



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: HCD/Parks
Department No.: 055/052
For Agenda Of: 7/12/11
Placement: Set hearing
Estimated Tme: 20 minutes on 8/2/11
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Sharon Friedrichsen, Housing and Community Development (HCD)
Director(s) Interim Director, 568-2068
Brain Roney, Parks Department Interim Director, 568-2461
Contact Info: Christa Coski, HCD Chief Financial Officer, 568-3526
Nicole Koon, Parks Business Manager, 568-2477

SUBJECT: Levy Special Taxes for Orcutt and Providence Landing Community Facilities Districts

County Counsel Concurrence

As to form:

Other Concurrence: N/A

Auditor-Controller Concurrence

As to form:

Recommended Actions:

That the Board of Supervisors set a hearing for August 2, 2011 to:

- a) Receive the Summary of Proposed Fiscal Year 2011-2012 Tax Levy for Orcutt Community Facilities District No. 2002-1 and for Providence Landing Community Facilities District No. 2004-1;
- b) Adopt a Resolution Levying Special Taxes within the County of Santa Barbara Community Facilities District No. 2002 (Orcutt)-;
- c) Adopt a Resolution Levying Special Taxes within County of Santa Barbara Community Facilities District No. 2004-1 (Providence Landing);
- d) Find that the assessment revenue from the Providence Landing Community Facilities District will be used to meet operating expenses, including employee wage rates and fringe benefits, purchasing or leasing supplies, equipment, or materials, meeting financial reserve needs and requirements obtaining funds for capital projects necessary to maintain service within existing service areas, within meaning of Public Resources Code Section 21080(b)(8); and
- e) Find that the calculation and imposition of the annual Orcutt and Providence Landing Community Facilities District Special Taxes are exempt from further CEQA review pursuant to CEQA Guidelines Section 15273.

Summary Text:

Both the Orcutt Community Facilities District and Providence Landing Community Facilities District are legally constituted governmental entity established under the Mello-Roos Community Facilities Act of 1982, (the "Act") as amended.

The Orcutt Community Facilities District No. 2002-1 (OCFD) 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 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.

The Providence Landing Community Facilities District No. 2004-1(CFD) was formed on January 11, 2005 within the proposed Providence Landing residential development located along the southern portion of Vandenberg Village and north of and adjacent to the Lompoc City limits for the express purpose of funding the maintenance of a park. Specifically, CFD No. 2004-1 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.

Each year, the independent firm of David Taussig & Associates is retained to calculate a maximum allowable tax levy and determine how to apply the tax to affected properties within both community facilities districts. The amount of these special taxes will be brought forward to the Board of Supervisors for consideration on August 2, 2011. 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.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

Narrative: The amount that each tax will generate within the respective community facilities districts will be presented on August 2, 2011.

Staffing Impacts:

Legal Positions:

N/A

FTEs:

N/A