



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

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

Department Name: Community Services
Department No(s): 057
For Agenda of: 10/13/2015
Placement: Administrative
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department George Chapjian, Community Services Director, 568-2457
Director(s)
Contact Info: Paddy Langlands, Deputy Parks Director, 568-2475

SUBJECT: Initiation of Annexation of APN 107-250-008 (Bradley Village Tract Map 14,739 - Orcutt Community Plan Key Site 30) to County Service Area 5 – Fourth Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: N/A

Recommended Actions:

- a) Adopt the resolution initiating proceedings to annex territory known as APN 107-250-008 (Bradley Village Tract Map 14,739 - Orcutt Community Plan Key Site 30) to County Service Area 5.
- b) Find that the adoption of a resolution to initiate annexation is not a “Project” within the meaning of the California Quality Act, pursuant to 14 CCR 15378 (b)(5), in that they are governmental administrative activity that will not result in physical changes in the environment and direct staff to file a Notice of Exemption on that basis.

Summary Text:

APN 107-250-008 is being developed by the Bradley Village Tract Map 14,739. The land is also known as Orcutt Community Plan Key Site 30. Requested services requiring annexation include park and open space services from County Service Area 5 (CSA 5) provided by the Community Services Department. Adoption of this resolution (Attachment A) will allow the Santa Barbara Local Area Formation Commission (LAFCO) to consider annexation to CSA 5 for these services. Attachment B is the Notice of Exemption stating that the adoption of this resolution is an exempt action under CEQA.

Background:

Annexation to territorial boundaries for services provided by governmental entities is required of new development in order to receive these services. Assessor’s Parcel Number 107-250-008 is located off Bradley Road and approximately ½ mile north of Clark Avenue in the unincorporated Orcutt/Santa Maria area. The parcel consists of 79.6 acres and is proposed for development under Tract Map 14,739, also known as Bradley Village. The development proposes 69 residential units and 214 multiple family residences. Proposed recreational facilities include a private park, a private open space and two public multi-use trails. Services not currently provided to this parcel and under the jurisdiction of the County include park related services through CSA 5.

CSA 5 currently provides park and open space related services in the unincorporated Santa Maria area. Revenue that funds CSA 5 is generated from property tax distributions. Revenue from the proposed parcels will help fund existing general park and open space activities within the CSA 5 service territory such as Waller County Park and other park or open space areas as well as new services associated with the proposed project. The tax rate area (TRA) that apportions property tax to various taxing authorities is assigned by the State Board of Equalization upon recordation of the annexation by LAFCO. Using the neighboring TRA 080041, which includes CSA 5 as a taxing authority, the lots created by Tract Map 14,739 would generate \$6.61 per \$100,000 of assessed value to Fund 2140 (CSA 5).

This action allows for the submission of an application to LAFCO for consideration of the annexation of Key Site 30 for the services described pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act codified in California Government Code Section 56000 et seq.

Performance Measure:

Revenues for park and open space maintenance will assist in funding CSA 5 services.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Current FY Rev:</u>	<u>Current FY Diff:</u>
General Fund			
State			
Federal			
CSA 5 Fund 2140	\$106,811	\$106,811	\$0
Total	\$106,811	\$106,811	\$0

Narrative: New revenue to CSA 5 will be generated as a result of the annexation to these entities.

Special Instructions:

Direct the Clerk of the Board to:

1. Forward a certified minute order and fully executed copy of the resolution to initiate annexation to CSA 5 to Paddy Langlands - Community Services Department, Parks Division

Attachments:

- Attachment A: Resolution to initiate annexation
- Attachment B: Notice of exemption

Subject: Initiation of Annexation of APN 107-250-008 (Bradley Village Tract Map 14, 739 – Orcutt Community Plan Key Site 30) to CSA 5 - Fourth Supervisorial District
Agenda Date: October 13, 2015
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Authored by:

Paddy Langlands – Deputy Parks Director, Community Services Department, Parks Division

Copy:

Ryder Bailey, Chief Financial Officer, Community Services Department