

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

September 5, 2013 (Agenda)

LAFCO 13-7: Terrace Villas Reorganization: Annexation to County Service Area No. 5 (Orcutt)/Annexation to the North County Lighting District

PROPONENT: Board of Supervisors, by resolution adopted February 19, 2013.

ACREAGE & LOCATION 5.4 acres on Stillwell Road, south of Clark Avenue in the town of Orcutt, North Santa Barbara County. The previous address of the property was 5320 Stillwell Road.

PURPOSE: To annex this property to these special districts to comply with conditions imposed by the County.

GENERAL ANALYSIS:

County Service Area No. 5 (Orcutt) and North County Lighting District finance, respectively, open space maintenance and street lighting. This proposal will annex land to these districts to provide park and open space and lighting services to 16 single-family residential units.

PROJECT INFORMATION

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

The Orcutt Community Plan designates the site as Single Family Residential. It is within the Urban Area.

Surrounding uses are single-family residential to the west and north, a mobile home park to the south and vacant land planned for commercial uses to the east.

The proposal area is located within the Sphere of Influence of County Service Area No. 5 and the North County Lighting District.

2. Topography, Natural Features and Drainage Basins

The site and surrounding areas are generally level. No significant natural boundaries affect the proposal.

3. Population:

There are no dwelling units currently within the proposal area. There are 16 single-family units proposed for the site.

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

A "Plan for Providing Services within the Affected Territory" is on file in the LAFCO office as required by Government Code Section 56653. The annexing districts receive funding from benefit assessments and a portion of the general property tax levy.

5. Impact on Prime Agricultural Land, Open Space and Agriculture:

The project site is not prime agricultural land as defined in Government Code Section 56064, nor is there agricultural production on the site.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 80006. The property will be assigned taxable assessed value when it is combined with the adjacent privately-owned parcel.

The subject territory, upon annexation, will be liable for payment of its share of payment of revenues to the annexing districts, which is recommended as a condition of approval.

5. Environmental Impact of the Proposal:

The County of Santa Barbara, as lead agency, in consultation with LAFCO and other responsible agencies, has found significant environmental effects may result from the commercial development project. In accordance with Section 15070 of the State CEQA Guidelines it has adopted mitigation measures to reduce or avoid all significant effects.

A Mitigated Negative Declaration (MND) has been certified by the County Planning Commission. This document titled "Terrace Villas" dated April 5, 2011 was distributed to members of the Commission for their review prior to this meeting.

6. Boundaries and Lines of Assessment:

There are no conflicts with lines of assessment or ownership. The property is contiguous to the Districts. The site is uninhabited; namely, there are fewer than 12 registered voters.

The boundaries are definite and certain. If approved by the Commission, staff will not record the annexation until the County Surveyor approves a map sufficient for filing with the State Board of Equalization.

EXHIBITS

- Exhibit A Executed Landowner Consent Form
- Exhibit B Map of the Proposed Reorganization
- Exhibit C Proposed Resolution Approving the Reorganization

ALTERNATIVES FOR COMMISSION ACTION

After reviewing this report and any testimony or materials that are presented, the Commission can follow one of the following options:

OPTION 1 – APPROVE the proposal as follows:

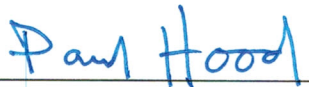
- A. Certify your Commission has reviewed and considered the information contained in the Mitigated Negative Declaration.
- B. Adopt this report and approve the proposal, known as Terrace Villas Reorganization: Annexation to County Service Area No. 5 (Orcutt)/Annexation to the North County Lighting District, subject to the condition that the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the Districts.
- C. Find the subject territory is uninhabited, all affected landowners have given written consent and annexing agencies have given written consent to the waiver of conducting authority proceedings.
- D. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 –Deny the proposal.

OPTION 3 - Continue the proposal to a future meeting for additional information.

RECOMMENDED ACTION:

Approve OPTION 1.



PAUL HOOD

Executive Officer

LOCAL AGENCY FORMATION COMMISSION