

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: 2/13/06
Department Name: Public Works
Department No.: 054
Agenda Date: 3/14/06
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Phillip M. Demery, Director x3010
Public Works Department

Rick Wheeler, Director x2461
Parks Department

STAFF CONTACT(S): Mark A. Schleich, Deputy Director x3605
Public Works - Resource Recovery & Waste Management Division

Jeff Stone, Deputy Director x6123
Parks - North County Administration/Operations

SUBJECT: Initiation of the Annexation of Knollwood Meadows to North County Lighting District and County Service Area 5 - Fourth Supervisorial District

Recommendation(s):

That the Board of Supervisors:

- A. Adopt the attached resolution initiating proceedings to annex territory (Knollwood Meadows) to the North County Lighting District and County Service Area 5, and

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 Knollwood Meadows project is included as part of Key Site H in the Orcutt Community Plan and is located at 4012 Cedarhurst Drive in the Orcutt area of unincorporated Santa Maria west of US Highway 101, 0.2 mile north of Foster Road with access from Cedarhurst Drive and Hilltop Road. It is surrounded by mobile home residential to the north, condominium residential to the west and south, and US Highway 101 to the east. The land is currently undeveloped and was abandoned as road right-of-way on December 6,

2005 by the Board since the land had not been improved for roadway purposes and was not anticipated to be used for roadway purposes in the future. The land use and zoning designations are Residential 8.0 (Res 8.0) and Design Residential 8.0 (DR 8.0). Lot line modifications between the abandoned parcel, APN 107-490-001, and APN 107-240-025 will allow for the construction of 32 apartment units. The majority of the abandoned road right-of-way will become part of APN 107-490-001. This action also proposes to annex APN 107-240-025 to the North County Lighting District and CSA 5 in order to prevent the creation of excluded islands. Services sought by the development from County-governed districts include streetlighting and open space maintenance.

Annexation Procedures

In order to minimize expenses and promote efficiency the annexations to the 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 resolution 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.

Streetlighting

Cedarhurst Drive and Hilltop Road are existing public roadways with existing street lighting. No new public roads are proposed in this project. All new homes will benefit from existing North County Lighting District services. The County's street lighting program collects assessments on the tax roll from the basic 1% property tax and/or fixed charge assessments to pay for electricity and maintenance costs derived from PG&E owned and operated public use street lights. Any additional area lighting within the project will be private and managed by the home owner's association. The annexation to the lighting district will provide a funding mechanism for the public service for the area combined with APN 107-490-001. The fixed charge amount (Fund 2146) will remain the same based on the rate based on the apartment rate, which is 6 times the single residential rate. The basic property tax contribution (Fund 2670) is based on the assessed property value and will therefore be adjusted to reflect the assessed value.

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. Assessor's parcel number 107-490-001 currently contributes an amount to this fund (Fund 2140). While the percentage rate of the basic property tax contribution does not change, the monetary contribution amount will change based on the assessed value of the property. Annexation to CSA 5 will also maintain coterminous boundaries with the North County Lighting District.

Creation of Streetlighting Zone Assessments

Current County policy, as established by the County Executive Office, requires that all new tracts installing new street lights form a zone assessment area when annexing into any streetlighting district or service area requiring. 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 specific housing project.

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.

However, this project will not be adding public street lights and therefore, the formation of a zone assessment area not required. Instead, revenue to the North County Lighting District will continue to be the existing fixed charge assessment of \$88.38 for an apartment complex plus a contribution from the basic property tax (currently \$284.79 for FY 05/06), which will be adjusted by the Assessor's Office. The annexation of APN 107-240-025 to the North County Lighting District will add the fixed charge appropriate for its existing land use (one residence and the Montessori School), estimated at \$44.19 per year.

This action requests adoption of a resolution to initiate reorganization proceedings to annex the Knollwood Meadows apartment housing project to the North County Lighting District and County Service Area 5.

Mandates and Service Levels:

There is no change in programs or service level with this action.

Fiscal and Facilities Impacts:

Annexation of APN 107-490-001 will not increase the fixed charge to the North County Lighting District. However, the apportionment from the basic property tax contribution will increase due to increased property value for both the North County Lighting District and County Service Area 5. Annexation of APN 107-240-025 will add approximately \$44.19 from fixed charges to the North County Lighting District. However, since there are no existing apportionment from the basic property tax, no new revenues from that source are proposed.

Special Instructions:

- A. Direct the Clerk of the Board to forward a certified minute order and completely executed copy of the resolution to the Public Works Department to the attention of Martin Wilder 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

Board letter authored by: Martin J. Wilder, Public Works Department x8755

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)
(Knollwood Meadows 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 _____, 2006, 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
COUNTY COUNSEL

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

By _____
Deputy Counsel

By _____
Deputy