

# SUMMIT VIEW TAX EXCHANGE UPDATE

Santa  
Barbara  
County

Board of  
Supervisors

August 25,  
2015

# PURPOSE OF TODAY'S ITEM



- Prior direction from the Board – continue negotiations with the City of Lompoc
- Update the Board on tax exchange negotiations with the City of Lompoc
- Changes from prior draft agreement
  - Sharing of responsibility for road maintenance in annexed area
  - 50/50 sharing in Fire Development Fees
  - No change to the sharing of property taxes

# RECOMMENDED ACTIONS



- Receive and file a report on the status of negotiations on a tax exchange agreement between County and the City of Lompoc as required by the Summit View Homes Reorganization (LAFCO File #14-1); and
- Adopt the attached resolution (Attachment A) providing for a negotiated exchange of property tax revenues pertaining to the Summit View Homes Reorganization (LAFCO #14-1), an annexation to the City of Lompoc, 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 (Attachment A);
- Approve the attached Regional Housing Needs Allocation (RHNA) Transfer Agreement (Attachment B); and
- Find that the proposed actions are not a project under the California Environmental Quality Act (CEQA)

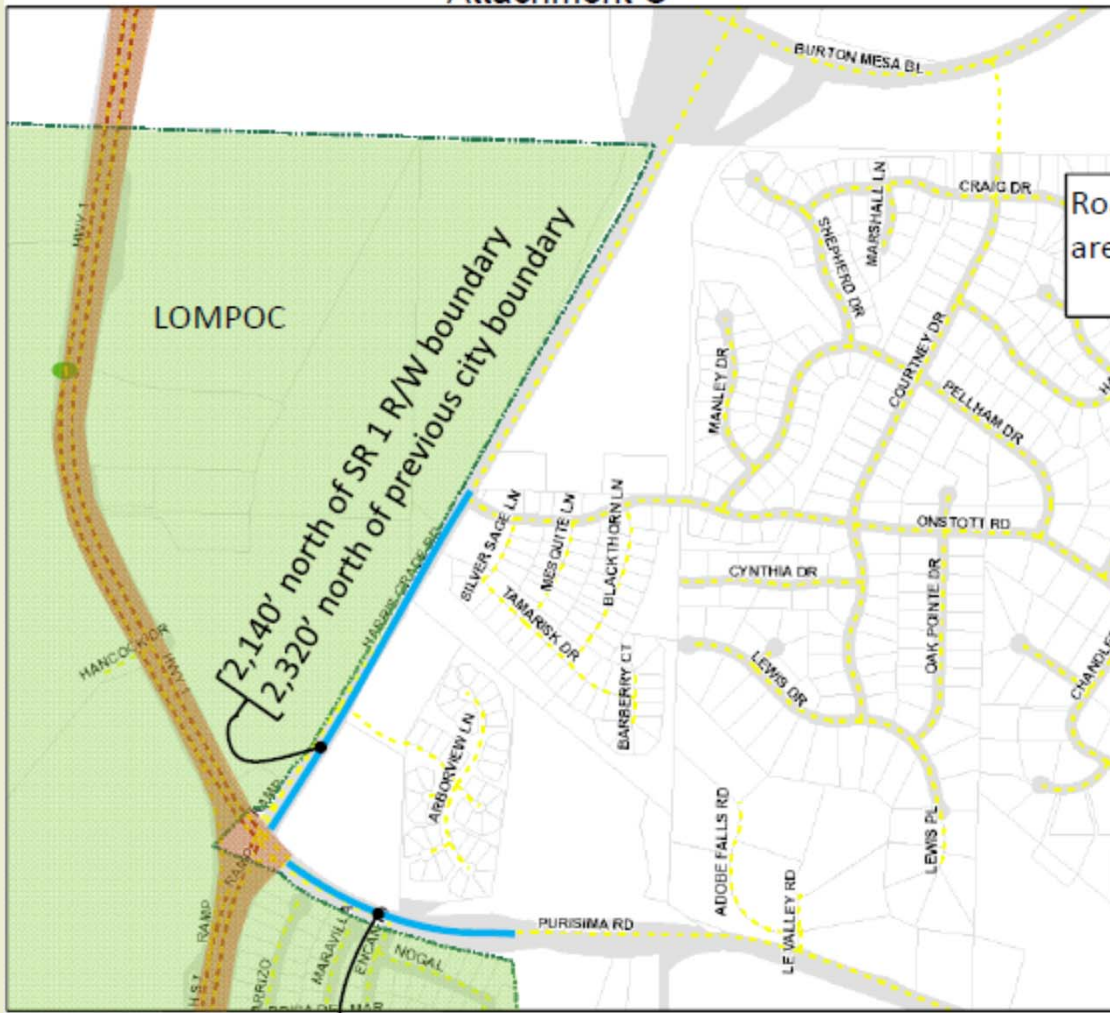
# CHANGES FROM PRIOR NEGOTIATIONS - ROADS



## ■ Road Maintenance:

- Roads adjacent to the Summit View Development now being maintained by Lompoc
- Includes to eastern city border on Purisima Road
- A portion of Harris Grade Road adjacent to previous Burton Ranch Annexation will now be maintained by Lompoc
- Reflects and appropriate sharing of the road maintenance

# Attachment C



Roadway annexation area with lengths

2,140' north of SR 1 R/W boundary  
2,320' north of previous city boundary

1,350' east of SR 1 R/W boundary  
1,615' east from previous city boundary

# CHANGES FROM PRIOR NEGOTIATIONS - FEES



- **Fire Development Fees:**
  - Fire District's anticipated ongoing provision of service in the area
  - As a result, included a 50/50 sharing of the Fire Development Fees

# TAX EXCHANGE SUMMARY

## NO CHANGE



DAY 1 (Assessed Value \$1,443,000*)				
Pre-Agreement		Jurisdiction	Post-Agreement	
Tax Allocation %	Revenue		Tax Allocation %	Revenue
23.47%	\$ 3,387.03	County General Fund	26.55%	\$ 3,831.52
0.00%	\$ -	City of Lompoc	11.00%	\$ 1,587.45
14.06%	\$ 2,029.04	SB County Fire Protection District	0.00%	\$ -
0.02%	\$ 2.89	SB County Vector Control District	0.00%	\$ -
37.55%			37.55%	

After Build Out (Estimated Assessed Value \$17,160,000*)				
Pre-Agreement		Jurisdiction	Post-Agreement	
Tax Allocation %	Revenue		Tax Allocation %	Revenue
23.47%	\$ 40,274.52	County General Fund	26.55%	\$ 45,559.80
0.00%	\$ -	City of Lompoc	11.00%	\$ 18,876.00
14.06%	\$ 24,126.96	SB County Fire Protection District	0.00%	\$ -
0.02%	\$ 34.32	SB County Vector Control District	0.00%	\$ -
37.55%			37.55%	

\* Source: Stanley R. Hoffman Associates, Inc. report dated June 19, 2014.

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# QUESTIONS?

