



Legislation Text

File #: 14-00824, **Version:** 2

HEARING - Consider recommendations regarding a Property Tax Exchange Agreement for Summit View Homes Reorganization with the City of Lompoc (LAFCO No. 14-1), as follows: (EST. TIME: 30 MIN.)

a) Receive and file a report on the status of negotiations on a tax exchange Agreement between the County of Santa Barbara (County) and the City of Lompoc (City) as required by the Summit View Homes Reorganization (LAFCO File No. 14-1); and

b) Provide staff with direction on one of the following options:

Option 1:

i) Adopt a Resolution providing for a negotiated exchange of property tax revenues pertaining to the Summit View Homes Reorganization (LAFCO No. 14-1), an annexation to the City of Lompoc, annexation to the Mission Hills Community Services District, detachment from the Santa Barbara County Fire Protection District and detachment from the Mosquito and Vector Management District of Santa Barbara County;

ii) Approve a Regional Housing Needs Allocation (RHNA) Transfer Agreement between the County of Santa Barbara and the City of Lompoc regarding the transfer of RHNA housing units pertaining to the Summit View Homes Reorganization; and

iii) Find that the proposed actions are not a project under the California Environmental Quality Act (CEQA) pursuant to Sections 15378(b)(4) and 15378(b)(5) of the CEQA Guidelines, because they are government fiscal, organizational, or administrative activities that will not result in direct or indirect physical changes in the environment; or

Option 2:

i) The City and the County shall mutually select a mediator, funded in equal portions by those agencies, to perform mediation for a period not to exceed 30 days from November 30, 2014, the extension identified in the Summit View Reorganization Second Extension Agreement with the City of Lompoc. If, upon the completion of the mediation period, no exchange of property tax revenues is agreed upon by the City and the County, Cal. Rev. and Tax. Code Section 99(e)(1)(C) of Revenue and shall apply (arbitration); and

ii) Find that the proposed actions are not a project under the California Environmental Quality Act (CEQA) pursuant to Sections 15378(b)(4) and 15378(b)(5) of the CEQA Guidelines, because they are government fiscal, organizational, or administrative activities that will not result in direct or indirect physical changes in the environment; or

Option 3

i) Approve, ratify, and authorize the Chair to execute the Summit View Reorganization Third Extension Agreement with the City of Lompoc, extending the time period specified in Cal. Rev. and Tax. Code Section 99(e)(1)(A) to February 28, 2014;

ii) Direct staff to continue tax exchange negotiations to include the following concerns:

- 1) Compensation for the loss of development fees to the County;
- 2) Timeliness of response for Sheriff and Fire services to residents; consider service agreements; and
- 3) The City would be responsible for road maintenance, which would extend the easterly extent of the reorganization boundaries ~500' along Purisima Rd. to end at the current City limit, and extend the northerly extent of the reorganization boundaries ~3500' along Harris Grade Rd. to end at the current City limit; and

iii) Find that the proposed actions are not a project under the California Environmental Quality Act (CEQA) pursuant to Sections 15378(b)(4) and 15378(b)(5) of the CEQA Guidelines, because they are government fiscal, organizational, or administrative activities that will not result in direct or indirect physical changes in the environment; or

Option 4:

i) Direct staff to request that the City withdraw its application for reorganization, Summit View Homes Reorganization (LAFCO No. 14-1); and

ii) Find that the proposed actions are not a project under the California Environmental Quality Act (CEQA) pursuant to Sections 15378(b)(4) and 15378(b)(5) of the CEQA Guidelines, because they are government fiscal, organizational, or administrative activities that will not result in direct or indirect physical changes in the environment.

COUNTY EXECUTIVE OFFICER'S RECOMMENDATION: POLICY