COUNTY AUDITOR-CONTROLLER LETTER ON PROPERTY TAX EXCHANGE DATED AUGUST 25, 2009
4. 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 GREEN HERON SPRING ANNEXATION, AN ANNEXATION TO THE CITY OF CARPINTERIA AND DETACHMENT FROM THE SANTA BARBARA COUNTY GENERAL FUND
5. MEMORANDUM BETWEEN THE CITY OF CARPINTERIA AND THE COUNTY OF SANTA BARBARA REGARDING THE TRANSFER OF HOUSING CREDITS PERTAINING TO THE GREEN HERON SPRING (ELLINWOOD) ANNEXATION

Green Heron Spring Reorganization: Annexation to the City of Carpinteria

September 1, 2009

Page 3 of 3

Authored by:

Sharon Friedrichsen, County Executive Office, 568.3107

cc: Kevin Ready, Deputy County Counsel
David Matson, Deputy Director, Long Range Planning
Ed Price, Division Chief, Auditor-Controller
David Durflinger, City of Carpinteria
Bob Braitman, Executive Officer, LAFCO
Craig Murray, Carpinteria Sanitary District