



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: 5/15/2007
Placement: Administrative
Estimated Tme: 15 min
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

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

Daniel Hernandez, x2475
Parks Department

Contact Info: Mark Schleich, Deputy Director, x3600
Public Works Department

Jeff Stone, Deputy Director, x6123
Parks Department

SUBJECT: Initiation of the Annexation of Key Site 29 to the North County Lighting District and
County Service Area 5 - Fourth Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Other Concurrence:

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- A. Adopt the attached resolution initiating proceedings to annex territory, Key Site 29, to the North County Lighting District and County Service Area 5,

Summary Text:

This action proposes the annexation of the Hummel Village Phase 2 project, along with other parcels located in Key Site 29, to the North County Lighting District and County Service Area 5. The resolution proposed for adoption will authorize County staff to submit the application for annexation to the Santa Barbara Local Area Formation Commission (LAFCO).

Background: The Simonson Homesuites project is proposed within Key Site 29 in the Orcutt Community Plan (OCP). The project is a lot split proposing one lot for an existing residence and a larger lot for five, 4 unit structures (20 unit senior care facility). It is located on APN 107-270-003 at 4420 Hummel Road. Key Site 29 is located in unincorporated Santa Maria at Hummel Road and South of Union Valley Parkway. Services sought by the development from County-governed districts include street lighting and open space maintenance.

This action proposes annexation of all the parcels located in Key Site 29 to the North County Lighting District and County Service Area 5 since, in addition to the proposed project, all but one has been developed with at least one residence. Annexation of these parcels will also prevent islands and promote orderly service boundary changes to include parcels already receiving benefit from these service entities. A listing of the parcels, size, zoning, land use designations, and their level of development is given below:

APN	Size (Ac)	Zoning	Land Use	Use
107-270-002	1.33	4.6	7-R-1	1 res unit
107-270-003	5.21	4.6	DR 4.6	1 res unit, 20 proposed units
107-270-006	2.00	4.6	7-R-1	1 res unit
107-270-012	4.98	4.6	DR 4.6	8 res care facilities
107-270-013	1.13	4.6	DR 4.6	Vacant

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 6000 of the California Government Code.

Street lighting:

The County's street lighting program receives revenue on the tax roll from 1% property tax allocations, benefit assessments, development specific benefit zones, or a combination of these. These revenues are used to pay for electricity and maintenance costs derived from PG&E (north county) or Edison (south county) owned and operated public use street lights. In order to collect these revenues, benefiting parcels must be with the North County Lighting District service boundaries. The distribution of revenue from the 1% property tax is dependent on the Tax Rate Area (TRA) annexed parcels are assigned to upon annexation. The benefit assessment rates have are locked in without voter authorization by Proposition 218. Tract specific benefit zones set alternative benefit assessment rates as authorized by the developer when additional revenue is required to fund new street lighting.

Hummel Drive bisects Key Site 29 and fronts the proposed project which is why two new street lights along Hummel Drive are required. No new public roads or additional public street lights are proposed

within the project parcel. The proposed project as well as the other parcels in Key Site 29 currently benefit from North County Lighting District services.

The Auditor-Controller’s Office has indicated that based on the neighboring TRA of parcels already in the North County Lighting District, that parcels located in Key Site 29 would change from TRA 80006 to TRA 80012 upon annexation. The 1% property tax distribution for TRA 80012 does not provide for any allocation to the North County Lighting District (i.e. distribution of \$0.00 per \$100,000 of assessed value of each parcel to fund 2670). The benefit assessment which assessed parcels located within the CSA 5 boundary of the North County Lighting District are as follows:

Description	Factor	Charge
Vacant land	0.5	\$7.36
Residential: (SFD, condos)	1.0	\$14.73
Residential: (duplex, triplex)	3.0	\$44.19
Apartments, courts	6.0	\$88.38
Heavy commercial	9.0	\$132.57
Light commercial	3.0	\$44.19
Industrial	6.0	\$88.38
Churches, miscellaneous, other	2.0	\$29.46
Government exempt	0.0	\$0.00

The owners of the parcels not related to the Hummel Village Phase 2 development have the opportunity to convey support or opposition to the annexation of their parcels at the LAFCO hearing. If there is non support by any of these property owners, LAFCO will hold a separate protest hearing. The decision to include or exclude there parcels will be determined by the overall support based on the weighted vote factors described above. It is estimated that annexation of all the parcels in Key Site 29 will generate annual revenues as follows:

APN	Description	Revenue
107-270-002	1 res unit	\$14.73
107-270-xxx	1 res unit	\$14.73
107-270-xxx	20 proposed units	\$88.38
107-270-006	1 res unit	\$14.73
107-270-012	8 res care facilities	\$88.38
107-270-013	1 res unit	14.73
Total		\$235.68

xxx indicates lot split and future parcel numbers.

The annual cost to fund two PG&E owned and maintained street lights is approximately \$286.80. Although this is a shortage of \$51.12 per year, there are sufficient revenues from property tax allocations district-wide. The alternative would be to condition the project to form a benefit zone specific to the proposed lot split parcels. However, benefit zones are usually used for larger housing tracts where substantially more street lights and public improvements such as residential streets, are proposed. For this reason, no benefit zone is proposed.

Open Space Maintenance:

Until 1994, County Service Area 5 (CSA 5) provided for both street lighting and open space maintenance. At that time, street lighting functions from CSA 5 were consolidated with the other street lighting 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. However, as described above, annexation to CSA 5 will change the tax rate area from TRA 80006 to TRA 80012, which does not provide for any allocation to CSA 5 (i.e. distribution of \$0.00 per \$100,000 of assessed value of each parcel to fund 2140). Although, no additional funding will result from the annexation, annexation will maintain coterminous boundaries between CSA 5 and the North County Lighting District.

Performance Measure:

The County manages 1,800 street lights in the CSA 5 boundary of the North County Lighting District not including the street lights proposed with this project and manages 79 acres of open space in CSA 5.

Fiscal and Facilities Impacts: Annexation of Key Site 29 inclusive of APNs 107-270-002, 107-270-003, 107-270-006, 107-270-012, and 107-270-013 will increase the fixed charge revenue to the North County Lighting District approximately \$235.68 per year. The potential build out of this key site is 45 units as described in the OCP. Additional development will further increase revenues to the lighting district through future benefit assessments.

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
State			
Federal			
Fees			
Other:		\$ 235.68	
Total	\$ -	\$ 235.68	\$ -

Staffing Impacts:

There are no staffing changes with this action.

Special Instructions:

Request the Clerk of the Board to forward a certified minute order and completed executed copy of the resolution to:

- Christy Angkahan – Public Works Department 620 Foster Road, Santa Maria
- Sonya Huerta – Resource Recovery & Waste Management, Santa Barbara
- Rochelle Camozzi – Public Works Administration, 123 Anapamu, Santa Barbara

Kathleen Dowd – Public Works Traffic Section, Santa Barbara
Jeff Stone – Parks Department, Goodwin Road, Santa Maria
Claude Garciacelay – Parks Department, Santa Barbara

Attachments:

Resolution

Authored by:

Martin J. Wilder, Public Works Department, x 8755
Robyn Smith, Public Works Department x 8756

CC:

File