

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

February 2, 2006 (Agenda)

LAFCO 05-20: Expand the spheres of influence of the Laguna County Sanitation District, North County Lighting District and County Service Area No. 5, and

Rice Ranch Reorganization: Annexation to Laguna County Sanitation District/Annexation to North County Lighting District/Annexation to County Service Area No. 5

PROPONENT: Board of Supervisors, by resolution.

ACREAGE & LOCATION Approximately 586 acres adjacent to and south of Rice Ranch Road, both east and west of the southerly extension of Bradley Road, Orcutt area.

PURPOSE: To include 725 approved homes – 447 single-family and 278 multi-family - in the sanitation, street lighting and open space maintenance districts that serve the Orcutt area, and to avoid creating “islands” within those districts.

GENERAL ANALYSIS:

Description of Project

The proposal results from County’s approval of the Rice Ranch Specific Plan, a project that will result in the construction of 725 new homes in five separate neighborhoods (Tracts 14,430 and 14,636). The property is located within and is consistent with the Orcutt Community Plan.

In addition to the Rice Ranch property itself, the application includes two additional parcels in the annexation to the Laguna County Sanitation District and three additional parcels in annexations to the North County Lighting District and County Service Area No. 5. These additional parcels are included in order to avoid or eliminate having “islands” within these districts. The application states that written consent has been given by all landowners with the proposed annexations.

PROJECT INFORMATION

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

The site is vacant. The existing Comprehensive Plan designation is Urban, PD (Planned Development). The site is zoned RPD (Planned Residential Development). Units will be built in five neighborhood clusters that confirm to the existing zoning designation.

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 vacant to the east, vacant with oil fields to the south, mixed single and multi-family residential to the north and mixed single family residential and vacant land to the west.

2. Topography, Natural Features and Drainage Basins

The site and surrounding areas can be characterized as rolling hills with mostly level terrain found in the northern portion of the site. There are no significant natural boundaries affecting the proposal.

3. Population:

There are no dwelling units on the site. Approval of the proposal could result in 447 single family and 2,478 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 sewage collection, treatment and disposal, street lighting, and parks/ open space maintenance for the Orcutt community. Water will be provided by the private Cal-Cities Water Company. A "Plan for Providing Services within the Affected Territory" is on file in the LAFCO office as required by Government Code section 56653.

Information about the adequacy of urban services is provided in the Final Supplemental EIR for the project which was previously distributed to the Commission.

5. Environmental Impact of the Proposal:

The County has prepared and certified an Environmental Impact Report for the Orcutt Community Plan (95-EIR-01). For this project an Supplemental EIR (03-EIR-05) was prepared. Copies of this report have been distributed to members of the Commission.

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

The proponent certifies that all property owner 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. 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 areas 80001, 80006, 80043 and 80053. Overall tax rates will not be affected by this change. The assessed value is \$972,550 (2005-06 roll). 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 Supplemental 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 Rice Ranch Reorganization: Annexation to Laguna County Sanitation District/ 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