

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

March 2, 2006 (Agenda)

LAFCO 06-2: Expand the spheres of influence of the North County Lighting District and County Service Area No. 5, and

Vintage Ranch Reorganization: Annexation to the North County Lighting District/Annexation to County Service Area No. 5

PROPONENT: Board of Supervisors, by resolution.

ACREAGE & LOCATION Approximately 33 acres north of and adjacent to the extension of Stubblefield Road, about 200 feet east of Via Alta, Orcutt area.

PURPOSE: Annex 52 proposed homes – 47 single-family and five multi-family – to street lighting and open space maintenance districts serving Orcutt.

GENERAL ANALYSIS:

Description of Project

The proposal results from County approval of the Vintage Ranch project (Tract 14,556) that will result in the construction of 52 new homes. The property is located within and is consistent with the Orcutt Community Plan.

PROJECT INFORMATION

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

The site is vacant. The existing Comprehensive Plan designation is Urban, PD (Planned Development). The site is zoned RPD (Planned Residential Development).

The property is not within the spheres of influence of the annexing districts and it is proposed that the spheres be amended to include this territory.

Surrounding land uses are single family residential to the east, west and north, with vacant land to the south.

2. Topography, Natural Features and Drainage Basins

The site and surrounding areas can be characterized as rolling hills with some level terrain. 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 47 single family and five multi-family homes. This growth is consistent with all adopted plans for the community.

4. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The annexing districts provide street lighting, and parks/open space maintenance for the Orcutt community. Water will be provided by the private Cal-Cities Water Company. A "Plan for Providing Services within the Affected Territory" is on file in the LAFCO office as required by Government Code section 56653.

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 to the EIR was prepared and is provided with this staff report.

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

The proponent certifies that all property owners have given written consent. The annexing agencies have consented 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. The boundaries are definite and certain, although containing minor errors. There are no conflicts with lines of assessment or ownership.

Maps sufficient for filing with the State Board of Equalization have not yet been received from the proponent.

8. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 80006. Overall tax rates will not be affected by this change. The annexing agencies have no existing indebtedness.

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 information contained in the Addendum to the EIR prepared and certified by the County.
- B. Amend the Spheres of Influence of the annexing Districts to include this territory.
- C. Adopt this report and approve the proposal, to be known as the Vintage Ranch Reorganization: Annexation to the North County Lighting District/ Annexation to County Service Area No. 5.
- D. 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.
- 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.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION