

SUMMIT VIEW TAX EXCHANGE OPTIONS

**Santa
Barbara
County**

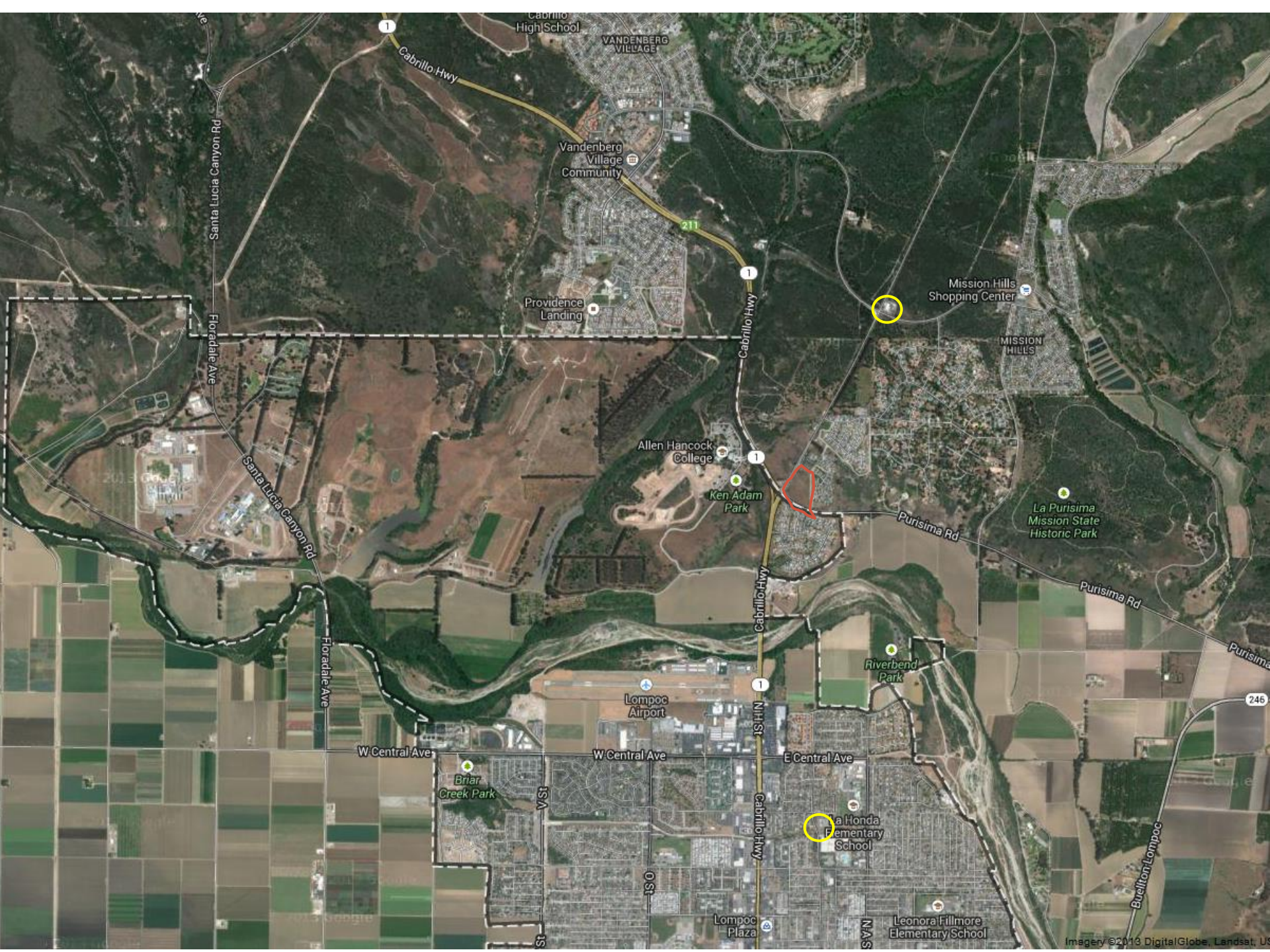
**Board of
Supervisors**

May 20, 2014

PURPOSE OF TODAY'S ITEM



- Overview of Summit View Annexation
- Update on tax exchange negotiations with City of Lompoc
- Outline statutory requirements if negotiations fail to reach an agreement
- Provide staff with input on tax exchange terms and conditions in the best interest of county residents



BACKGROUND



- **Cortese-Knox Local Government Re-org Act**
 - “encourage orderly growth”
 - Concern for public service delivery prioritization based on limited resources
- **Revenue and Taxation Code**
 - Section 99 requires exchange agreement resolution
 - Proportional sharing of limited tax revenue
 - Requires analysis, mediation and arbitration, if needed to arrive at a tax exchange agreement

SUMMIT VIEW ANNEXATION



- Re-organization that detaches from County Fire Protection and Vector Control and annexes to City of Lompoc and Mission Hills CSD + SGI change
- Summit View Homes Proposal
 - 10.05 acres unincorporated parcel
 - Existing county zoning is 4.6 units per acre
 - NE corner of Harris Grade and Purisima (3rd District)
 - 44 residential units
 - Average lot size is 6,785 square feet

LOMPOC FISCAL ANALYSIS REPORT



- City Council received report in 2013
- Assumes City would receive County Fire District tax allocation of 14.04%
- Identifies new property and other tax revenues for the city *Day One* & upon build-out
- Identifies pro-rated expenses for new residents
- Shows recurring annual surplus of \$9.5K - \$21K to the City of Lompoc upon build out

COUNTY DEPARTMENTAL FINDINGS



■ County Fire Protection District

- County Station 51 will be at least 2 minutes faster
- In 2013, County Fire responded to City 112 more times than Lompoc Fire responded to County
- Potential \$30,000 loss in County FPD

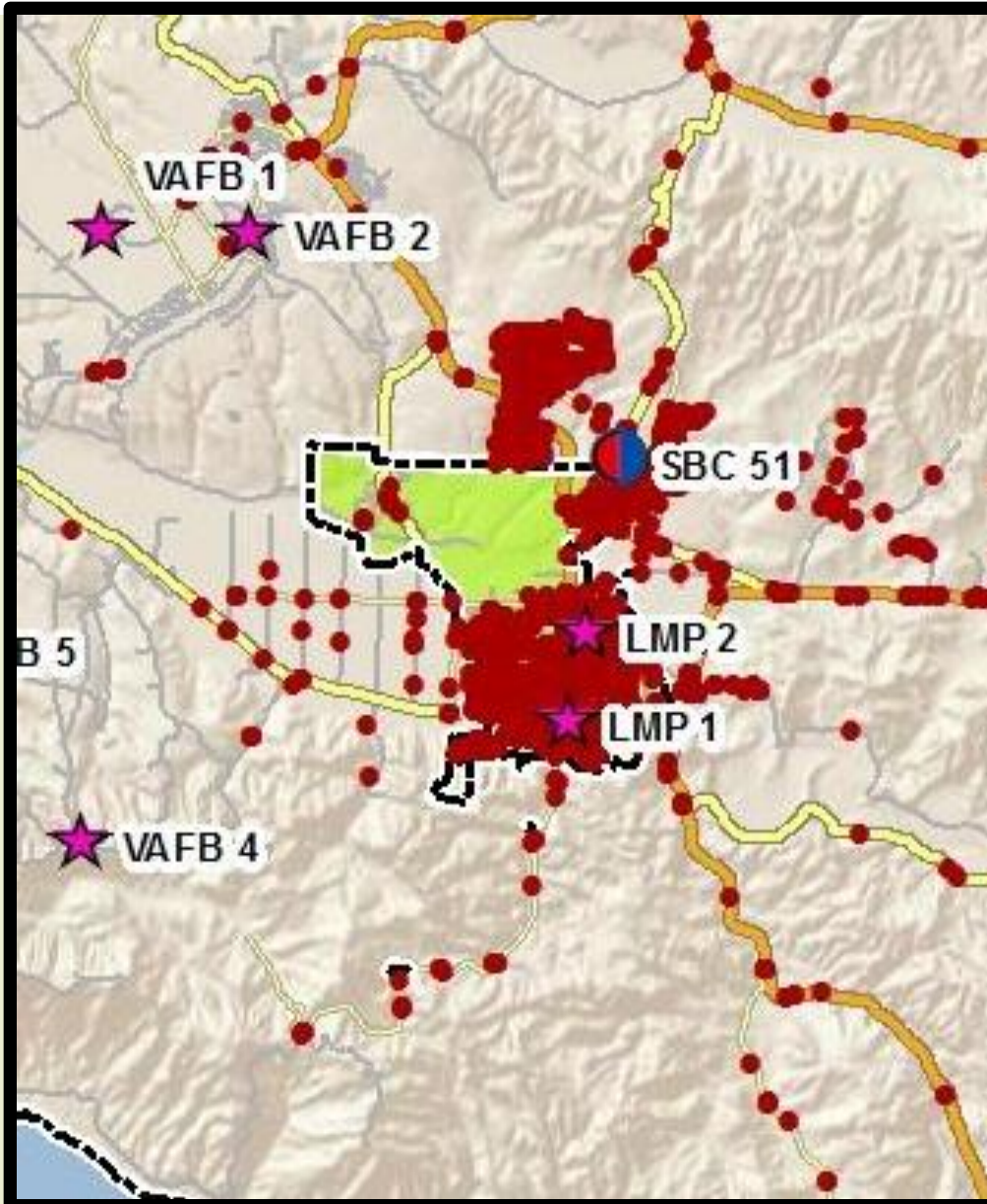
■ Emergency Medical Services

- County Ambulance 51 still required for ALS calls

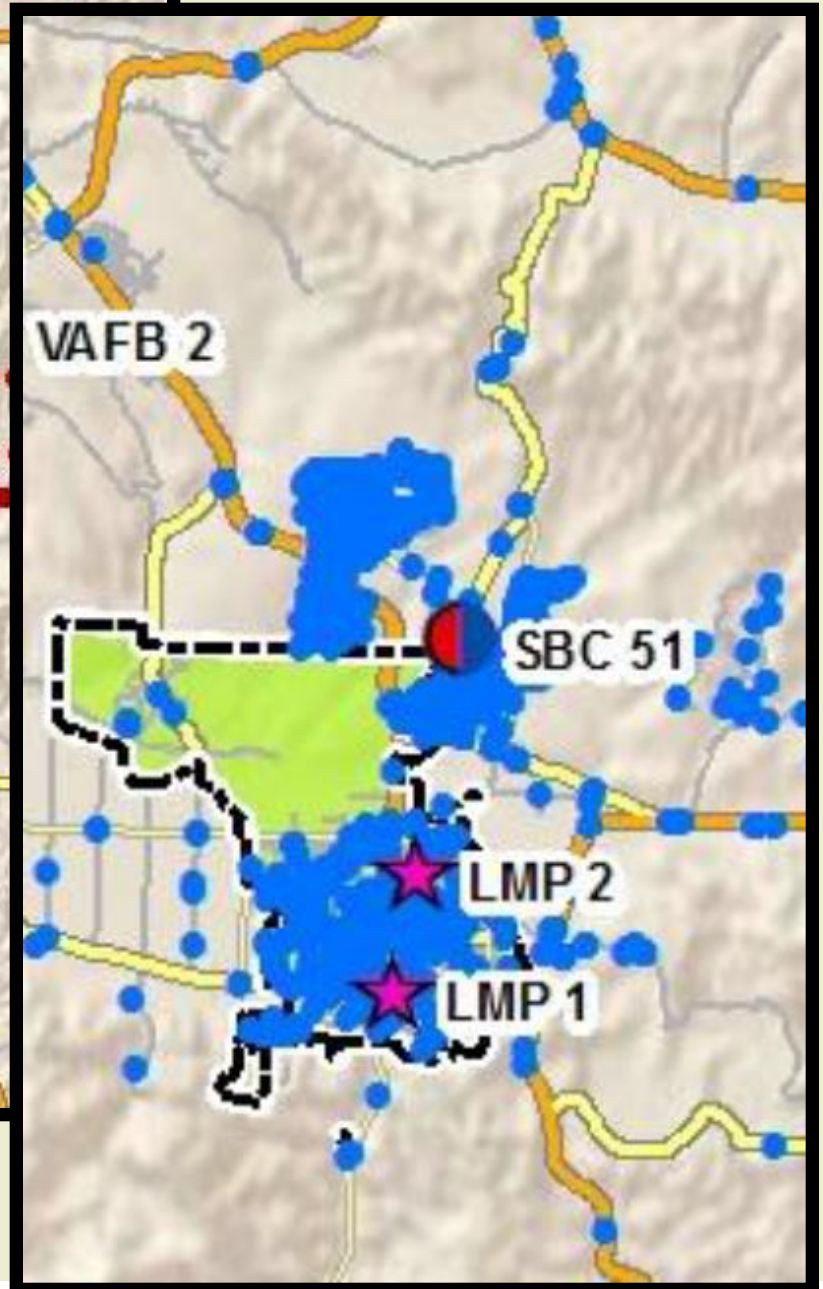
■ Public Safety Dispatch

- 911 calls will need additional step for County response

EMS & Rescue



SBCFD All Incidents - 2008-11



IMPACTS OF NEARBY DEVELOPMENT



- **Burton Ranch – West of Harris Grade**
- **476 residential units**
- **City will collect \$1.4M one-time when built out**
- **Prior annexation had no provision for ROW transfer along Harris Grade north of Purisima**
- **No consideration of public safety response time**

TAX EXCHANGE NEGOTIATIONS



- Reviewed “comp” Tax Rate Areas
- Met twice with City and discussed
 - Long-term planning for developed areas north and east of city limits
 - RHNA MOU
 - County departmental findings
- Tax exchange proposals discussed
 - County suggested 12%
 - City countered 14.05%

OPTIONS FOR CONSIDERATION



1. Accept tax exchange of 14.05% for City & 23.47% for County; or
2. Continue negotiating closer to revenue neutral tax exchange; or
3. As permitted by R&T Code sections 99(b)(8) & 99(e)(2), authorize the CEO to seek an extension agreement with the CITY to allow the parties additional time to engage in the 3rd party consultant process, and if needed, the mediation and arbitration process required by R&T Code section 99(e).

QUESTIONS



Santa Barbara County FD

Map 3

4 / 5 / 12 Minute Engine Travel

Lompoc

Legend

- 4 Minute SBC Engine Travel
- 4 Minute Mutual Aid Engine Travel
- 5 Minute SBC Engine Travel
- 5 Minute Mutual Aid Engine Travel
- 12 Minute SBC Engine Travel
- 12 Minute Mutual Aid Engine Travel

Fire Stations

- Engine
- Engine, Hazmat
- Engine, Medic
- Engine, Truck
- Engine, Chief
- Chief
- Mutual Aid Station

Population Density (Pop/Sq. Mile)

0-50	-----Rural-----
51-500	
501-1000	
1001-3000	-----Suburban-----
3001-7000	
7001-14000	-----Urban-----
14001-28000	
28001-42000	

