

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

June 1, 2006 (Agenda)

LAFCO 06-7: Expand the spheres of influence of the North County Lighting District and County Service Area No. 5, and

Knollwood Reorganization: Annexation to the North County Lighting District/Annexation to County Service Area No. 5

PROPONENT: Board of Supervisors, by resolution.

ACREAGE & LOCATION Approximately five acres north of and adjacent to East Foster Road, west of and adjacent to State Highway 101, Orcutt area.

PURPOSE: Annex the territory to street lighting and open space maintenance districts serving Orcutt to allow the development of 32 multi-family homes.

GENERAL ANALYSIS:

Description of Project

The proposal results from County approval of the Knollwood Meadows Apartments that will result in the construction of 32 new homes. The property is located within and is consistent with the Orcutt Community Plan.

PROJECT INFORMATION

1. Land Use, Planning and Zoning - Present and Future:

The site contains a single-family home and private school (Montessori). The County Comprehensive Plan designation is Multiple Residential. The site is zoned DR -12.3 units per acre for the apartment project and 8 units per acre for the home and school.

The property is not within the spheres of influence of the annexing districts and it is proposed that the spheres be amended to include this territory.

Surrounding land uses are multiple family residential to the west and south, a mobile home park to the north and Highway 101 to the east.

2. Topography, Natural Features and Drainage Basins

The site and surrounding areas can be characterized as level. There are no significant natural boundaries affecting the proposal.

3. Population:

There is one dwelling unit on the site. Approval of the proposal could result in 32 new multi-family homes. This growth is consistent with all adopted plans for the community.

4. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The annexing districts provide street lighting and parks/open space maintenance for the Orcutt community. A "Plan for Providing Services within the Affected Territory" is on file in the LAFCO office as required by Government Code section 56653.

Water will be provided by the Cal-Cities Water Company via a purchase agreement for State Water through the City of Santa Maria. Since water continues to be an issue in the Orcutt area, a copy of the preliminary can and will serve letter is enclosed.

5. Environmental Impact of the Proposal:

The County has prepared and certified a Negative Declaration for the Knollwood Meadows Apartments that was previously distributed to the members of the Commission.

6. Landowner Consent, Annexing Agency Consent and Registered Voters:

The proponent certifies that all property owners have given written consent. The annexing agencies have consented to the waiver of conducting authority proceedings. The territory is uninhabited; namely, there are fewer than 12 registered voters.

7. Boundaries and Lines of Assessment:

The property is contiguous to the annexing districts. The boundaries are definite and certain, although containing minor errors. There are no conflicts with lines of assessment or ownership.

Maps sufficient for filing with the State Board of Equalization have not yet been received from the proponent.

8. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 80006. Overall tax rates will not be affected by this change. The annexing agencies have no existing indebtedness.

ALTERNATIVES FOR COMMISSION ACTION

Following review of any testimony and materials that are submitted, the Commission should consider the following options:

OPTION 1 – APPROVE the proposal.

- A. Certify it has reviewed and considered information contained in the Negative Declaration prepared and certified by the County.
- B. Amend the Spheres of Influence of the annexing Districts to include this territory.
- C. Adopt this report and approve the proposal, to be known as the Knollwood Reorganization: Annexation to the North County Lighting District/ Annexation to County Service Area No. 5.
- D. Find: 1) the subject territory is uninhabited, 2) all affected landowners have given written consent to the annexation and 3) the annexing agency has given written consent to the waiver of conducting authority proceedings.
- E. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 – Adopt this report and DENY the proposal:

OPTION 3 - CONTINUE this proposal to a future meeting for additional information.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION