

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

June 1, 2006 (Agenda)

LAFCO 06-10: Expand the spheres of influence of the North County Lighting District and County Service Area No. 5, and

Old Mill Run Reorganization: Annexation to the North County Lighting District/Annexation to County Service Area No. 5

PROPONENT: Board of Supervisors, by resolution.

ACREAGE & LOCATION Approximately 24.4 acres east and west of Blosser Road, south and adjacent to Old Mill Lane; Orcutt area.

PURPOSE: Annex the property to street lighting and open space maintenance districts serving Orcutt to allow the development of 54 single-family and six multi-family dwelling units.

Six existing homes are included to avoid leaving "islands" that would be surrounded by the annexing districts.

GENERAL ANALYSIS:

Description of Project

The proposal results from County approval of the Old Mill Run project (Tentative Tract No. 14,532) that will result in the construction of 60 new homes, 54 single-family and six multi-family. 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 reorganization area is vacant except for six existing single-family homes. The County has approved a subdivision and development permit to create an additional 54 single-family and six multi-family dwelling units.

County Comprehensive Plan and zoning designations is Residential, DR 3.3 units per acre. 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 mixed density residential to the west, single-family residential to the north, a mobile home park to the south and vacant to the east.

2. Topography, Natural Features and Drainage Basins

The site and surrounding areas can be characterized as level. There are no significant natural boundaries affecting the proposal.

3. Population:

There are six dwelling unit in the reorganization area. Approval of the proposal could result in the addition on 54 single-family and six 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. A "Plan for Providing Services within the Affected Territory" is on file in the LAFCO office as required by Government Code section 56653.

Water will be provided by the Cal-Cities Water Company via an agreement for State water with the City of Santa Maria. A copy of the Supplemental Water Purchase Agreement is available in the LAFCO office.

5. Environmental Impact of the Proposal:

The County has prepared and certified an Addendum to the Orcutt Community Plan EIR (95-EIR-01) for the Old Mill Run development. It was previously distributed to the members of the Commission.

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

Proof has not been received that all property owners have consented to the reorganization. The territory is inhabited; namely, there are 12 or more registered voters.

7. Boundaries and Lines of Assessment:

The proposal area is contiguous on all sides 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 in tax rate area 80006. The assessed value of the reorganization area is \$4,100,738 (2005-2006 roll). 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 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 Old Mill Run Reorganization: Annexation to the North County Lighting District/ Annexation to County Service Area No. 5.
- D. Direct the staff to initiate and conduct subsequent proceedings in compliance with the findings of the Local Agency Formation Commission only upon the signing of the resolution by the Chair

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