



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: County Executive Office
Department No.: 012
For Agenda Of: 8/14/07
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: Ron Cortez, Deputy County Executive Officer, 568.3400
SUBJECT: **Gowing Reorganization: Annexation to the City of Guadalupe**

County Counsel Concurrence

As to form: Yes

Other Concurrence: Select_Other

As to form: Select_Concurrence

Recommended Actions:

That the Board of Supervisors adopt the attached resolution providing for a negotiated tax exchange agreement between the City of Guadalupe and the Santa Barbara County Fire Protection District (“SBCFPD”) regarding the Gowing Reorganization.

Summary Text:

The County received an annexation request from the Local Agency Formation Commission (LAFCO) regarding the Gowing Reorganization. The Gowing Reorganization proposes to detach 0.032 acres (APN 115-121-01) located at the western end of 7th Street in Guadalupe from the Santa Barbara County Fire Protection District and annex the property to the City of Guadalupe.

As per Section 99 of the Revenue and Tax Code, an exchange of property tax revenues for this parcel must be negotiated and approved by the Board of Supervisors before the proposal may be considered by LAFCO. The County, on behalf of the SBCFPD, and the City of Guadalupe have reached a property tax exchange agreement that allocates the 9.85% the parcel pays in property tax revenue to the County Fire Protection District to the City of Guadalupe.

Background:

Currently the parcel property proposed for annexation is located within the unincorporated County while the adjacent lot to this parcel is located within the City. The parcel is zoned agricultural by the County, but is not defined as prime agricultural land or under Williamson Act contract. Once annexed, the parcel will be subject to the City’s zoning, which will is designated high density residential.

Fiscal and Facilities Impacts:

Once annexed and rezoned in accordance with the City's General Plan, one single family dwelling unit and up to four multi-family units could be developed. Municipal services provided to the parcel would be delivered via the City.

Budgeted: No

Fiscal Analysis:

Narrative: The parcel is assessed at \$5,402 for 2007-2008 and pays \$54 in property tax, of which \$5, or 9.8%, is allocated to the County Fire Protection District. The negotiated property tax exchange directs the Auditor-Controller to allocate and directly pay the City of Guadalupe 9.8%, with any shortfall or overage being allocated from/to the County General Fund.

Staffing Impacts:

Legal Positions:
N/A

FTEs:
N/A

Special Instructions:

Direct the Clerk of the Board to send a copy of the resolution and minute order to Sharon Friedrichsen, County Executive Office; Claudia Ornelas, Auditor-Controller's Office and Bob Braitman, LAFCO.

Attachments:

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 Gowing Reorganization: Annexation to the City of Guadalupe and Detachment from the Santa Barbara County Fire Protection District (LAFCO 07-10)

Authored by:

Sharon Friedrichsen, County Executive Office, 568.3107

cc:

Bob Braitman, Executive Officer, Santa Barbara LAFCO
Carolyn Galloway Cooper, City Administrator, City of Guadalupe
Chief John Scherrei, County Fire Protection District
Michael Ledbetter, Counsel
Claudia Ornelas, Auditor-Controller
Toni Damiano, Assessor