

**SANTA BARBARA COUNTY  
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Agenda Number:**  
**Prepared on:** 8/3/05  
**Department Name:** CEO  
**Department No.:** 012  
**Agenda Date:** 8/16/05  
**Placement:** Administrative  
**Estimate Time:**  
**Continued Item:** NO  
**If Yes, date from:**

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**TO:** Board of Supervisors

**FROM:** Michael F. Brown  
County Executive Officer

**STAFF CONTACT:** Jason Stilwell, Project Manger  
568-3413

**SUBJECT:** Exchange of Property Taxes for the Hudgens Reorganization, an Annexation to the City of Lompoc (Fourth Supervisorial District).

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**Recommendation(s):**

That the Board of Supervisors:

1. Receive and file the "Reportback" response prepared by Planning and Development regarding LAFCO Case 2005-11 – Hudgens Reorganization; and
2. Adopt a resolution providing for the negotiated exchange of property tax revenue pertaining to the Hudgens Reorganization, an annexation to the City of Lompoc.

**Alignment with Board Strategic Plan:**

This recommendation is primarily aligned with Goal No. 5, Maintain and Enhance the Quality of Life for all Residents.

**Executive Summary and Discussion:**

The City of Lompoc proposes annexing one parcel (approximately 9.9 acres) to the City. The legal description and map are attached (Attachment 1). The parcel is pre-zoned Business Park under the City's zoning ordinance and existing uses (warehousing and storage) will continue uninterrupted. The annexation includes the abutting portion of State Highway 246.

The subject parcel is located within the City's existing sphere of influence and the City's redevelopment area. The parcel is located on the north side of Highway 246 east of the intersection with State Highway 1.

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Planning and Development reviewed the application materials and produced a "Reportback" to LAFCO; it is attached for the Board's receipt and filing (Attachment 3).

The annexation includes detachment from the County Fire Protection District and the Santa Barbara Coastal Vector Control District. Pursuant to state law, the City and County must agree on an exchange of property tax revenue allocated to the Fire and Vector Control Districts prior to the Local Agency Formation Commission (LAFCO) considering the reorganization. City and County staff have reached a tentative agreement that is now submitted for your approval via the attached resolution (Attachment 4). The Lompoc City Council will consider adopting a complementary resolution at its August 16, 2005 meeting.

Beginning Fiscal Year 2006-07, the recommended distribution of the allocated percentage of property tax assigned to the Santa Barbara County Fire District (14.01086040 percent) would be allocated to the City. The County General Fund would be allocated the property tax assigned to the Santa Barbara Coastal Vector Control District (0.02202000) and retain the 23.22700695 percent currently allocated to the General Fund.

**Mandates and Service Levels:**

Upon completion of the annexation all municipal services will be provided by the City of Lompoc.

**Fiscal and Facilities Impacts:**

For the current year, the subject parcel generates property taxes of \$13,079.76. Taxes allocated to the Santa Barbara County Fire Protection District, currently amounting to \$1747.57, will be redistributed to the City of Lompoc. Taxes allocated to the Santa Barbara Coastal Vector Control District, currently amounting to \$2.75, will be redistributed to the County General Fund. The 2004 secured property tax breakdown is included as Attachment 5.

**Special Instructions:**

Please return signed resolutions to:

1. Barbara Godwin, Office of the Auditor Controller
2. Bob Braitman, LAFCO
3. Gary Keefe, City Manager, City of Lompoc

**Concurrence:** County Counsel  
Auditor-Controller  
County Fire District

cc: Stephen Shane Stark, County Counsel  
Bob Geis, Auditor-Controller  
Gary Keefe, City of Lompoc

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Tom Franklin, County Fire

Mitch Bernstein, Vector Control

Bob Braitman, LAFCO

Attachments:

1. "Exhibit A" legal description of proposed annexation
2. "Exhibit B" map of proposed annexation
3. Planning and development's "Reportback"
4. Proposed tax exchange resolution
5. 2004 property tax breakdown for the proposed annexation area

# COUNTY OF SANTA BARBARA

## Planning & Development

Date 5/31/05

TO: Bob Braitman  
Santa Barbara LAFCO

FROM: Dianne Meester  
Planning & Development

SUBJECT: LAFCO No: 05-11- Hudgens Reorganization: Annexation to the City of Lompoc/ Detachment from the Santa Barbara County Fire Protection District/ Detachment from the Santa Barbara Coastal Vector Control District

This is in response to your 5/27/05 Request for Reportback regarding the above referenced proposal. Based on our review of the application materials:

### General Information

- The property is unincorporated.
- The property is not within a Community Plan.

### General Plan and Zoning Designations

- The information in the Proposal Questionnaire is accurate.
- The County General Plan designates the proposal area as General Industrial (IG).
- The County has zoned the property General Industry (M-2)

### Prime Agricultural Land & Open Space Land

- The property is not Prime Agricultural Land as defined by G.C. § 56064.
- The property is not Open Space as defined by G.C. § 65560.
- The property is not within a Land Conservation Act (Williamson Act) contract.
- The property is not within a Farmland Security Zone.

## General Plan Consistency and Other Comments

Thank you for the opportunity to review the Hudgens Reorganization/ Annexation to the City of Lompoc. The subject property (333 West Highway 246, APN# 099-141-022) is within Lompoc's urban boundary as well as their redevelopment project area, is zoned General Industry (M-2) and is the last remaining pocket of County land within the southeast portion of the City of Lompoc's sphere of influence. Annexation of this property into the City of Lompoc will eliminate this pocket and result in the City Limits being coterminous with the City's Sphere of Influence. This action will also result in the detachment of the subject property from the County Fire Protection District. These services can be provided by the corresponding agencies within the City of Lompoc and begin upon completion of the annexation.

The property will be pre-zoned Business Park (BP) under the City of Lompoc's Zoning Ordinance upon annexation and existing uses (warehousing and storage) will continue uninterrupted. There are no anticipated changes in use or level of services required.

While there are no specific County policies that serve to guide this particular annexation request, it seems the annexation is appropriate given the City Limits would be coterminous with the City's Sphere of Influence.

As a point of application clarification, this request also sites a detachment from the Santa Barbara Coastal Vector Control District. You may be aware that a previous request for reportback, #05-2, dated 3/21/05 sought to bring all incorporated cities, including the City of Lompoc, into the service zone of that District. The Vector Control annexation may not have been completed at the time the Hudgens request was made so this reference may not be up to date. If reportback #05-2 is approved then the property will remain in the Vector Control District regardless if it is in the County or the City of Lompoc.

Please contact Errin Briggs of our Comprehensive Planning Division, 568-2047 or [ebriggs@co.santa-barbara.ca.us](mailto:ebriggs@co.santa-barbara.ca.us), if you have any questions or need more information.

*Cc: Jason Stilwell, CEO office, Comp Chron*

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA BARBARA PROVIDING FOR A NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUES PERTAINING TO THE HUDGENS REORGANIZATION (LAFCO Proposal 2005 – 11), AN ANNEXATION TO THE CITY OF LOMPOC, DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE PROTECTION DISTRICT AND DETACHMENT FROM THE SANTA BARBARA COASTAL VECTOR CONTROL DISTRICT

WHEREAS, Section 99 of the Revenue and Taxation Code of the State of California provides that no change of jurisdictional boundaries shall become effective until each city and county whose service areas or service responsibilities would be altered by such change agree by resolution to a negotiated exchange of property tax revenue; and

WHEREAS, the City of Lompoc (CITY) and the County of Santa Barbara (COUNTY) have negotiated and reached a mutually acceptable agreement for an exchange of property tax revenue for the proposed reorganization which is commonly referred to as the Hudgens Reorganization;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Santa Barbara approves and adopts the following formula for the exchange of property tax revenue from the subject property:

1. DEFINITIONS. The following definitions apply to the subject of this Resolution.

a. "Reorganization" shall mean the recordation by LAFCO of a certificate of completion and the filing by LAFCO with the State Board of Equalization and the Santa Barbara County Assessor of a statement of boundary change pursuant to Government Code Section 54900 et seq., annexing the area of the Hudgens Reorganization (LAFCO Proposal 2005-11) to the City of Lompoc.

b. "Property tax revenue" shall include all property tax revenue generated by the Hudgens property and allocated annually by the Auditor-Controller of Santa Barbara County

2. ALLOCATION. The Auditor-Controller of Santa Barbara County shall allocate and pay directly to the CITY those portions of the property tax revenue from the Hudgens Reorganization area (LAFCO Proposal 2005 - 11) which have heretofore been allocated to the Santa Barbara County Fire Protection District. The Auditor-Controller of Santa Barbara County shall allocate and pay directly to the COUNTY general fund those portions of the property tax revenue from the Hudgens Reorganization area (LAFCO Proposal 2005 - 11) which have heretofore been allocated to the Santa Barbara Coastal Vector Control District.

3. COMMENCEMENT OF PAYMENT. Payment of the allocation described in Section 2 of this Resolution will commence the first full fiscal year for which the change in property tax allocation specified by this resolution and the corresponding adjustments to affected tax rate allocation system becomes effective as specified by the State Board of Equalization in accordance with Government Code Section 54902. At the time of adoption of this resolution, that is anticipated to be fiscal year 2006-2007.

4. EFFECTIVE DATE. This Resolution is effective on the date of its adoption.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California,  
this \_\_\_\_\_ day of \_\_\_\_\_ 2005, by the following vote:

AYES:

NOS:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Susan Rose, Chair  
Board of Supervisors  
County of Santa Barbara

ATTEST:  
CLERK OF THE BOARD

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:  
COUNTY COUNSEL

By: \_\_\_\_\_

APPROVED AS TO FORM:  
AUDITOR-CONTROLLER

By: \_\_\_\_\_

Fund	Amount
<b>Basic 1% Property Taxes</b>	
0001 -- GENERAL	2,897.09
0727 -- LOMPOC OLD TOWN RDA-AREA 3	0.00
2230 -- COUNTY SERVICE AREA NUMBER 32	0.00
2280 -- S B CO FIRE PROTECTION DIST	1,747.57
2400 -- SB CO FLD CTRL/WTR CONS DST MT	39.52
2470 -- LOMPOC CITY FLOOD ZONE 2	176.79
3050 -- SANTA BARBARA CO WATER AGENCY	50.74
3290 -- LOMPOC CEMETERY DISTRICT	101.94
3750 -- LOMPOC HOSPITAL DIST	254.89
4160 -- SB COASTAL VECTOR CONTROL DIST	2.75
4500 -- CACHUMA RESOURCE CONS DIST	11.92
5800 -- S YNEZ RVR WTR CONSR DIST GEN	41.86
8901 -- LOMPOC UNIFIED SCH DIST-GEN	4,284.95
9401 -- A HANCOCK JT CM COLL DS-GEN	772.37
9801 -- COUNTY SCHOOL SERVICE FUND	531.30
9802 -- EDUCATION REVENUE AUGMENTATION	1,559.28
<i>Total Basic 1% Property Taxes</i>	12,472.97
<b>Bonds</b>	
8951 -- LOMPOC SCH BOND 2003	584.23
<i>Total Bonds</i>	584.23
<b>Fixed Charges</b>	
2471 -- LOMPOC CITY FLDZ BENEFIT ASSMT	22.56
<i>Total Fixed Charges</i>	22.56
<b>TOTAL TAX</b>	<b>13,079.76</b>