

**SANTA BARBARA COUNTY  
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Agenda Number:**  
**Prepared on:** 6/29/05  
**Department Name:** County Executive  
**Department No.:** 012  
**Agenda Date:** 7/12/05  
**Placement:** Departmental  
**Estimate Time:** 15 minutes  
**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 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:**

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, 2005 tax levy filing deadline with the Auditor-Controller.

On January 11, 2005 the Board adopted a resolution levying special taxes within the Providence Landing Community Facilities District. At the same time the Board directed staff and the developer to look for opportunities to reduce the special tax rate.

The special tax rate is earmarked for maintenance of a park to be constructed in the Providence Landing neighborhood. Staff, the developer, and the Third District Supervisor closely examined the park maintenance budget and were able to find areas where expenditures could be reduced. This allows the special tax rate to be reduced from the maximum special tax rate of \$1,300.00 to a special tax rate of \$913.00

annually per applicable assessor parcel. This special tax will only apply to new single family parcels in the Providence Landing subdivision.

#### **LEGISLATIVE HISTORY:**

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 only for maintenance of a park. The Providence Landing CFD is not permitted to issue bonds.

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:**

Special Taxes of \$243,750 will be collected on single family residential within the Providence Landing Community Facilities District in accordance with the Rate and Method of Apportionment adopted by the

Board of Supervisors on January 11, 2005. This revenue will be designated in a specific fund to be used for maintenance of the park in the Providence Landing neighborhood.

**Special Instructions:**

Upon adoption of resolution, the Clerk of Board is directed to file with the Auditor-Controller no later than August 10, 2005, a certified list of all parcels subject to the Special Tax levy (identified in the Notice of Special Tax Lien adopted by the Board of Supervisors on January 11, 2005) including the amount of the Special Tax to be levied on such parcel for Fiscal Year 2005-2006.

**Concurrence:** County Counsel

**Attachments:**

- a) Resolution Levying Special Taxes within the County of Santa Barbara Community Facilities District 2004-1 (Providence Landing)
- b) Providence Landing Park Maintenance and Operations Annual Estimated Costs

**CC:** Ed Price, Property Tax Division Chief, Auditor-Controller  
Michael Ledbetter, Deputy County Counsel  
Claude Garciacelay, Planner, Parks Department  
Jay Higgins, Capital Pacific Homes (via fax: 692-2007)