

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

December 7, 2006 (Agenda)

LAFCO 06-18: Expand the spheres of influence of the North County Lighting District and County Service Area No. 5, and

Orcutt Creek Estates Reorganization: Annexation to the North County Lighting District/Annexation to County Service Area No. 5

PROPONENT: Board of Supervisors, by resolution.

ACREAGE & LOCATION Approximately 10 acres located west of and adjacent to South Bradley Road southerly of Clark Avenue (5301 South Bradley Road)

PURPOSE: Annex the territory to street lighting and open space maintenance districts serving Orcutt to allow the development of 15 single-family homes.

GENERAL ANALYSIS:

Description of Project

The proposal results from County approval of the Orcutt Creek Estates project that will result in the construction of 15 new homes. The project 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, barn and sheds and is otherwise vacant. The County Comprehensive Plan designates the proposal area as Planned Development and the site is zoned Planned Residential Development (PRD) 1.8 units per acre.

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 include South Bradley Road and single-family residential to the east, single-family homes and vacant lands to the west and vacant lands to the north and south.

2. Topography, Natural Features and Drainage Basins

The site and surrounding areas are level to slightly sloping. 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 15 new single-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 delivered by the Golden State Water Company acting as purveyor for water purchased from the City of Santa Maria's state water allotment through a supplemental Water Purchase Agreement.

5. Consent to Annex to the City of Santa Maria

On June 1, 2006 the Commission conditioned approval of the Knollwood Reorganization (LAFCO 06-7), consisting of annexations to the North County Lighting District and County Service Area No. 5, upon the landowner consenting to annex the site to the City of Santa Maria, such consent to run with the land and apply to future property owners.

This action is consistent with prior actions by the Commission and is predicated on the fact the Orcutt area is within the City's Sphere of Influence, creating a potential for eventual annexation.

6. Environmental Impact of the Proposal:

The County prepared and certified a Final Addendum to the Orcutt Community Plan EIR for the Orcutt Creek Estates project. This document was distributed to members of the Commission previously.

7. 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.

8. 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.

9. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 80006. The assessed value is \$1,831,104 (2005-06 roll). 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 Addendum to the Orcutt Community Plan EIR 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 Orcutt Creek Estates Reorganization: Annexation to the North County Lighting District/ Annexation to County Service Area No. 5.
- D. The landowner record a consent to annex the property to the City of Santa Maria, such consent to run with the land and apply to future property owners.
- E. Find: 1) the subject territory is uninhabited, 2) all affected landowners have given written consent to the annexation and 3) the annexing agencies have given written consent to the waiver of conducting authority proceedings.
- F. 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