



**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

Submitted on:
(COB Stamp)

Department Name: Community Services
Department No.: 057
Agenda Date: July 1, 2025
Placement: Set Hearing for
July 15, 2025
Estimated Time: 10 Minutes
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director(s): Jesús Armas, Community Services Director
Contact: Andrew Myung, Assistant Director Finance & Administration
SUBJECT: **Fiscal Year 2025-26 Orcutt and Providence Landing Community Facilities Districts
Special Tax Levy.**

DS
JA

County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to form: N/A

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors (Board) on July 1, 2025:

- a) Receive the Administration Reports summarizing the Proposed Fiscal Year 2025-2026 Special Tax Levy for the County of Santa Barbara Community Facilities District No. 2002-1 (Orcutt Community Plan) (Attachment A) and for the County of Santa Barbara Community Facilities District No. 2004-1 (Providence Landing) (Attachment B);
- b) Set a hearing on July 15, 2025 to consider the Fiscal Year 2025-2026 Special Tax Levy for the County of Santa Barbara Community Facilities District No. 2002-1 (Orcutt Community Plan) and for the County of Santa Barbara Community Facilities District No. 2004-1 (Providence Landing).

On July 15, 2025, your Board's actions should include the following:

- a) Adopt a Resolution Levying Special Taxes within the County of Santa Barbara Community Facilities District No. 2002-1 (Orcutt Community Plan) (Attachment C);
- b) Adopt a Resolution Levying Special Taxes within the County of Santa Barbara Community Facilities District No. 2004-1 (Providence Landing) (Attachment D);

- c) Certify the list of all parcels within the County of Santa Barbara Community Facilities District No. 2002-1 (Orcutt Community Plan) subject to the special tax levy including the amount of the tax to be levied on each parcel for Fiscal Year 2025-2026 and direct the Clerk of the Board or other designated official to file with the County Auditor the certified list (Appendix B of Attachment A);
- d) Certify the list of all parcels within the County of Santa Barbara Community Facilities District No. 2004-1 (Providence Landing) subject to the special tax levy including the amount of the tax to be levied on each parcel for Fiscal Year 2025-2026 and direct the Clerk of the Board or other designated official to file with the County Auditor the certified list (Appendix B of Attachment B); and
- e) Determine that the above recommended actions are not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Sections 15378(b)(4) and 15378(b)(5) because the actions consist of organizational or administrative actions that will have no direct physical impact on the environment and the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project.

Summary Text:

This item is before the Board to consider and authorize adjustments to special tax rates for two community facilities districts (CFDs): Orcutt Community Facilities District (OCFD) and Providence Landing Community Facilities District (PLCFD). The adjustments have been determined based on procedures outlined in the Resolutions approved by the Board when the districts were formed in 2002 and 2004.

Discussion:

Orcutt Community Facilities District:

The Fiscal Year 2025-2026 special tax requirement for the OCFD was calculated by the independent firm of David Taussig & Associates, Inc. The methodology used to calculate and apportion the special tax is based on the Rate and Method of Apportionment specified in Exhibit A to Resolution 02-353 (Attachment E), which specifies the maximum special taxes to be levied within the community facility district. Resolution 02-353, which created OCFD No. 2002-1 and authorized the levy of the special tax, directs that the special tax rate be increased annually by the greater of either the change in the Los Angeles Urban Consumer Price Index (CPI) during the twelve months prior to December of the previous fiscal year, or two percent (2%). For the twelve months prior to December 2024, the increase in the Los Angeles Urban CPI was 3.42%. Accordingly, a 3.42% increase to the special tax rate is proposed for Fiscal Year 2025-2026 as illustrated in the table below and within the attached Administration Report Fiscal Year 2025-2026, County of Santa Barbara CFD No. 2002-1:

Parcel Type	FY 2024-2025 Actual Special Tax	FY 2025-2026 Recommended Special Tax	Amount of Increase (3.42%)
<i>Developed Property</i>			
Single Family	\$834.56 per unit	\$863.14 per unit	\$28.58

Multi-Family	\$567.50 per unit	\$586.94 per unit	\$19.44
Non-Retail Commercial/Industrial	\$0.80954/sq.ft.	\$0.83726/sq.ft.	\$0.027772
Retail Commercial	\$0.57587/sq.ft	\$0.59559/sq.ft	\$0.01972
<i>Graded Property</i>	\$50 per lot	\$50 per lot	\$0
<i>Undeveloped Property</i>	\$0 per lot	\$0 per lot	\$0

Providence Landing Community Facilities District:

The Fiscal Year 2025-2026 special tax requirement for the PLCFD was calculated by the independent firm of David Taussig & Associates, Inc. The methodology used to calculate and apportion the special tax is based on the Rate and Method of Apportionment specified in Exhibit A to Resolution 05-007 (Attachment F). The Rate and Method of Apportionment specifies the maximum special taxes to be levied within the CFD based on the expenses of providing services within the district, which for PLCFD is the cost of maintaining and operating the park. For the twelve months prior to December 2024, the increase in the Los Angeles Urban CPI was 3.42%. However, no increase to the special tax rate is proposed for Fiscal Year 2025-2026 as the CFD has built up adequate fund balance. See illustrated in the table below for rates:

Parcel Type	FY 2024-2025 Actual Special Tax	FY 2025-2026 Recommended Special Tax
<i>Developed Property</i>		
Homeowner Property	\$672.00 per lot	\$672.00 per lot
Residential Property	\$0 per lot	\$0 per lot

Background:

There are two CFDs located within the County: (1) OCFD and (2) PLCFD. A CFD is a legally constituted governmental entity established under the Mello-Roos Community Facilities Act of 1982, (California Government Code sections 53311 et seq.) as amended, for financing capital facilities and services.

The OCFD No. 2002-1 was approved by the Board of Supervisors on October 8, 2002 for the purpose of levying a special tax on residential and commercial properties in the Orcutt Planning Area located immediately south of the City of Santa Maria. Specifically, the special tax is used to offset operational and maintenance service costs associated with the buildout of the Orcutt Community Plan. The special tax funds four areas of community services: (1) police/sheriff protection services, (2) fire protection and suppression services, (3) maintenance of parks, parkways and open space, and (4) flood and storm protection services. The special tax is levied on three categories of property: (1) developed property, (2) graded property, and (3) undeveloped property. Developed property is further delineated as (a) single family, (b) multi-family, (c) non-retail/commercial/industrial, and (d) retail commercial property.

Services paid for through the OCFD are provided to the community based upon established service ratio standards that vary by the type of service. For Fiscal Year 2025-2026, the Community Services Department, Parks Division, recommended a budget of \$133,800 from the Parks general fund operating budget for continued maintenance of the Orcutt Community Park. This funding allocation

is in addition to the special taxes levied and collected, as the CFD does not fully cover the cost of maintaining parks and open spaces within the Orcutt Community Facilities District.

On July 9, 2002, the Board of Supervisors approved the Providence Landing Residential Project. One of the conditions of approval stated the applicant was responsible for initiating the formation of a CFD. On August 10, 2004, the Board adopted Resolution 04-225 commencing the process of creating the PLCFD.

On January 11, 2005, the Board adopted Resolution No. 05-007 (Attachment F) forming No. 2004-1 (Providence Landing) and authorizing the levy of the special tax. Specifically, the PLCFD is authorized to levy an annual special tax to finance public park maintenance and operation. The special tax is levied on two types of property: (1) Homeowner Property and (2) Residential Property. On January 18, 2005, the Board adopted Ordinance No. 4562 (Attachment G) authorizing the levying of special taxes within the PLCFD. On August 25, 2009, the Board accepted the conveyance of the park to the County. The Home Owner Association for Providence Landing assumed maintenance and operations of the park in December 2009.

Pursuant to California Government Code section 53340, subdivision (b), each year on or before August 10, the Board must determine the amount of the special tax to be levied on each parcel in the CFD for the applicable tax year, and adopt a resolution levying the amounts of the special tax. In addition, the Clerk of the Board must file with the County Auditor, a certified list of all parcels subject to the special tax levy including the amount of the tax to be levied on each parcel for the applicable tax year. (Cal. Govt. Code, § 53340, subdivision. (b).)

Fiscal Analysis:

OCFD: If the proposed special tax levy is adopted, 1,176 parcels will be levied, generating approximately \$1,030,100 for the costs of fire protection and suppression services; police/sheriff protection services; maintenance of parks, parkways and open space; flood and storm protection services and CFD administrative expenses (see Table 3 below). This is an increase of \$33,300 from Fiscal Year 2024-2025.

Table 3. Special tax funds estimated to be allocated as follows:

	Estimated	%
<i>Tax Value</i>		
Other Administrative costs	\$9,000	1%
Orcutt CFD Fire	\$481,300	47%
Orcutt CFD Sheriff	\$353,800	34%
Orcutt CFD Parks	\$148,800	14%
Orcutt CFD Flood Control	\$37,200	4%
Total	\$1,030,100	100%

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PLCFD: If the proposed special tax levy is adopted, 267 parcels will be levied, generating approximately \$179,400 for park operations and maintenance. This per parcel levy has remained consistent at \$672 per parcel since Fiscal Year 2006-2007.

Special Instructions:

After July 15, 2025 Hearing Date:

Please prepare a copy of the minute order and signed Resolutions for pick-up by Teralyn Evans-Gutiérrez, Community Services x82467.

Attachments:

Attachment A – Admin Report Fiscal Year 2025-26, County of Santa Barbara CFD No. 2002-1

Attachment B – Admin Report Fiscal Year 2025-26, County of Santa Barbara CFD No. 2004-1

Attachment C – Resolution Levying Special Taxes within the County of Santa Barbara Community Facilities District (CFD) 2002-1

Attachment D – Resolution Levying Special Taxes within the County of Santa Barbara Community Facilities District (CFD) 2004-1

Attachment E – Resolution No. 02-353

Attachment F – Resolution No. 05-007

Attachment G – Ordinance No. 4562

Contact Information:

Andrew Myung

Assistant Director, Finance & Administration

myung@countyofsb.org