

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

February 6, 2003 (Agenda)

LAFCO 02-14: Mesa Verde Reorganization: Annexation to the North County Lighting District/Annexation to County Service Area No. 5, and

Modification of the spheres of influence of the North County Lighting District and County Service Area No. 5, and

PROPONENT: Board of Supervisors, by resolution.

ACREAGE & LOCATION Approximately 46 acres located at the southerly terminus of Stillwell Road, about 3/4 mile west of U.S. Hwy 101 and 3/4 mile south of Clark Avenue; Orcutt Area.

PURPOSE: To annex an approved subdivision of 64 single-family homes to street lighting and open space maintenance districts that serve the Orcutt area.

GENERAL ANALYSIS:

The proposal before the Commission results from the County's approval of a 64-unit residential subdivision (Tract 14,303). The approval was conditioned upon annexation of the project to the North County Lighting District and County Service Area No. 5. The latter district maintains parkland and open space in the Orcutt area.

To approve the annexations it is necessary to include the proposal area in the spheres of influence of the annexing districts, whose spheres are currently coterminous with the district boundaries;

PROJECT INFORMATION

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

The property is vacant. The County General Plan and zoning designate the proposal area as Planned Development, 1.8 dwellings per acre. The approved subdivision conforms with this designation.

Since the site is not within the Districts' spheres of influence a request was received for the Commission to modify the spheres to include the proposal area.

On the north is an approved but-as-yet-unbuilt 112 unit single-family residential project (Cobblestone, which is also on the February 6 agenda) and on the east are existing large-lot single family homes and lots, i.e., five and ten-acre parcels.

On the west the land is vacant. On the south it is used for grazing and passive recreation. Plans are being developed based on the Orcutt Community Plan to construct 52-unit and 725-unit residential projects, respectively, to the west and southwest of Mesa Verde tract. These projects are still in the formative stages.

2. Topography, Natural Features and Drainage Basins

The site consists of an upland mesa with slopes to the north and 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 64 single family homes, which represent a potential population increase of 193 residents based on a factor of 3.01 persons per dwelling unit

5. 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.

The provision of a full range of municipal services to support growth has been the subject of much study related to the adoption of the Orcutt Community Plan. Water will be provided by Cal-Cities Water Company (private) and sewers will be provided by the Laguna Sanitation District (County-governed). Information about the adequacy of urban services is provided in the Addendum EIR for the project.

This project and others in the Orcutt area are included in a newly formed Community Facilities District (CFD) that will finance and provide a number of local municipal services, and thereby it will insulate the County General Fund from some costs of unincorporated residential growth.

6. Environmental Impact of the Proposal:

The County prepared and certified an Environmental Impact Report for the Orcutt Community Plan (95-EIR-01). An Addendum EIR was prepared for the Mesa Verde project, copies of which were previously distributed to Commissioners.

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

The proponent certifies that the property owners have given their written consent. The territory is uninhabited; namely, there are fewer than 12 registered voters.

8. Boundaries and Lines of Assessment:

The property is not contiguous to the annexing districts; contiguity is not legally required. The boundaries are definite and certain, although containing minor errors.

There are conflicts with lines of assessment or ownership since the annexation boundaries do not coincide with the existing district lines. This situation will be corrected by means of a recorded lot line adjustment with the adjacent Rice Ranch project.

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

7. 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 annexing agencies have no existing indebtedness.

The annexation consists of Assessor Parcel 101-010-003 and part of an adjacent parcel. The assessed value of this parcel \$2,865,000 (2002-03 roll)

ALTERNATIVES FOR COMMISSION ACTION

Following review of all testimony or additional 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. Amend the spheres of influence of the North County Lighting District and County Service Area No. 5 to include the reorganization area.
- C. Adopt this report and approve the proposal, to be known as the Mesa Verde Reorganization: Annexation to the North County Lighting District and County Service Area No. 5, conditioned upon the territory being annexed being liable for existing bonded indebtedness of the annexing agency.
- D. Approve the findings and statement of overriding considerations that is included as part of this report as required by the California Environmental Quality Act.
- E. 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.
- F. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 - DENY 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 deny the proposal.

OPTION 3 - If the Commission needs more information, it should CONTINUE the hearing to a future meeting.

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