

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

November 6, 2003 (Agenda)

LAFCO 03-10: Providence Landing Reorganization: Annexation to North County Lighting District/Annexation to County Service Area No. 4, including Modifying the spheres of influence of the North County Lighting District and County Service Area No. 4 to include the reorganization area.

PROPONENT: Board of Supervisors, County of Santa Barbara

ACREAGE & LOCATION About 139 acres located southerly of the Lompoc-Casmalia Road (Hwy. 1) north of and adjacent to the Lompoc Federal Penitentiary. (APN 097-370-021).

PURPOSE: To provide street lighting and open space maintenance for an approved subdivision of 238 single-family homes.

PROJECT INFORMATION

As a condition of County approval the Providence Landing development must be annexed to the North County Lighting District and County Service Area No. 4. The first district funds streetlighting services and the second maintains open space and parklands in the Lompoc area.

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

The property is undeveloped. The County General Plan designates the site as Residential, 12.3 dwelling units per acre. Current zoning allows single-family residential, residential ranchette and recreational uses. The proposed uses conforms with this designation.

The site is not within the Districts' spheres of influence and it is proposed to expand the spheres to include this property.

Surrounding land uses include the Vandenberg Village residential community to the north, a Federal Penitentiary on the south and the Burton Mesa Ecological Preserve on the east and west.

2. Topography, Natural Features and Drainage Basins

The topography of the majority of the site varies between level and 20% slopes. There is a eucalyptus grove on the southern portion of the property. There are no significant natural boundaries or features affecting the proposal.

3. Population:

There are no dwelling units on the site. The approval of 238 single-family dwelling units represents a potential population increase of approximately 716 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 portions of the northern Lompoc area. A "Plan for Providing Services within the Affected Territory" is on file in the LAFCO office as required by Government Code section 56653.

The County has proposed creating a zone of benefit and imposing benefit assessments to pay for street lighting services within the annexation area.

5. Environmental Impact of the Proposal:

The County of Santa Barbara, as the lead agency, prepared and certified an Environmental Impact Report for the project. This report was distributed to members of the Commission previously.

In accordance with the State EIR Guidelines the County has adopted mitigation measures to reduce or avoid significant effects of the project and adopted a Statement of Overriding Considerations in order to justify unmitigated impacts.

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

The proponent certifies that the property owner has given written consent. The territory is uninhabited; namely, there are fewer than 12 registered voters. The annexing agencies have consented to the waiver of conducting authority proceedings.

7. Boundaries and Lines of Assessment:

The property is contiguous to the 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 072018. The assessed value is \$1,189,990 (2003-04 roll). The overall tax rate will not be affected by this change. The annexing agencies have no existing indebtedness.

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 EIR as prepared and certified by the County.
- B. Amend the Spheres of Influence of the annexing agencies to include this property.
- C. Adopt this report and approve the proposal, to be known as Providence Landing Reorganization: Annexation to North County Lighting District and Annexation to County Service Area No. 4.
- D. Condition approval of the annexation 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 agencies have 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 EIR as prepared and certified by the County.
- B. Adopt this report and deny the proposal.

OPTION 3 - If more information is needed, CONTINUE the hearing to a future meeting.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION