

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

February 6, 2003 (Agenda)

LAFCO 02-13: Cobblestone 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

PROPONENT: Board of Supervisors, by resolution.

ACREAGE & LOCATION Approximately 48 acres located west of and including Stilwell Road, about 650 feet south of Clark Avenue, Orcutt Area.

PURPOSE: To include an approved subdivision of 112 single-family homes in 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 112-unit residential subdivision (Tract 14,429). The approval of the development is conditioned upon annexation 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 General Plan designates the site as Planned Development, 2.7 units per acre. Existing zoning is Planned Development, 1.8 – 2.7 units per acre. The approved subdivision conforms with these designations.

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.

Surrounding land uses include existing single-family homes on the north, an approved but-as-yet-unbuilt 74 unit residential project on the south (Mesa Verde, which is also on the February

6 LAFCO agenda), existing single family homes and a mobile home park on the east and existing single-family homes one one-acre lots on the west.

2. Topography, Natural Features and Drainage Basins

The site consists of level development areas separated by slopes; the southern portion of the property includes a portion of Orcutt Creek. These natural features are incorporated into the tract design. 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 112 single family homes, representing a potential population increase of 337 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 Cobblestone project, copies of which were previously distributed to Commissioners.

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

The proponent certifies the property owner has given written consent. The proponent consents 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 contiguous to the annexing districts. The boundaries are definite and certain, although containing minor errors. 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 080006. The overall tax rate will not be affected by this change. The annexing agencies have no existing indebtedness.

The assessed value is \$ 1,591,812 (2002-03 roll).

ANNEXATION OF ADDITIONAL PROPERTY

Four additional parcels have been identified by the LAFCO staff for inclusion in the Cobblestone Reorganization. The following parcels are bordered on three sides by the proposed annexation:

- APN 103-200-062, Jensen Family Trust (5320 Stillwell Road)
- APN 103-200-081, Stanley Avans/Karen Gay (1560 Caraway Court)
- APN 103-200-082, Frank Tromp (1570 Caraway Court)
- APN 103-200-083, Bernard J. and Maria P. Tromp (1580 Caraway Court)

Each parcel is developed with a single-family home. All property owners have been advised of the LAFCO hearing and have received a copy of this staff report.

The staff recommends these parcels be included in of the Cobblestone proceeding to (a) promote orderly governmental boundaries, (b) establish equity in funding community services and (c) have County-governed Orcutt service districts encompass the entire community.

The inclusion of these properties is consistent with the Guidelines adopted by your Commission to include additional properties, i.e., they consist of small lots in developed or developing areas; do not represent an environmentally controversial land use; are within the City's Sphere of Influence; and are designated Urban on adopted plans.

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 Cobblestone 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 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 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