

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

May 5, 2005 (Agenda)

LAFCO 05-6: Harp Reorganization: Annexation to the North County Lighting District/  
Annexation to County Service Area No. 5

PROPONENT: Board of Supervisors, by resolution.

ACREAGE &  
LOCATION Approximately 20.4 acres located east of and adjacent to Harp Road,  
about 100 feet southerly of Ken Avenue west of U.S. Hwy 101 and 3/4  
mile south of Clark Avenue; Orcutt Area.

PURPOSE: To include a County-approved tract of 44 single-family homes in street  
lighting and open space maintenance districts that serve the Orcutt area.

GENERAL ANALYSIS:

Description of Project

The proposal results from County approval of a 44-unit residential subdivision (Tract 14,478).  
The property is located within and is consistent with the Orcutt Community Plan.

The County submitted annexations to the North County Lighting District and County Service  
Area No. 5. The staff proposes that the Commission combine these two applications into one  
reorganization proceeding for economy in the boundary change process.

PROJECT INFORMATION

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

The site is vacant. General Plan and zoning designations are Planned Development and  
Planned Residential Development. The approved subdivision conforms with these  
designations. The property is within the spheres of influence of the annexing districts.

Surrounding land uses include undeveloped land on the south, existing condominiums on  
the west, existing single-family homes on the north and rural residential uses on the east.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area slopes gently to the south. 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 44 single family homes, which represent a potential population increase of 132 residents based on a factor of 3.01 persons per dwelling unit

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

The annexing districts provide street lighting, parks and 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 private Cal-Cities Water Company and sewers will be provided by the County-governed Laguna Sanitation District. Information about the adequacy of urban services is provided in the Addendum EIR for the project.

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 Addendum EIR was prepared, copies of which are distributed to Commission with this report.

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

The proponent certifies the property owner has given written consent. The annexing agencies have agreed 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.

A map sufficient for filing with the State Board of Equalization has not yet been received from the proponent.

8. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 80006. The overall tax rate will not be affected by this change. The assessed value is \$1,066,917 (2004-05 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 the information contained in the Addendum EIR prepared and certified by the County
- B. Adopt this report and approve the proposal, to be known as the Harp Reorganization: Annexation to the North County Lighting District and County Service Area No. 5.
- C. 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.
- D. 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.

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BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION