

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

FORMING A ZONE OF BENEFIT) RESOLUTION NO. 19-94
FOR OAK HILLS ESTATES (TRACT 14,810))
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 "Oak Hills Estates Reorganization" associated with Tract 14,810 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 14,810 project (Case Numbers 15RZN-00000-00002, 15TRM -00000-00002, 15RTM-00000-00001/TM 14,810, 15DVP-00000-00001, 17RDN-00000-00006, EIR (17-EIR-00001); 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, 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 Oak Hills Estates Tract 14,810 Zone of Benefit; and

WHEREAS, the Board adopted a resolution to initiate the formation of a zone of benefit in the NCLD for the territory known as the Oak Hills Estates Tract Map 14,810 pursuant to Government Code Section 25217 and set a hearing to consider any protests to the formation of the zone; and

WHEREAS, the Clerk of the Board published notice of the hearing on the formation of the zone pursuant to Government Code Section 25217(d); and

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

1. That the Board determines that a majority protest does not exist to terminate the proceedings to form the zone, said majority protest defined in the case of uninhabited territory as more than 50

percent of the property owners who own more than 50 percent of the assessed value of all taxable property in the proposed zone having filed written objection to the formation.

2. That the Oak Hills Estates Tract 14,810 Zone of Benefit within Santa Barbara North County Lighting District is hereby formed pursuant to Government Code Section 25217.1(c).
3. That annual zone benefit assessments are hereby imposed pursuant to Government Code Section 25217.1(d) on the parcels in the Oak Hills Estates Tract 14,810 Zone of Benefit as reflected in the Report on file with the Clerk. The zone benefit assessment amounts will be levied annually, as adjusted, on the then-current assessment roll, except that the Board may adopt, revise, change, reduce or modify any assessment and shall make its determination upon each assessment described in the Report and thereafter shall confirm the assessments by resolution.

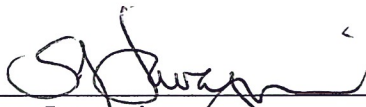
PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 19th day of March 2019, by the following vote:

AYES: Supervisors Williams, Hart, Hartmann, and Lavagnino

NOES: None

ABSTAIN: None

ABSENT: Supervisor Adam



Steve Lavagnino
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:
BETSY M. SCHAFFER, CPA
AUDITOR-CONTROLLER

By: 
Deputy

LAFCO _____
TRACT 14,810 ANNEXATION:
Annexation to North County Lighting District

Exhibit A
Legal Description

The residual parcel as shown on Tract Map 12,278 recorded in Book 93 at pages 26 through 28 of Maps in the County of Santa Barbara, State of California more particularly described as follows:

Beginning at the northeast corner of said residual parcel, also being the most northwesterly corner of the North County Lighting District No. 1 per LAFCO No. 94-08 recorded as Instrument No. 1994-0054429 of Official Records on June 30, 1994;

Thence 1) southerly along the westerly line of said Annexation No. 1, South 00 degrees 00 minutes 00 seconds East, 210.16 feet to the beginning of a curve concave southerly having a radial bearing of North 15 degrees 56 minutes 51 seconds East and a radius of 380.00 feet;

Thence 2) westerly along said Annexation No. 1 and said curve through a central angle of 80 degrees 39 minutes 05 seconds and an arc length of 534.90 feet to the beginning of a tangent curve concave northerly with a radius of 300.00 feet;

Thence 3) westerly along said Annexation No. 1 and said curve through a central angle of 45 degrees 00 minutes 49 seconds and an arc length of 235.69 feet to the northwesterly corner of said Annexation No. 1;

Thence 4) westerly along said Annexation No. 1 South 70 degrees 17 minutes 45 seconds West, 628.56 feet to the beginning of a tangent curve concave southerly with a radius of 350.00 feet;

Thence 5) westerly along said curve through a central angle of 40 degrees 32 minutes 34 seconds and an arc length of 247.66 feet;

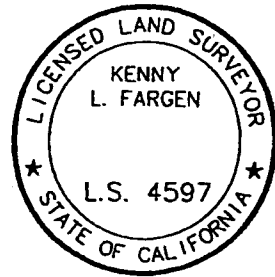
Thence 6) leaving said Annexation No. 1, North 02 degrees 00 minutes 00 seconds East, 935.83;

Thence 7) South 89 degrees 59 minutes 47 seconds East, 1363.07 feet to the True Point of Beginning;

Described land containing 16.88 acres, more or less.

(See attached exhibit map made a part hereof)

Kenny L. Fargen L.S. 4597 _____ date



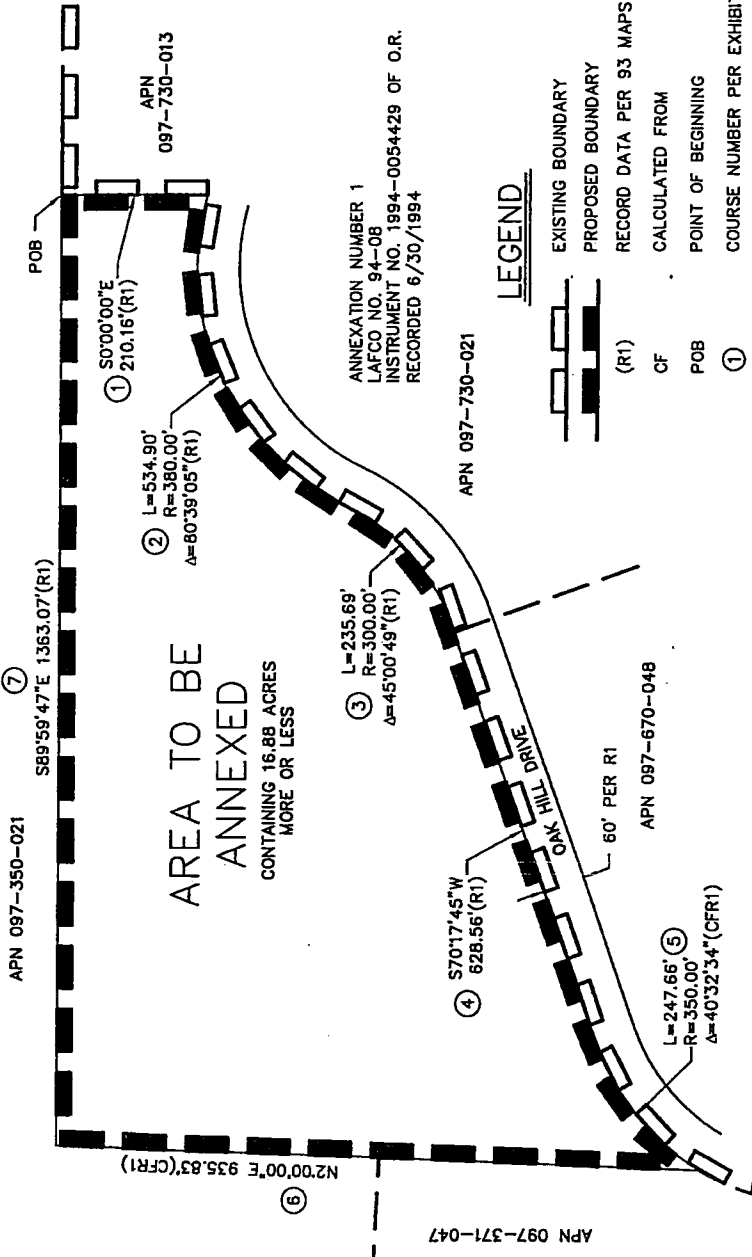
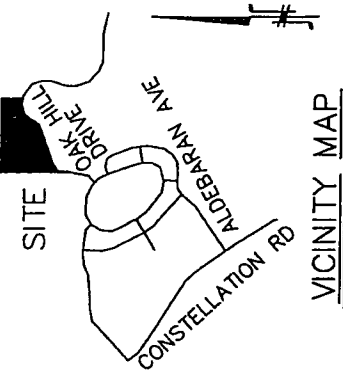
Surveyors statement

"This legal description was prepared as an Annexation Exhibit and is not intended for use in the division and/or conveyance of real property as governed by the Subdivision Map Act of the State of California".

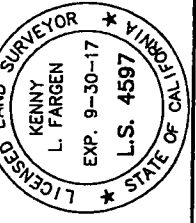
"This description was prepared from record data and is for assessment purposes only. The project boundary is intended to form a closed figure. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described".

LAFCO "EXHIBIT B"

TRACT 14,810 ANNEXATION TO
NORTH COUNTY LIGHTING DISTRICT
THE RESIDUAL PARCEL AS SHOWN ON TRACT MAP
NO. 12,278 RECORDED IN BOOK 93 AT PAGES 26
THROUGH 28 IN THE COUNTY OF SANTA BARBARA,
STATE OF CALIFORNIA.



FOR EXAMINATION ONLY
KENNY L. FARGEN PLS 4597 DATE



PREPARED BY:
FARGEN SURVEYS, INC.
2624 AIRPARK DRIVE
SANTA MARIA, CA 93455
PHONE: 805-934-5727
FAX: 805-934-3448
DATE: JULY 2018

COURSE NUMBER PER EXHIBIT A	DATE

ALEXSANDAR JEVREMOVIC PLS 8378
SANTA BARBARA COUNTY SURVEYOR

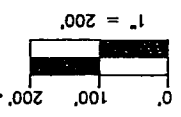


EXHIBIT C

COUNTY OF SANTA BARBARA
NORTH COUNTY LIGHTING DISTRICT
OAK HILLS ESTATES
TRACT 14810 ZONE OF BENEFIT

ENGINEER'S REPORT
ON LEVY OF ANNUAL ASSESSMENTS
FOR THE FISCAL YEAR 2018-2019
AND FUTURE YEARS



PREPARED BY:

BETHEL ENGINEERING
2624 AIRPARK DR.
SANTA MARIA CA 93455
(805) 934-5767

PROJECT MANAGER:
UNDER THE SUPERVISION OF:

RUSSELL GARRISON, P.E.
MARTIN WILDER, P.E. –
WILLIAM ROBERTSON
COUNTY OF SANTA BARBARA

DATE:

NOVEMBER 28, 2018

COUNTY OF SANTA BARBARA
NORTH COUNTY LIGHTING DISTRICT
OAK HILLS ESTATES, TRACT 14810 ZONE OF BENEFIT

ENGINEER'S REPORT
ON LEVY OF ANNUAL ASSESSMENTS FOR FISCAL YEAR 2018-2019
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 2018-2019 fiscal year includes:

- a. Total costs estimated to be incurred in 2018-2019 for maintaining and servicing all existing and proposed street lighting improvements, including all incidental expenses: **\$ 1,123.18.**

Cost Estimate

Cost of Maintenance and Energy per PG&E LS1(E)- Schedule – Effective 9/1/18

53-Watt LED Luminaires

Facilities Charge	= \$ 10.478 Per Lamp Per Month
LED Program Incremental Facility Charge	= \$ 2.814 Per Lamp Per Month
Energy Rate	= \$ 2.980 Per Lamp Per Month
Energy Commission Tax	= <u>\$ 0.006 Per Lamp Per Month</u>
	= \$ 16.278 Per Lamp Per Month

(\$ 16.278 Per Lamp Per Month) x 5 Lamps. x 12 months
= \$ 976.68

County of Santa Barbara Administration

15% of Energy Cost \$ 976.68 x 0.15 = \$ 146.50

Total = \$ 1,123.18

- 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 2018-2019 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: \$0.00.
- 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): **\$1,123.18.**

SECTION 4 ASSESSMENT OF ESTIMATED COSTS OF MAINTENANCE

This assessment applies to the 2018-2019 fiscal year:

- a. The net amount, determined in accordance with Section 3 above, to be assessed upon assessable lands within the District is billed **\$ 1,123.18**.
- 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: 29 single family residential lots that will be assessed at a full share of the total cost, this yields an annual charge of **\$38.73** 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) 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.

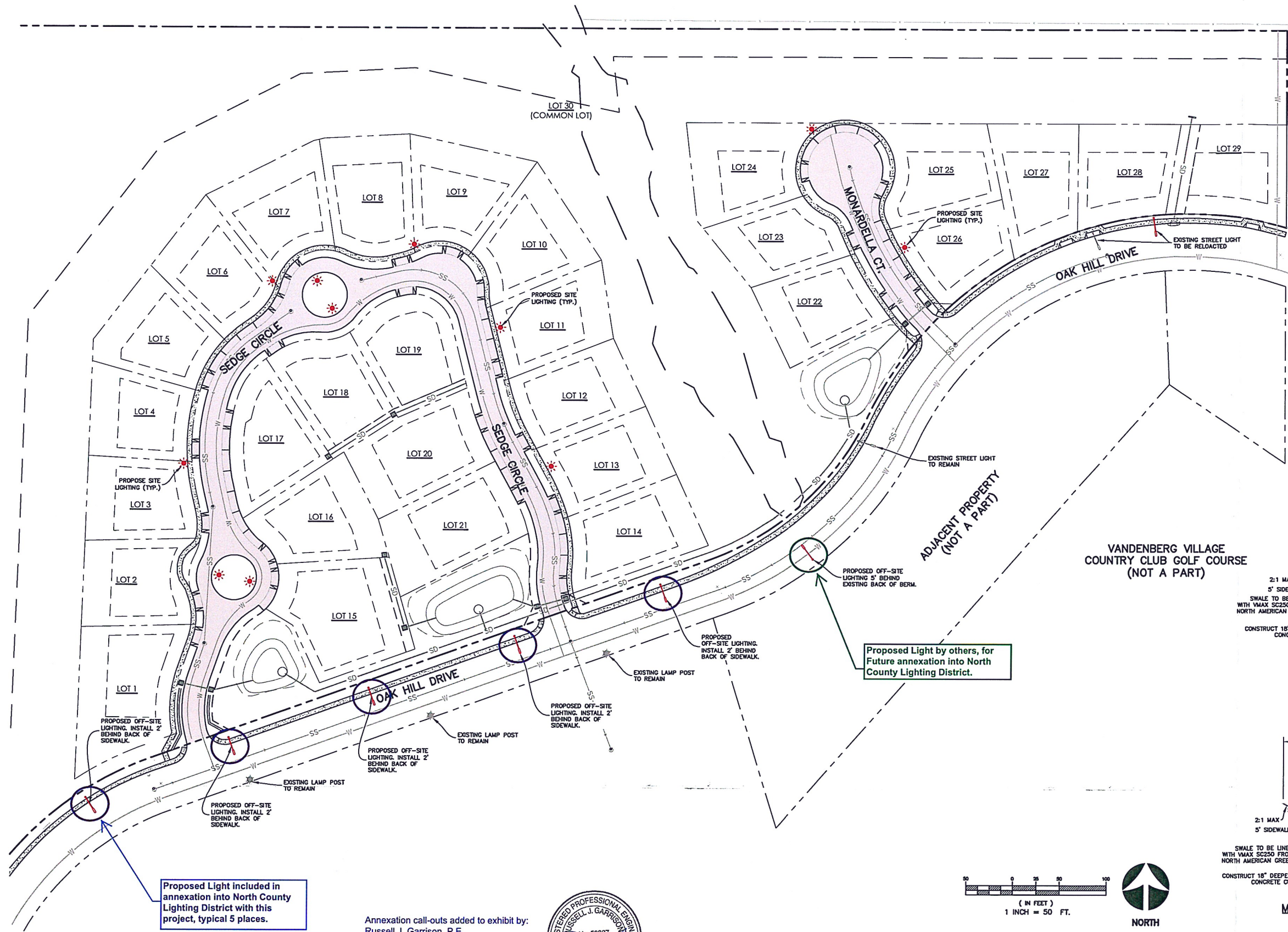
COUNTY OF SANTA BARBARA
 NORTH COUNTY LIGHTING DISTRICT
 ZONE OF BENEFIT #1
 Oak Hill Estates, TRACT 14810

LOT #	ASSESSOR'S PARCEL NUMBER	OWNER'S NAME	ASSESSMENT
SINGLE FAMILY RESIDENTIAL			
1			\$ 38.73
2			\$ 38.73
3			\$ 38.73
4			\$ 38.73
5			\$ 38.73
6			\$ 38.73
7			\$ 38.73
8			\$ 38.73
9			\$ 38.73
10			\$ 38.73
11			\$ 38.73
12			\$ 38.73
13			\$ 38.73
14			\$ 38.73
15			\$ 38.73
16			\$ 38.73
17			\$ 38.73
18			\$ 38.73
19			\$ 38.73
20			\$ 38.73
21			\$ 38.73
22			\$ 38.73
23			\$ 38.73
24			\$ 38.73
25			\$ 38.73
26			\$ 38.73
27			\$ 38.73
28			\$ 38.73
29			\$ 38.73
30*			\$ 0

Single Family Lots full share assessment plus \$1.00 County Collection Fee

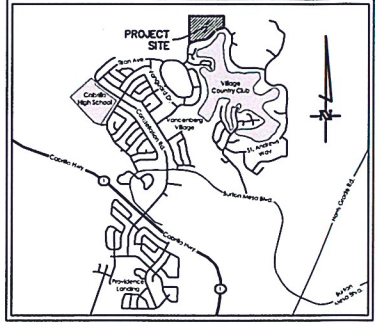
* Open Space Lot - no assessment

AC 10401 (04/13) - 01 - 0116 - Oak Hills - Eritrean - Vandenberg - Village - Subdivision Engineering (Conduct) Exhibit Lighting Exhibit Revised (09-25-2018).exp. Site Lighting. Sep 23, 2018 3:47pm. MCGomez



Proposed Light included in annexation into North County Lighting District with this project, typical 5 places.

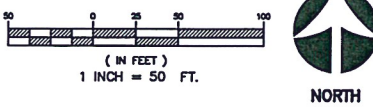
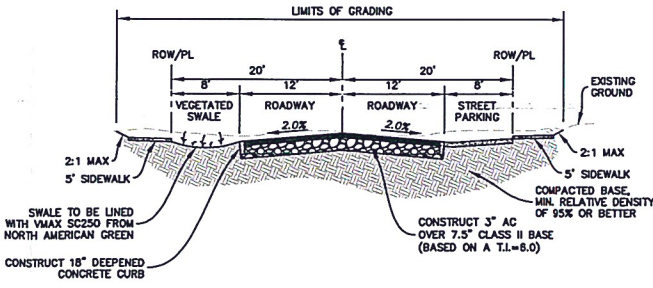
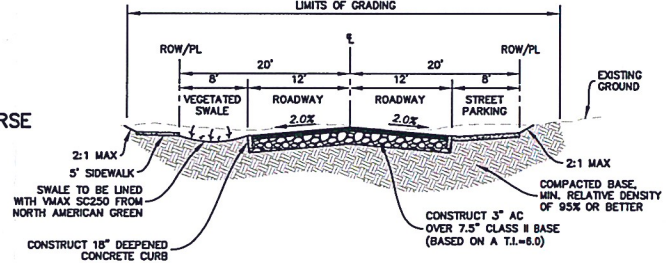
Annexation call-outs added to exhibit by:
 Russell J. Garrison, P.E.
 Bethel Engineering
 11/28/18.



VICINITY MAP
NTS

- LEGEND:**
- PROPOSED SITE LIGHTING PER ARTS & CRAFTS ARCHITECTURAL AREA LIGHTING PEDESTRIAN SCALE MODEL PR4-4R12 (H = 12')
 - EXISTING SITE LIGHTING
 - PROPOSED OFF-SITE STREET LIGHTING. USE LED COBRA HEAD MODEL CREE RSW MEDIUM. ALSO USE FOUNDATION MOUNTED, SINGLE ARM ALUMINUM POLES. (H = 28', ARM = 6')
 - EXISTING STREET LIGHT

NOTE:
SEE DETAILS ON DETAIL SHEET FOR MORE INFORMATION



SITE LIGHTING EXHIBIT

September 25, 2018

OAK HILLS ESTATE

