

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

INITIATING FORMATION OF A ZONE OF) RESOLUTION NO. _____
BENEFIT ASSESSMENT FOR BRADLEY)
VILLAGE (TRACT 14,729) IN THE)
SANTA BARBARA NORTH COUNTY)
LIGHTING DISTRICT)

WHEREAS, the Santa Barbara North County Lighting District (NCLD) was formed through consolidation of the Casmalia, Los Alamos and Orcutt Lighting Districts and the annexation of territory within County Service Areas 4 and 5, as approved by the Santa Barbara Local Agency Formation Committee (LAFCO) on May 5, 1994, and thereafter approved by this Board on June 14, 1994; and

WHEREAS, an application will be made to LAFCO for annexation into NCLD of the territory collectively known as "Bradley Village Reorganization" associated with Tract 14,739 as described in Exhibit A and shown on Exhibit B; and

WHEREAS, the annexation is required for streetlighting services pursuant to the Conditions of Approval for the TM 14,739 project (Case Numbers 05GPA-00000-00006, 05RZN -00000-00010, 07TRM-00000-00006/TM 14,739/, 07DVP-00000-00032, 10DVP-00000-00002) and the Orcutt Community Plan EIR (95-EIR-01); and

WHEREAS, it is current County policy that all territory annexed to the NCLD be conditioned to form a new zone of benefit in order to impose a benefit assessment thereupon for the purposes of raising additional revenue as may be required to fully fund public streetlighting services associated with the territory to be annexed; and

WHEREAS, the Board of Supervisors desires to initiate proceedings to form of a zone of benefit in the NCLD in order to provide public streetlighting services to this project; and

WHEREAS, this Board received a written engineer's report, Exhibit C, hereinafter referred to as "Report" and incorporated by reference, concerning zone benefit assessments for streetlighting purposes as provided in Government Code Section 54716. Report shows the assessment roll with the assessment amount for the first complete fiscal year after the lighting system is energized on each parcel of real property in the Bradley Village Tract 14,739 Zone of Benefit; and

WHEREAS, the imposition of this assessment within the new zone of benefit is subject to Article XIID of the California Constitution, and is therefore exempt from the notice, hearing and meeting requirements of Government Code section 54954.6; and

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

1. That the proposal to initiate the formation of a new zone is made pursuant to Government Code Section 25217.

2. That the boundaries of the territory to be included in the zone are set forth in Exhibit A and shown on Exhibit B, incorporated herein by reference.
3. That the reason for forming the zone is to provide public streetlighting.
4. That the zone will provide additional revenue as may be required to fully fund public streetlighting services associated with the territory to be annexed.
5. That the method for financing the operating costs of the public streetlights will be by a zone benefit assessment.
6. That the zone shall be known as known as the Bradley Village Tract Map 14,739 Zone of Benefit Assessment.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____ 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Janet Wolf
Chair, Board of Supervisors
County of Santa Barbara

ATTEST:
MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM:
MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: 
Deputy Counsel

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

By: 
Deputy

EXHIBIT A
LAFCO 15-XX
"Bradley Village Reorganization"
Annexation No. 15-XXX to the
North County Lighting District

A portion of the South Half of the Northeast Quarter of Section 11, Township 9 North, Range 34 West, San Bernardino Meridian, in the County of Santa Barbara, State of California, According to the Official Plat thereof approved by the Surveyor General, more particularly as follows:

Beginning at the Southeast corner of the land described in the deed to Enrique Ybarra, et ux., recorded August 2nd, 1951 as Instrument No. 11593, in book 1007, page 389 of Official Records in the Office of the County Recorder, said corner also being a corner of Annexation No. 2 to the North County Lighting District adopted by the Local Agency Formation Commission as Resolution No. 94-08 on June 14, 1994 and filed as Instrument No. 1994-0054429 of Official records;

Thence 1st, along the East line of said land and annexations, North $0^{\circ}08'27''$ West a distance of 333.36 feet to the northwest corner of said tract and annexations;

Thence 2nd, North $0^{\circ}08'27''$ West a distance of 222.37 feet to the Southeast corner of Annexation No. 18 to the North County Lighting District adopted by the Local Agency Formation Commission as Resolution No. 07-09 on October 29, 2007 and filed as Instrument No. 2007-0076075, said corner also being the Southeast corner of the land described in the deed to Homesuites, LLC., recoded May 31st, 2000 as Instrument No. 2000-0033317 of Official Records;

Thence 3rd, along the East line of said land and annexation, North $0^{\circ}09'50''$ West a distance of 764.45 feet to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 11, said corner also being a point on the boundary of said Annexation No. 2;

Thence 4th, along the South line of said Southeast quarter of the Northwest quarter and said annexation, North $89^{\circ}01'22''$ East a distance of 1315.18 feet, to the Southwest corner of the Tract 11,721 in Book 90 of Maps, Pages 82-87, said corner also being a point on the boundary of said Annexation No. 2;

Thence 5th, along the South line of said land and annexation, South $89^{\circ}25'02''$ West a distance of 1272.98 feet to a point distant west 42 feet measured at right angles from the East line of said Section 11, also being the a point on the boundary of said Annexation No. 2, also being the right-of-way line of Bradley Road;

Thence 6th, along said right-of-way and annexation, South a distance of 1329.18 feet to the Northeast corner of the Northeast Quarter of the Southeast Quarter of said section, said corner also being a corner of said Annexation No. 2;

Thence 7th, along the North line of said land and annexation, North $89^{\circ}58'43''$ West a distance of 1,312.28 feet to the Northeast corner of Lot 8 of Tract No. 10,390 as shown on the map recorded in Book 74, Pages 4 and 5 of Maps, said corner also being a point on the boundary of said Annexation No. 2;

EXHIBIT A
LAFCO 15-XX
"Bradley Village Reorganization"
Annexation No. 15-XXX to the
North County Lighting District

Thence 8th, along the North line of said tract and annexation, North 89°58'43" West a distance of 656.02 feet to the Northeast corner of the West Half of the North 10 acres of the Northwest Quarter of the Southeast Quarter of said Section 11, said corner also being a point on the boundary of said Annexation No. 2;

Thence 9th, along the North line of said land and annexation, North 89°58'43" East a distance of 656.02 feet to the **POINT OF BEGINNING**.

The annexation area described herein above contains 79.85 acres more or less.

Prepared by: *Ian McClain*

Ian McClain, PLS 8310

 6/24/2015

Date



Approved as to Form and Surveying Content:

Aleksandar Jevremovic, PLS 8378

Santa Barbara County Surveyor

Date

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

Ian McClain

6/24/2015

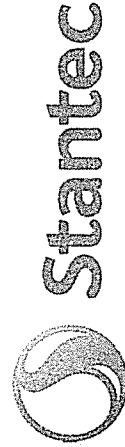
DATE

IAN McCLAIN, PLS 8310



APPROVED AS TO FORM AND SURVEYING CONTENT.

ALEKSANDAR JEVREMOVIC, PLS 8378 DATE
COUNTY SURVEYOR



210 Enos Drive, Suite A, Santa Maria, CA 93454
Phone: (805) 925-2345 Fax: (805) 925-1539

PROJECT NO. 2064017239 17239 NCLD ANNEX EXH B.dwg

VICINITY MAP

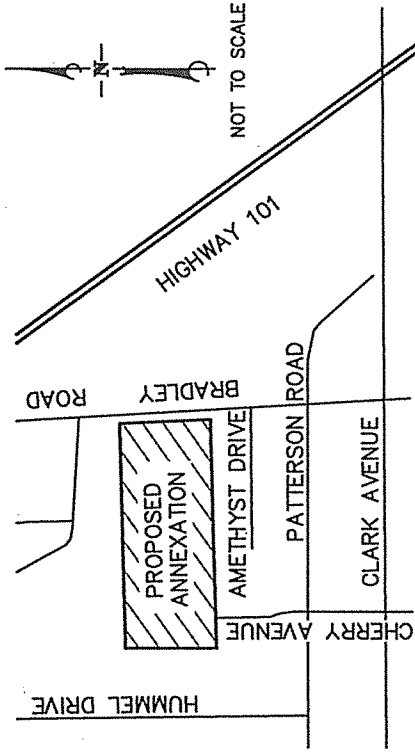
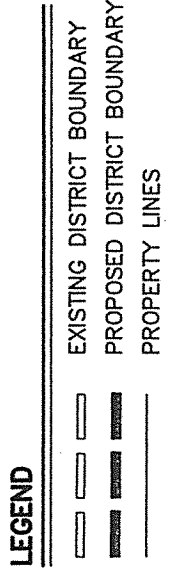
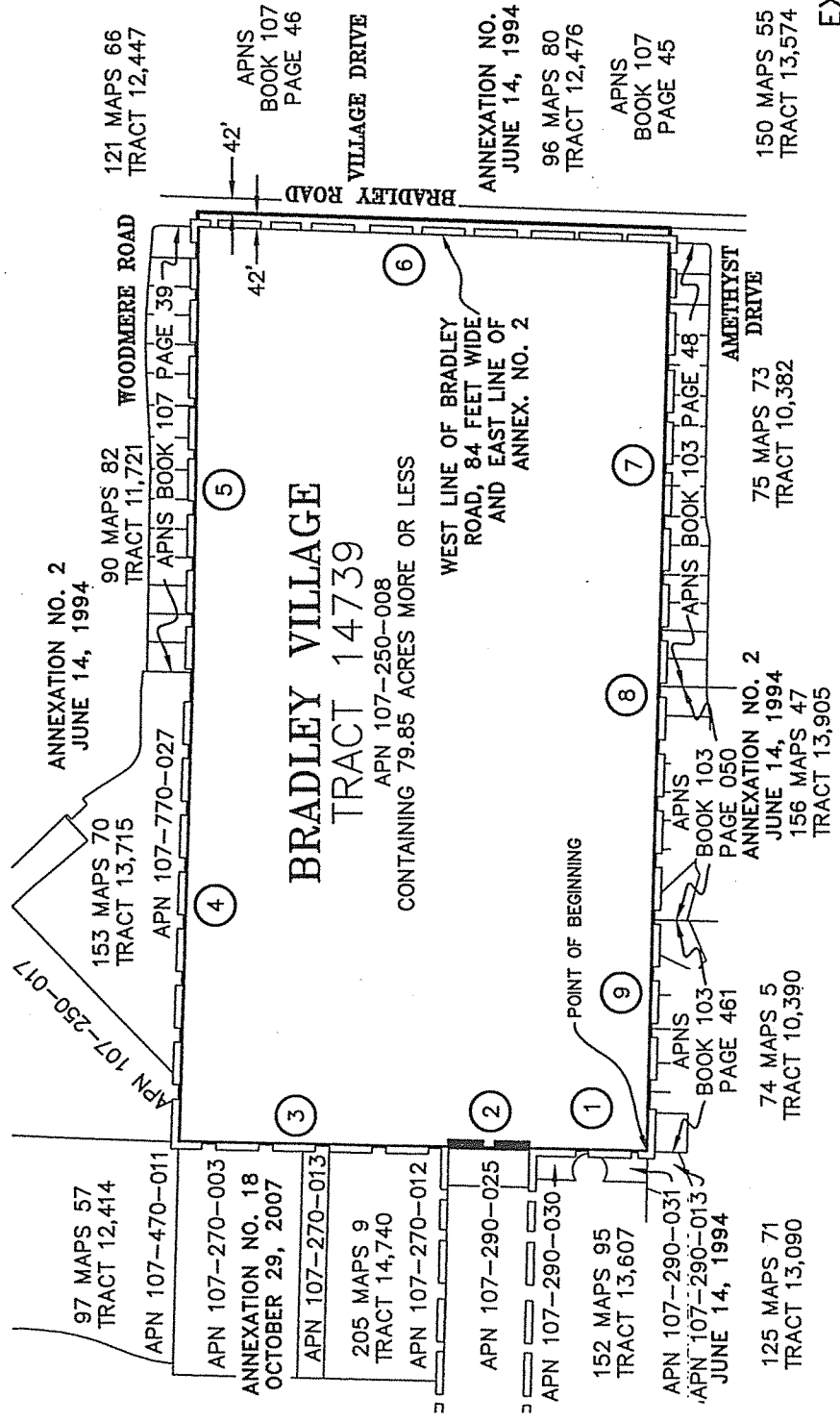
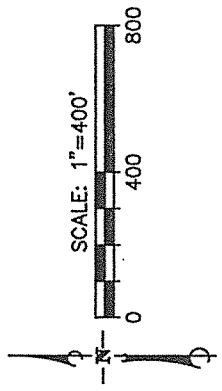


EXHIBIT B
LAFCO 15-XX
"BRADLEY VILLAGE REORGANIZATION"
ANNEXATION NO. 15-XXX TO THE
NORTH COUNTY LIGHTING DISTRICT

June 2015
SHEET 1 OF 2 SHEETS

COURSE TABLE

①	N 0°08'27" W	333.36'
②	N 0°08'27" W	222.37
③	N 0°09'50" W	764.45'
④	N 89°01'22" E	1315.18'
⑤	N 89°25'02" E	1272.98'
⑥	S 00°00'00" E	1329.18
⑦	N 89°58'43" W	1312.28'
⑧	N 89°58'43" W	656.02'
⑨	N 89°58'43" W	656.02'



stantec
 210 Enos Drive, Suite A, Santa Maria, CA 93454
 Phone: (805) 925-2345 Fax: (805) 925-1539
 PROJECT NO. 2064017239 17239 NCLD ANNEX EXH B.dwg

EXHIBIT B
LAFCO 15-XX
"BRADLEY VILLAGE REORGANIZATION"
ANNEXATION NO. 15-XXX TO THE
NORTH COUNTY LIGHTING DISTRICT

EXHIBIT C

**COUNTY OF SANTA BARBARA
NORTH COUNTY LIGHTING DISTRICT
KEY SITE 30, TRACT 14739 ZONE OF BENEFIT**

**ENGINEER'S REPORT
ON LEVY OF ANNUAL ASSESSMENTS
FOR THE FISCAL YEAR 2015-2016
AND FUTURE YEARS**

PREPARED BY:

STANTEC
2646 SANTA MARIA WAY, SUITE 107
SANTA MARIA, CA 93455
(805) 925-2345

PROJECT MANAGER:

FRANCIS "BUDDY" HAIN, P.E.

UNDER THE SUPERVISION OF:
COUNTY OF SANTA BARBARA

MARTIN WILDER, P.E.

DATE:

JUNE 2015

**COUNTY OF SANTA BARBARA
NORTH COUNTY LIGHTING DISTRICT
KEY SITE 30, TRACT 14739 ZONE OF BENEFIT**

**ENGINEER'S REPORT
ON LEVY OF ANNUAL ASSESSMENTS
FOR FISCAL YEAR 2015-2016
AND FUTURE YEARS**

SECTION 1: MAINTENANCE TO BE PROVIDED

Street lighting to be maintained, including electricity costs, lamp replacement, repair and replacement of street light poles, appurtenances, and wiring including all administrative costs as shown on the diagram referred to in Section 2 hereof.

SECTION 2: PLANS AND SPECIFICATIONS AND DIAGRAMS

A diagram for the District, showing the following matters, is attached hereto and incorporated herein by reference:

- a. Existing and proposed street lights within the District for which the above described maintenance is to be provided.
- b. The exterior boundaries of the District.
- c. The boundaries of any zones within the District.
- d. The lines and dimensions of each lot or parcel of land within the District.
- e. Identification of each lot or parcel of land within the District by a distinctive number or letter.

SECTION 3: ESTIMATE OF COSTS OF MAINTENANCE OF STREET LIGHTING IMPROVEMENTS

The estimate of the costs of maintaining the street lighting improvements in the District for the 2015-2016 fiscal year includes:

- a. Total costs estimated to be incurred in 2015-2016 for maintaining and servicing all existing and proposed street lighting improvements, including all incidental expenses: \$ 3,059.44

Cost Estimate

Cost of Maintenance and Energy per PG&E LS-1(E) Schedule –Effective 3/1/2015

70 Watt HPSV Luminaires (\$4.363/month + \$6.855/month facilities charge) x 6 ea.	\$ 807.70
150 Watt HPSV Luminaires (\$9.027/month + \$6.855/month facilities charge) x 8 ea.	\$ 1,524.67
250 Watt HPSV Luminaires (\$15.045/month + \$6.855/month facilities charge) x 1 ea.	\$ 262.80
County of Santa Barbara Administration 15% of Energy Costs	\$ 389.28
<u>County Collection Fee (\$1.00 per lot)</u>	<u>\$ 75.00</u>
Subtotal	\$3,059.44

Existing Benefit Assessment

Single Family Residential (\$14.73/parcel x 1)*	\$1,016.37
<u>Multi-Family Residential (14.73/parcel x 6)* x 6 parcels</u>	<u>\$ 530.28</u>
Subtotal	\$1,546.65

Shortfall **\$1,512.79**

*Note: Factors (1 & 6) based on Benefit Assessment Report for
Fiscal Year (2015-2016)

- b. Amount of deficit in the improvement fund to be carried over from previous fiscal year: \$ 0.00.
- c. Amount of any contributions to be made from sources other than assessments levied pursuant to Part 2 of Division 15 of the Streets and Highways code: \$0.00.
- d. Amount, if any, of the annual installments for 2015-2016 where the County Board of Supervisors has ordered an assessment for the estimated cost of any improvements to be levied and collected in annual installments: \$1,546.65.
- e. Net amount to be assessed upon assessable lands within the District, being the total costs, as referred to in subdivisions (a), increased or decreased, as the case may be, by any of the amounts referred in subdivision (b), (c), or (d): \$1,512.79

SECTION 4 ASSESSMENT OF ESTIMATED COSTS OF MAINTENANCE

This assessment applies to the 2015-2016 fiscal year:

- a. The net amount, determined in accordance with Section 3 above, to be assessed upon assessable lands within the District is billed \$1,512.79

- b. A description of each assessable lot or parcel of land within the District is contained in the diagram referred to in Section 2 hereof.
- c. The net amount stated in subdivision (a) of this Section 4 is apportioned among such lots or parcels in proportion to the estimated special benefits to be received by each lot or parcel from the maintenance of the street lighting improvements by the following formula or method: All properties will receive similar benefits, therefore, the total cost of \$1,512.79 per year will be divided among the 69 single family residential parcels and the 6 multi-family residential parcels, plus the scaling factor of 6, which yields an annual charge of \$14.41 per parcel per year.

The street lighting maintenance described in Section 1 is for the visual enhancement and safety for all parcels. The street lighting maintenance along the streets of the District, as described below, add value and enhance the aesthetic qualities of the District, although all parcels may not front the maintained streetlights, they are accessed via these lighted areas, and therefore all residential properties within the District obtain special benefit from such lighted areas.

The special benefits assessed to the parcels within the District are approximately equal for all parcels due to increased property values, safety and enhanced aesthetic qualities for all District residents. Maintenance and operation of the street light improvements of which the cost is included in the assessments does not confer any general benefits on real property located in the District or the public-at-large.

- d. The annual maintenance costs in future years will not require the preparation of an Engineer's Report. Maintenance costs and assessments are expected to increase in accordance with inflation, the consumer price index and the actual cost of electricity by the Public Utility Commission. Property owners will not be assessed higher annual maintenance assessments in excess of the Consumer Price Index (CPI) as published by the United States Department of Labor for all urban consumers (Los Angeles - Region) when compared to the April 2015 CPI, (243.6-with 1982-84 = 100.0) without compliance with applicable procedures set out in Article XIII D of the California Constitution. Annual adjustments for electric power may be greater than the CPI but shall not exceed ten (10) percent of the previous fiscal year budget for electrical power plus administration. Assessments that do not exceed the amount calculated in accordance with assessment formula may be made without further mailed notice and balloting.
- e. In our capacity as Engineer, we hereby find and determine as follows:
 - 1. The proportionate special benefit derived by each parcel proposed to be assessed has been determined in relationship to the entirety of the maintenance and operations expenses of the street lighting

improvements described in Section 1 of this report and depicted on the diagram for the District.

2. No assessment is proposed to be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.
3. Only special benefits will be assessed.
4. Maintenance and operation of the street lighting improvements of which the cost is included in the assessments does not confer any general benefits on real property in the District or to the public-at-large.
5. There are no parcels within the District that are owned or used by any local government, the State of California, or the United States Government.

**COUNTY OF SANTA BARBARA
NORTH COUNTY LIGHTING DISTRICT
ZONE OF BENEFIT # 1
KEY SITE 30, TRACT**

LOT #	ASSESSOR'S PARCEL NUMBER	OWNER'S NAME	ASSESSMENT
SINGLE FAMILY RESIDENTIAL			
1	107-250-08	Norbert Dickman	\$14.41
2	107-250-08	Norbert Dickman	\$14.41
3	107-250-08	Norbert Dickman	\$14.41
4	107-250-08	Norbert Dickman	\$14.41
5	107-250-08	Norbert Dickman	\$14.41
6	107-250-08	Norbert Dickman	\$14.41
7	107-250-08	Norbert Dickman	\$14.41
8	107-250-08	Norbert Dickman	\$14.41
9	107-250-08	Norbert Dickman	\$14.41
10	107-250-08	Norbert Dickman	\$14.41
11	107-250-08	Norbert Dickman	\$14.41
12	107-250-08	Norbert Dickman	\$14.41
13	107-250-08	Norbert Dickman	\$14.41
14	107-250-08	Norbert Dickman	\$14.41
15	107-250-08	Norbert Dickman	\$14.41
16	107-250-08	Norbert Dickman	\$14.41
17	107-250-08	Norbert Dickman	\$14.41
18	107-250-08	Norbert Dickman	\$14.41
19	107-250-08	Norbert Dickman	\$14.41
20	107-250-08	Norbert Dickman	\$14.41
21	107-250-08	Norbert Dickman	\$14.41
22	107-250-08	Norbert Dickman	\$14.41
23	107-250-08	Norbert Dickman	\$14.41
24	107-250-08	Norbert Dickman	\$14.41
25	107-250-08	Norbert Dickman	\$14.41
26	107-250-08	Norbert Dickman	\$14.41
27	107-250-08	Norbert Dickman	\$14.41
28	107-250-08	Norbert Dickman	\$14.41
29	107-250-08	Norbert Dickman	\$14.41
30	107-250-08	Norbert Dickman	\$14.41
31	107-250-08	Norbert Dickman	\$14.41
32	107-250-08	Norbert Dickman	\$14.41
33	107-250-08	Norbert Dickman	\$14.41
34	107-250-08	Norbert Dickman	\$14.41
35	107-250-08	Norbert Dickman	\$14.41
36	107-250-08	Norbert Dickman	\$14.41

LOT #	ASSESSOR'S PARCEL NUMBER	OWNER'S NAME	ASSESSMENT
SINGLE FAMILY RESIDENTIAL			
37	107-250-08	Norbert Dickman	\$14.41
38	107-250-08	Norbert Dickman	\$14.41
MULTI-FAMILY RESIDENTIAL (APARTMENTS)			
39	107-250-08	Norbert Dickman	\$86.45
40	107-250-08	Norbert Dickman	\$86.45
41	107-250-08	Norbert Dickman	\$86.45
42	107-250-08	Norbert Dickman	\$86.45
43	107-250-08	Norbert Dickman	\$86.45
44	107-250-08	Norbert Dickman	\$86.45
SINGLE FAMILY RESIDENTIAL			
45	107-250-08	Norbert Dickman	\$14.41
46	107-250-08	Norbert Dickman	\$14.41
47	107-250-08	Norbert Dickman	\$14.41
48	107-250-08	Norbert Dickman	\$14.41
49	107-250-08	Norbert Dickman	\$14.41
50	107-250-08	Norbert Dickman	\$14.41
51	107-250-08	Norbert Dickman	\$14.41
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69	107-250-08	Norbert Dickman	\$14.41
70	107-250-08	Norbert Dickman	\$14.41
71	107-250-08	Norbert Dickman	\$14.41
72	107-250-08	Norbert Dickman	\$14.41
73	107-250-08	Norbert Dickman	\$14.41
74	107-250-08	Norbert Dickman	\$14.41
75	107-250-08	Norbert Dickman	\$14.41

LOT #	ASSESSOR'S PARCEL NUMBER	OWNER'S NAME	ASSESSMENT
OPEN SPACE \ PARK			
76	107-250-08	Norbert Dickman	\$0
77	107-250-08	Norbert Dickman	\$0

