




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: April 21, 2015
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Mona Miyasato, County Executive Officer 
Director(s)
Contact Info: Richard Morgantini, Fiscal & Policy Analyst, 568.3551
SUBJECT: Property Tax Exchange Agreement for Summit View Homes Reorganization with the City of Lompoc (LAFCO 14-1) Fourth Extension Agreement

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence:

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- a) Approve, ratify, and authorize the Chair to execute the Summit View Reorganization Fourth Extension Agreement with the City of Lompoc, extending the time period specified in Cal. Rev. & Tax. Code Section 99(e)(1)(A) to May 31, 2015; and
- b) Direct staff to continue tax exchange negotiations pursuant to Board direction of November 4, 2014, which included the following concerns :
 - i. Compensation for the loss of development fees to the County
 - ii. Timeliness of response for Sheriff and Fire services to residents; consider service agreements
 - iii. The City would be responsible for road maintenance, which would extend the easterly extent of the reorganization boundaries ~500' along Purisima Rd. to end at the current City limit, and extend the northerly extent of the reorganization boundaries ~3500' along Harris Grade Rd. to end at the current City limit; and
- c) Find that the proposed actions are not a project under the California Environmental Quality Act (CEQA) pursuant to Sections 15378(b)(4) and 15378(b)(5) of the CEQA Guidelines, because they are government fiscal, organizational, or administrative activities that will not result in direct or indirect physical changes in the environment.

Summary Text:

The County has been in negotiations with the City of Lompoc since spring 2014 for a tax exchange agreement regarding proposed annexation of land at the northeast corner of Purisma and Harris Grade Roads for a 44-unit development (Summit View Homes). The purpose of this letter is to request that your Board approve a fourth extension to May 31, 2015 to allow time to complete negotiations.

On November 4, 2014, the Board directed staff to request that the City of Lompoc withdraw its application to the Local Agency Formation Commission (LAFCO) for the Summit View Homes Reorganization. The City of Lompoc declined the request to withdraw but instead asked that the Board of Supervisors appoint an Ad-Hoc Advisory Committee to discuss annexations and land use issues in the Lompoc area, including the proposed Summit View Homes Reorganization. On February 3, 2015, the Board appointed Supervisors Doreen Farr and Peter Adam to an Ad-Hoc Advisory Committee. As that process continues there is a need for a Fourth Extension (Attachment A) to the annexation process

Background:

The County received a notification from the Local Agency Formation Commission (LAFCO) in 2014 that it had received an application from the City of Lompoc (City) for the Summit View Homes Reorganization, including Annexation to the City, Annexation to the Mission Hills Community Services District, Detachment from the Santa Barbara County Fire Protection District and Detachment from the Mosquito and Vector Management District of Santa Barbara County. The reorganization proposal would also require a sphere of influence revision. Attachment B provides the details previously provided to the Board in November of 2014.

Fiscal and Facilities Impacts:

There is no fiscal impact resulting from extending the time period of the tax exchange negotiations.

Special Instructions:

Return 1 signed copy of Attachment A to Richard Morgantini, FPA, County Executive Office and send one copy of signed Attachment A to City of Lompoc, ATTN: City Clerk for City action.

Attachments:

Attachment A: Summit View Reorganization Fourth Extension Agreement (Recommendation A).

Attachment B: Summit View Board letter 11-4-14.

Authored by:

Tom Alvarez, Budget Director, 568.3400

Richard Morgantini, Fiscal & Policy Analyst, 568.3551

cc:

Robert Geis, Auditor-Controller

Eric Peterson, Fire Chief

Bill Brown, Sheriff

Terry Contreras, Clerk, Santa Barbara County Association of Governments