



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: Public Works
Department No.: 054
For Agenda of: 1/11/2022
Placement: Set hearing
Estimated Time 15 minutes on Dept.
2/8/2022
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Directors, Laguna County Sanitation District
FROM: Department Scott D. McGolpin, P.E., Director, (805) 568-3010
Director(s)

Contact Info: Leslie Wells, Deputy Director, (805) 882-3605

SUBJECT: Abolition of Improvement Zone No. 1 for Vintage Ranch Tract 14,556 – 4th
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:

That the Board of Directors consider the following recommendations:

On January 11, 2022:

- a) Adopt a resolution declaring the intention to abolish Improvement Zone No. 1 for Vintage Ranch Tract 14,556; and,
- b) Set a hearing on February 8, 2022 to consider adoption of a resolution to abolish Improvement Zone No. 1 for Vintage Ranch Tract 14,556; and,

On February 8, 2022:

- a) Hear and pass upon all protests and objections regarding the proposed abolition of Improvement Zone No. 1 for Vintage Ranch Tract 14,556; and
- b) Adopt a resolution finding that Improvement Zone No. 1 for Vintage Ranch Tract 14,556 is no longer benefited by the maintenance and operation of facilities within the Zone and abolishing the

Improvement Zone; and

- c) Find that the recommended actions do not constitute a “Project” within the meaning of the California Environmental Quality Act, pursuant to 14 CCR 15378 (b)(5), in that it is a government administrative activity that will not result in direct or indirect changes in the environment.

Summary Text:

This item is on the agenda in order to abolish Improvement Zone No. 1 for Vintage Ranch Tract 14,556 that was established to fund a proposed public sewer lift station. The development project was reengineered to no longer require a public lift station and was further developed by Tract 14,812.

Background:

All lots in the Vintage Ranch development (Orcutt Community Plan Key Site 7) are located below nearest public gravity sewer line. The original development project (Tract 14,556) had planned to use a publicly operated sewer lift station to move wastewater to the existing gravity sewer system located on Black Oak Road on the westerly edge of the Mesa Verde (Key Site 6) housing development. To accommodate the public sewer lift station, the Board declared its intention to establish Improvement Zone No. 1 pursuant to Resolution 06-283 adopted on September 12, 2006 and established the zone of benefit pursuant to Resolution 06-311 adopted October 10, 2006.

Subsequently, the Vintage Ranch development project was superseded by Tract 14,812 and redesigned to provide individual lift stations for each lot to be owned and maintained by the homeowner, which negated the need for a public lift station. Tract 14,812 was approved by the Board of Supervisors and Board of Directors on October 12, 2021. Therefore, staff recommends abolishing Improvement Zone No. 1 pursuant to Health and Safety Code §4858.

Performance Measure:

This action abolishes an improvement zone that is no longer required.

Fiscal and Facilities Impacts:

None as no additional revenue is required to maintain and operate a sewer lift station. The force main located in the road rights of way will be owned and maintained by the District the same as a conventional gravity sewer main.

Staffing Impacts

There are no staffing impacts with this action.

Special Instructions:

- A. Request the Clerk of the Board to publish notice of the hearing as set forth in the attached Notice of Public Hearing, Attachment C, in the Santa Maria Times, pursuant to Health and Safety Code §4853. The recommended publication dates are January 18 and January 25, 2022
- B. Direct the Clerk of the Board to forward certified minute orders and executed copies of the resolutions to the Laguna County Sanitation District office located at 620 West Foster Road in Santa Maria, CA 93455.

Attachments:

Attachment A: Resolution declaring intention to abolish Improvement Zone No. 1 for Tract 14,556

Attachment B: Resolution abolishing Improvement Zone No. 1 for Tract 14,556
Attachment C: Public Notice

Authored by:

Martin Wilder, P.E. – (805) 803-8750

Copy:

File for Vintage Ranch Key Site 7