

**SANTA BARBARA COUNTY  
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Agenda Number:**  
**Prepared on:** 9/14/05  
**Department Name:** Public Works  
**Department No.:** 054  
**Agenda Date:** 10/25/05  
**Placement:** Administrative  
**Estimate Time:**  
**Continued Item:** NO  
**If Yes, date from:**

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**TO:** Board of Supervisors, and  
Board of Directors, Laguna County Sanitation District

**FROM:** Phillip M. Demery, Director and Rick Wheeler, Director  
Public Works Department Park Department

**STAFF**  
**CONTACT(S):** Public Works Department  
Mark A. Schleich, Deputy Director, Resource Recovery & Waste Management Div.  
Martin J. Wilder, Special Districts Manager x8750

Park Department  
Jeff Stone, North County Deputy Director  
Claude Garciacelay, Planner x2469

**SUBJECT:** Initiation of the Annexation of Rice Ranch (Master TM 14,636 and TM 14,430) to Laguna County Sanitation District, North County Lighting District, and County Service Area 5 - Fourth Supervisorial District

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**Recommendation(s):**

Acting as the Board of Directors of the Laguna County Sanitation District:

- A. Adopt the attached resolution initiating proceedings to annex territory (Rice Ranch, Master Tract Map 14,636 and Tract Map 14,430 on APNs 101-010-012, 018, 019, and 105-140-016 as well as APNs 103-180-030 and 031 to the Laguna County Sanitation District, and;

Acting as the Board of Supervisors:

- B. Adopt the attached resolution initiating proceedings to annex territory (Rice Ranch Master Tract Map 14,636 and Tract Map 14,430 on APNs 101-010-012, 014, 018, 019, and 105-140-016 as well as APNs 103-180-030, 031, and 032 to the North County Lighting District and County Service Area 5.

### **Alignment with Board Strategic Plan:**

The recommendation(s) are primarily aligned with Goal No. 2. A Safe and Healthy Community in Which to Live, Work, and Visit.

### **Executive Summary and Discussion:**

The Rice Ranch tract is located south of Rice Ranch and Stubblefield Roads, east of the Oakhill housing development, and west of Stillwell Road. The land is currently undeveloped and is known as Key Site 12 in the Orcutt Community Plan. The land is zoned planned residential development (PRD) with the housing units clustered in five neighborhoods. In total, 447 single family and 278 multiple family homes are proposed for the site (725 in total). Services sought by the development from County-governed districts include sewage collection, treatment and disposal, streetlighting and open space maintenance.

#### Annexation Procedures

In order to minimize expenses and promote efficiency the annexations to the Laguna County Sanitation District, North County Lighting District and CSA 5 will be conducted in one reorganization application to the Local Area Formation Commission (LAFCO). It will be initiated by the enclosed resolutions of application and will be conducted in accordance with the procedures of the Santa Barbara Local Agency Formation Commission (LAFCO) pursuant to the Cortese/Knox/ Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code.

#### Wastewater Services

Annexation to the Laguna County Sanitation District will authorize wastewater service to the tract. The public collection system serving the tract will connect to the District's existing system in Graciosa Road and possibly Bradley Road. The master tract map dedicates sewer easements not located within the proposed five neighborhoods. Final design for on-site neighborhood road system will determine placement of the final sewer alignments and will be dedicated in each separate neighborhood final map. In addition, this action will annex APNs 103-181-030 and 031 into the District to eliminate islands.

#### Streetlighting

Public roads providing access to the tract as well as public roads within the tract require streetlighting services by the North County Lighting District. The County's street lighting program utilizes luminaries and poles carried by the electric company (PG& E in the north county or Edison in the south county). The County pays for electric service and maintenance with revenues generated by the lighting district. The tract area must be annexed into the lighting district in order to provide a funding mechanism for this service. In addition, this action will annex APNs 103-181-030, 031, and 032 into the District to eliminate islands.

#### Open Space Maintenance

Until 1994, County Service Area 5 (CSA 5) provided for both streetlighting and open space maintenance. At that time, streetlighting functions from CSA 5 were consolidated with the other streetlighting districts to form the North County Lighting District. CSA 5 now exclusively provides for open space maintenance of approximately 79 acres including a portion of Waller County Park. Funding is provided by a portion of the 1% property tax allocated to open space maintenance. Although no apportionment of the 1% property tax is proposed for the new parcels to be created by this tract, annexation to CSA 5 is recommended in the event the Board of Supervisors wishes to allocate a portion of the property tax to open space maintenance and in order to maintain coterminous boundaries with the North County Lighting District. Funding for park and open space maintenance associated with this tract will be from the recently formed Orcutt community

facilities district (CFD) intended to raise revenue for police, fire, flood control, and park services. The CFD is administered by the County Executive Officer's office.

Creation of Streetlighting Zone Assessments

In addition, current County policy, as established by the County Executive Office, requires that all new tracts form zone assessment areas when annexing into any streetlighting district or service area requiring streetlighting services. A zone assessment area is a subset of the district in which a specific assessment is established for parcels created in a new tract so that revenues generated are consistent with actual operating costs of the streetlighting system associated with the tract.

This policy and funding mechanism was created because of the limitations associated with adjusting district-wide benefit assessment rates pursuant to the requirements of Proposition 218 passed in 1996. By creating specific zone assessments within the district, new developments will not negatively impact the financial status of existing lighting programs.

The proposed street lighting improvements associated with Rice Ranch will be forthcoming as the project applications are made to the County by neighborhood. At that time specific streetlighting designs will be known as well and assessment engineering reports will be submitted describing neighborhood specific benefits and assessments. Each neighborhood will therefore require the adoption of an ordinance establishing each neighborhood zone assessment rate. Therefore, this action only initiates the annexation of the Rice Ranch area to the North County Lighting District but does not establish streetlighting impacts or revenue needs.

**Mandates and Service Levels:**

There is no change in programs or service level with this action. The Board of Supervisor's approved Rice Ranch Specific Plan, Master Tract Map 14,636 and Tract Map 14,430 on December 9, 2003.

**Fiscal and Facilities Impacts:**

Funding to the Laguna County Sanitation District for sewer service will be via placement of the residential sewer charge as a fixed charge on the tax roll. Funding to the North County Lighting District will be via placement of a tract specific fixed charge for streetlighting services on the tax roll. Funding for park maintenance will be on the tax roll through the Orcutt CFD.

**Special Instructions:**

- A. Direct the Clerk of the Board to forward a certified minute order and completely executed copies of the resolution and ordinance to the Public Works Department to the attention of Christy Angkahan at the North County Public Works Department office in Santa Maria, Georgia Navarro in the Resource Recovery & Waste Management Division in Santa Barbara, Cecelia Barnes in the Transportation Division in Santa Barbara, Kathleen Dowd in the Traffic Section in Santa Barbara, Jeff Stone in the Parks Department office in Santa Maria, and Claude Garciacelay in the Parks Department office in Santa Barbara.

**Concurrence:**

Auditor-Controller  
County Counsel

RESOLUTION OF THE BOARD OF SUPERVISORS  
COUNTY OF SANTA BARBARA  
EXOFFICIO BOARD OF DIRECTORS  
LAGUNA COUNTY SANITATION DISTRICT

INITIATING PROCEEDINGS TO ANNEX TERRITORY )  
TO LAGUNA COUNTY SANITATION DISTRICT )  
(Rice Ranch Reorganization)

RESOLUTION NO. \_\_\_\_\_

WHEREAS, the Board of Directors desires to initiate a proceeding for the adjustment of boundaries specified herein;

NOW, THEREFORE, the Board of Directors does hereby resolve and order as follows:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code.
2. This proposal is an annexation to the Laguna County Sanitation District.
3. A description of the boundaries and a map of the affected territory are set forth in Exhibits "A" and "B", attached hereto and by reference incorporated herein;
4. The reason for the proposal is to provide for the collection, treatment, and disposal of wastewater.
5. The proposal is consistent with the Spheres of Influence of the Laguna County Sanitation District.
6. Consent is hereby given to the waiver of conducting authority proceedings.

PASSED AND ADOPTED by the Board of Directors of the Laguna County Sanitation District, County of Santa Barbara, State of California, this \_\_\_\_ day of \_\_\_\_\_ 2005, by the following votes:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Chair, Board of Directors  
County of Santa Barbara

ATTEST:  
CLERK OF THE BOARD  
MICHAEL J. BROWN

By \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:  
STEPHEN S. STARK  
COUNTY COUNSEL

APPROVED AS TO FORM:  
ROBERT W. GEIS  
AUDITOR-CONTROLLER

By \_\_\_\_\_  
Deputy Counsel

By \_\_\_\_\_  
Deputy

RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SANTA BARBARA

INITIATING ANNEXATION OF TERRITORY ) RESOLUTION NO. \_\_\_\_\_  
TO NORTH COUNTY LIGHTING DISTRICT AND )  
COUNTY SERVICE AREA 5 )  
(Rice Ranch Reorganization)

WHEREAS, the Board of Supervisors desires to initiate a proceeding for the adjustment of boundaries specified herein;

NOW, THEREFORE, the Board of Supervisors does hereby resolve and order as follows:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code.
2. This proposal is an annexation to the North County Lighting District and to County Service Area 5.
3. A description of the boundaries and a map of the affected territory are set forth in Exhibits "A" and "B" attached hereto and by reference incorporated herein;
4. The reason for the proposal is to comply with conditions imposed by the County to annex to the district and service area for streetlighting and park maintenance services to lands in the Orcutt area.
5. The proposal is consistent with the Spheres of Influence of the annexing districts.
6. Consent is hereby given to the waiver of conducting authority proceedings.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this \_\_\_\_\_ day of \_\_\_\_\_, 2005, by the following votes:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Chair, Board of Supervisors  
County of Santa Barbara

ATTEST:  
CLERK OF THE BOARD  
MICHAEL J. BROWN

By \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:  
STEPHEN S. STARK  
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ROBERT W. GEIS  
AUDITOR-CONTROLLER

By \_\_\_\_\_  
Deputy Counsel

By \_\_\_\_\_  
Deputy