



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: 7/17/07
Placement: Administrative
Estimated Tme:
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: Jason Stilwell, Assistant County Executive Officer, 568.3400
SUBJECT: Quail Run Reorganization, Detachment from County Fire District, 5th District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence:

Recommended Actions:

Adopt the attached resolution providing for a negotiated exchange of property tax revenues pertaining to the Quail Run 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 an exchange of property tax revenues for the application known as the Quail Run Reorganization. The stated purpose of the annexation is to obtain water and other municipal services for a proposed development. The Quail Run project consists of 62.86 acres south of the City of Santa Maria between US 101 and Santa Maria Way that includes:

- The 22 acre Orcutt Plaza Shopping Center (Keysite 25, Orcutt Community Plan);
- An existing service station/mini-mart on a 1.4 acre parcel;
- 88 existing condominium units;
- An existing 115 unit mobile home park; and
- Five acres of vacant land zoned Design Residential (DR-20) for up to 100 affordable by-design housing units at total buildout.

Background:

This item is on the Board's agenda today because the Board of Supervisors must approve a resolution of a negotiated exchange of property tax revenues as per Section 99 of the Revenue and Taxation Code before the annexation is forwarded to LAFCO for approval.

Fiscal and Facilities Impacts:

The five acre parcel has the potential to generate up to 50 mobile homes. The County Executive Officer and the City Manager of Santa Maria are in discussions about the feasibility of the County receiving some share of the housing credits for the mobile home to count toward the County's regional housing needs allocation (RHNA).

Fiscal Analysis:

Narrative: The total assessed value of the parcels under the pending annexation is \$36,748,673, with the 1% assessed value equaling \$367,487. The negotiated property tax revenue exchange is based on the transfer of the allocation of the County Fire District's property taxes (approximately 12%) to the City of Santa Maria. This is about \$45,000 in allocated taxes.

The pending annexation includes the annexation of the Orcutt Plaza Shopping Center to the City of Santa Maria. While any sales tax generated from the Orcutt Shopping Plaza will remain within the City, the County will indirectly benefit from increased regional sales tax through Measure D and Proposition 172 (Public Safety Sales Tax).

Staffing Impacts:

Legal Positions:
N/A

FTEs:
N/A

Special Instructions:

Direct the Clerk of the Board to send a certified minute order and resolution to Bob Braitman, LAFCO Executive Director, and Tim Ness, City Manager, Santa Maria.

Attachments:

1. Resolution for a Negotiated Exchange of Property Tax Revenues- Quail Run Reorganization
2. Planning and Development Response to LAFCO Request for Reportback

Authored by: Sharon Friedrichsen, Assistant to the CEO, 568.3400

cc:

Jason Stilwell, Assistant CEO
John Baker, Director, Planning and Development
John McInnis, Director, Office of Long Range Planning
Chief John Scherrei, County Fire Department