

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

August 5, 2004 (Agenda)

LAFCO 04-5: Refiled Mesa Verde Reorganization: Annexation to the North County Lighting District/Annexation to County Service Area No. 5

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:

Refiled Proposal

This proposal is identical to the original Mesa Verde Reorganization the Commission approved on February 6, 2003. The landowner and County did not complete the reorganization nor did they request an extension of time. The proposal lapsed, becoming null and void on February 6, 2004.

The property has been sold and the County, in conjunction with the new owners, has resubmitted the reorganization.

Description of Project

There is no change in the circumstances surrounding the proposal . It results from the County's approval of a 64-unit residential subdivision (Tract 14,303). The approval was conditioned upon annexing the project to the North County Lighting District and County Service Area No. 5, which maintains parkland and open space in the Orcutt area.

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. The property is within the spheres of influence of the annexing districts.

Land on the north is the site of an approved 112 unit single-family residential project and existing large-lot single family homes and lots, i.e., five and ten-acre parcels, are located

on the east. The land on the west is vacant. Land on the south it is used for grazing and passive recreation.

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.

Similar to the Providence Landing Reorganization, which included an Annexation to the North County Lighting District and was approved by the Commission on November 6, 2003, the County has proposed creating a zone of benefit to impose benefit assessments to pay for street lighting services within the annexation area. This is different from the initial the Mesa Verde Reorganization, and is reflected in the staff recommended conditions.

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 distributed to Commissioners in 2003.

There has been no change in the membership of the Commission since that time, but if any members would like to see the Addendum EIR just contact the LAFCO office.

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

The proponent certifies the property owner has given its 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.

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 was \$2,865,000 on the 2002-03 roll.

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. Approve the findings and statement of overriding considerations included as part of this report as required by the California Environmental Quality Act.
- C. Adopt this report and approve the proposal, to be known as the Refiled Mesa Verde Reorganization: Annexation to the North County Lighting District and County Service Area No. 5.
- D. Condition approval of the reorganization upon creation of a zone of benefit and the authorization to impose a benefit assessment for streetlights.
- 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.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION