

# SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
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**Agenda Number:**  
**Prepared on:** 6/14/05  
**Department Name:** County Executive  
**Department No.:** 012  
**Agenda Date:** 6/28/05  
**Placement:** Administrative  
**Estimate Time:** 15 minutes on 7/12/05  
**Continued Item:** NO  
**If Yes, date from:**

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**TO:** Board of Supervisors

**FROM:** Michael F. Brown  
County Executive Officer

**STAFF CONTACT:** Jason Stilwell  
Project Manager, 568-3413

**SUBJECT:** Providence Landing Community Facilities District - Third Supervisorial District

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## **Recommendation(s):**

That the Board of Supervisors set hearing on July 12, 2005 (15 minutes) to adopt a resolution levying reduced special taxes within County of Santa Barbara Community Facilities District No. 2004-1 (Providence Landing).

## **Alignment with Board Strategic Plan:**

The recommendations are primarily aligned with Goal No. 4: A Community that is Economically Vital and Sustainable.

## **Executive Summary and Discussion:**

On January 11, 2005 the Board adopted a resolution levying special taxes within the Providence Landing Community Facilities District and at the same time directed staff and the developer to look for opportunities to reduce the special tax rate. Staff, the developer, and the Third District Supervisor have found a method to further reduce the special tax rate from the adopted \$1300 annual charge per assessor parcel.

The purpose of this hearing will be to receive a presentation summary of the proposed amended Fiscal Year 2005-06 Tax Levy, and to adopt a new Resolution Levying Special Taxes within the District.

This item is being placed on the Board's July 12, 2005 agenda to allow the Board and public an adequate time to consider these issues before the August 10, 2004 tax levy filing deadline with the Auditor-Controller.

On January 11, 2005 a Community Facilities District (CFD) was formed 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, Third District. A CFD is a special financing entity through which a local government is empowered to levy special taxes and/or issue bonds authorized by a two-thirds vote of the qualified electors of such district. The special taxes may be used to finance infrastructure construction as well as certain public operations and maintenance services. The Providence Landing CFD authorizes funds to be used for maintenance of a park.

Specifically, on January 11, 2005, the Board took the following action:

- A. Accepted the Community Facilities District (CFD) No. 2004-1 (Providence Landing) report which describes the public services by type that will be required to adequately meet the needs of the CFD and also includes an estimate of the fair and reasonable cost of providing the public services and an estimate of the incidental expenses related thereto;
- B. Adopted a Resolution forming the County of Santa Barbara Community Facilities District No. 2004-1 (Providence Landing), authorizing the levy of a special tax within the District and establishing an appropriations limit for the District;
- C. Adopted a Resolution calling a special election for the County of Santa Barbara Community Facilities District No. 2004-1 (Providence Landing) and trailed the matter so that the election may be held and the results tallied during the Board meeting;
- D. Adopted a Resolution declaring results of the special election and directed recording of a notice of special tax lien;
- E. Considered the introduction of an Ordinance levying special taxes within the County Of Santa Barbara Community Facilities District No. 2004-1 (Providence Landing) in its entirety and approved the first reading thereof; and
- F. Approved and executed the First Amendment to the Agreement to Maintain a Public Park between the County of Santa Barbara, CPH Lompoc, LLC, and the Channel Islands YMCA to provide for a Developer's Maintenance Contribution for the Providence Landing public park.

### **Mandates and Service Levels:**

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 10<sup>th</sup> day of August for that tax year.

### **Fiscal and Facilities Impacts:**

None with the action of setting this hearing. The specific financial details of the proposed change will be described in the July 12, 2005 Board letter.

Cc: Robert Geis, Auditor-Controller  
Jay Higgins, Capital Pacific Homes (via fax: 692-2007)  
Michael Ledbetter, County Counsel