

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

December 1, 2005 (Agenda)

LAFCO 05-18: Stonegate Reorganization: Annexation to the Laguna County Sanitation District/Annexation to the North County Lighting District/Annexation to County Service Area No. 5

PROPONENT: Board of Supervisors, by resolution.

ACREAGE & LOCATION Approximately eight acres located south of the intersection of Clark Avenue and Rice Ranch Road; Old Town Orcutt Area.

PURPOSE: To provide sanitation, streetlighting and open-space maintenance services for an approved subdivision of 44 single-family homes (Tract 14481).

GENERAL ANALYSIS:

Description of Project

The proposal results from the County's approval of a 44-unit residential subdivision. The site is located within and is consistent with the Orcutt Community Plan.

The annexation to the Laguna County Sanitation District includes property owned by the Orcutt School District, which is included in order to eliminate an "island" of unannexed territory.

PROJECT INFORMATION

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

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

Surrounding land uses include vacant land owned by the school district to the east, vacant to the south and west and the existing Old Town Residential area to the north.

2. Topography, Natural Features and Drainage Basins

The site and surrounding areas are primarily level with gentle slopes. No significant natural boundaries affect the proposal.

3. Population:

There are no dwelling units on the site. Approval of the proposal could result in 44 single family homes, which represents 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 sewage collection, treatment and disposal; street lighting, and open space maintenance. Water will be provided by Cal-Cities Water Company. The County's "Plan for Providing Services within the Affected Territory" is on file as required by Government Code section 56653.

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 the Commission with this report.

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

The proponent certifies that all landowners have 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. 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 areas 80001 and 80002. Overall tax rates will not be affected by this change. The assessed value is \$940,611 (2005-06 roll).

SPECIAL ANALYSIS:

Annexation of Additional Property to the Laguna County Sanitation District

The Laguna Sanitation District staff brought to our attention the fact that the Gray Annexation to the District, approved by the Commission in April 1993 (LAFCO 92-AD-7), was never recorded. Therefore, despite having received District services since that time, the parcel is not legally within the District.

To correct this error most expeditiously, it is recommended the Laguna County Sanitation District portion of the Stonegate Reorganization be amended to include this parcel. Written consent has been given by the affected property owner. The property is as follows:

- Gray , 853 Via Esmeralda, Santa Maria CA

This parcel is developed with a single family home. The County General Plan designates the site as Single Family Residential and it is zoned 1-E-1. No change in planning zoning or land use is proposed.

The annexation of this parcel is found to be categorically exempt. (Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities).

This property is consistent with Guidelines adopted by your Commission concerning inclusion of additional properties, i.e., it consists of a small lot in a developed area; does not represent an environmentally controversial land use; is within the District's Sphere of Influence; and is shown as Urban on adopted plans.

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. Find including the additional property to be categorically exempt from CEQA.
- C. Adopt this report and approve the proposal, to be known as the Stonegate Reorganization: Annexation to the Laguna County Sanitation District,

Annexation to North County Lighting District and Annexation to County Service Area No. 5, conditioned upon:

1. Inclusion of the parcel located at 853 Via Esmeralda in the Laguna County Sanitation District component of the reorganization.
 2. The developer of the Stonegate project recording 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.
- D. 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.
- 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.

RECOMMENDED ACTION:

Approve OPTION 1.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION