



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: Parks
Department No.: 052
For Agenda Of: 7/13/2010, 7/27/2010
Placement: Set Hearing
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Interim Department Director: Thomas Fayram (568-2461)
Contact Info: Nicole Koon (568-2477)

SUBJECT:

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors set a hearing for July 27, 2010 to:

- 1) Receive Summary of Proposed Fiscal Year 2010-11 Tax Levy for Providence Landing Community Facilities District No. 2004-1; and,
- 2) Adopt Resolution Levying Special Taxes within County of Santa Barbara Community Facilities District No. 2004-1 (Providence Landing).

Summary Text:

On January 11, 2005 a Community Facilities District (CFD) was formed within the proposed Providence Landing residential development for the express purpose of funding the maintenance of a park. This park would be built by the developer of the Providence Landing tract as a condition of approval. The Providence Landing tract is located along the southern portion of Vandenberg Village and north of and adjacent to the Lompoc City limits.

The Fiscal Year 2010-2011 special tax requirement for the Providence Landing Community Facilities District was calculated by an independent firm based on the Rate and Method of Apportionment. The Rate and Method of Apportionment specifies the maximum special taxes to be levied within the community facility district based on the expenses of providing services within the district, which for Providence Landing CFD is the cost of maintain the park. The special tax rate may escalate each fiscal year by the greater of the change in the Los Angeles Consumer Price Index during the past twelve months

prior to December of the previous year or 1.83%. For Fiscal Year 2010-2011, the maximum special tax rate of \$1,520.01 per lot is not being imposed. Rather, the actual special tax rate is \$672 per lot due to developer and County-funded adjustments.

After the special tax rate is determined, the Board of Supervisors must annually adopt a resolution levying the amounts of the special tax prior to August 10. Section 53340 of the Mello-Roos Community Facilities Act of 1982 requires that a resolution to levy a special tax on a community facilities district must be filed with the County Auditor on or before the 10th day of August for that tax year.

Background:

On July 9, 2002 the Board of Supervisors approved the Providence Landing Residential Project, located along the southern portion of Vandenberg Village and north of and adjacent to the Lompoc City limits, Third District. The project is approximately 141 acres and consists of both single family detached residential units and affordable attached residential units and includes a twelve acre community park to be dedicated to the County.

One of the conditions of approval stated the applicant was responsible for initiating the formation of a Community Facilities District (CFD). The CFD would assess all of the new single family detached homes located within the Providence Landing subdivision project for the cost of maintaining the community park. The affordable attached units would not be levied the tax to facilitate affordability.

On June 22, 2004 the Board of Supervisors approved the final map, accepted easements and approved and executed an agreement with the developer to create the park and approved and executed an agreement with the developer to have the YMCA maintain the park.

On January 11, 2005 a Community Facilities District (CFD) was formed within the proposed Providence Landing residential development and a resolution authorizing the levying of special taxes within the Providence Landing Community Facilities District was approved.

On July 12, 2005, the Board approved the special tax rate of \$913 annually per applicable assessor parcel.

On June 6, 2006, the Board of Supervisors approved the use of \$75,000 from General Fund Contingency toward the Providence Landing Community Facilities District to reduce the cost of the special tax assessment on individual homeowners. The special tax rate was levied at \$672 per parcel for fiscal years 2006-07, 2007-08, 2008-09, 2009-10, and proposed at \$672 again in 2010-11.

The park was formally conveyed to the County and presented at the Board of Supervisors on August 25th, 2009. The Home Owner Association for Providence Landing assumed maintenance and operations of the park in December 2009 with a proposed FY 2010-11 budget of \$170,966.

Performance Measure:

Fiscal and Facilities Impacts:

Budgeted: Select_Budgeted

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized</u> <u>On-going Cost:</u>	<u>Total One-Time</u> <u>Project Cost</u>
General Fund			
State			
Federal			
Fees: Special Tax Revenues	\$ 121,632.00		
Other: Developer Contribution	\$ 57,118.00		
CFD Fund Designation	\$ 2,216.00		
Total	\$ 180,966.00	\$ -	\$ -

Narrative:

The total budget of \$180,966 includes \$170,966 for the HOA maintenance and operations contract, plus \$10,000 for administrative expenses. For Fiscal Year 2010-11, 181 homeowner property lots have closed escrow prior to May 1, 2010 that will be levied at \$672 (total of \$121,632). The developer will be levied the \$672 rate on the remaining 85 residential property lots (total of \$57,118). The CFD designation funds the increase of \$2,216 to the operations and maintenance budget.

Staffing Impacts:

Legal Positions:

FTEs:

Special Instructions:

Attachments:

Attachment 1 – Administration Report Fiscal Year 2010-11, County of Santa Barbara CFD No. 2004-1
Attachment 2 – Resolution Levying Special Taxes within the County of Santa Barbara Community Facilities District (CFD) 2004-1

Authored by:

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cc:

Ed Price, Property Tax Division Chief, Auditor-Controller
Mike Ledbetter, Deputy County Counsel
Jason Stilwell, Assistant County Executive Officer
Terri Maus-Nisich, Assistant County Executive Officer
Dennis Baker, President, Providence Landing Park Inc.