



**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

Submitted on:
(COB Stamp)

Department Name: Public Works
Department No.: 054
For Agenda Of: 10/03/06
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Director: Phillip M. Demery, x 3010
Public Works Department
Contact Info: Mark Schleich, x 3600
Deputy Director

SUBJECT: Initiation of the Annexation of Orcutt Creek Estates, Tract 14,627 to the North County Lighting District and County Service Area 5 - Fourth Supervisorial District

County Counsel Concurrence:

As to form/legality: Yes No N/A

Auditor-Controller Concurrence:

As to form: Yes No N/A

Recommended Action(s):

That the Board of Supervisors:

- A. Adopt the attached resolution initiating proceedings to annex territory, Orcutt Creek Estates, Tract 14,627, to the North County Lighting District and County Service Area 5.

Summary:

Orcutt Creek Estates Tract 14,627 is located on assessor's parcel number 103-740-016 at 5301 South Bradley Road in the Orcutt area of unincorporated Santa Maria, south of Clark Avenue and west of Bradley Road. The project is part of Key Site 10 in the Orcutt Community Plan and involves the creation of 15 residential lots and one open space parcel on 9.81 acres of land. The County general plan and zoning designation is Planned Residential Development (PRD 1.8 units/acre). Existing structures on the parcel will be removed to accommodate the project. This action proposes annexation of the project to the North County Lighting District and County Service Area 5 (CSA 5).

Annexation Procedures:

This annexation will be conducted by the Santa Barbara Local Area Formation Commission (LAFCO) and will be initiated by the enclosed resolution of application. The annexation will be conducted in accordance with LAFCO procedures pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with Section 6000 of the California Government Code. The annexations to the North County Lighting District and CSA 5 will be conducted in one reorganization application in order maintain coterminous boundaries.

Street lighting:

The North County Lighting District provides street lighting services to Casmalia, Orcutt, Los Alamos and unincorporated areas in Lompoc (CSA 4 boundary area) and Santa Maria (CSA 5 boundary area). All new homes in the project will benefit from existing North County Lighting District services. Revenues from existing parcels

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for street lighting services in the CSA 5 boundary area come from fixed charges (benefit assessments) and from a portion of the basic 1% property tax and fund electricity and maintenance costs derived from PG&E owned and operated public use streetlights. However, for all new annexations to the North County Lighting District in the CSA 5 boundary area, only the fixed charge amount goes toward street lighting since new revenue from the basic 1% property tax will be allocated to the general fund per County Executive Office cost share policy. Additional area lighting within the project, if any, will be private and managed by the homeowners association. This annexation will provide a funding mechanism for the public street lighting services.

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 listed above 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 basic 1% property tax on existing parcels. However, for all new annexations to CSA 5, no contribution from the basic 1% property is proposed for open space and park maintenance since these new revenues will be allocated to the general fund per County Executive Office costs share policy. Annexation to CSA 5 will maintain coterminous boundaries with the North County Lighting District.

Background:

This project will not be adding public street lights within the interior streets and is therefore only subject to the existing (pre-Proposition 218) fixed charge assessment of \$14.73 per residential unit per year to provide the contribution to the local public lighting system located within the CSA 5 area of the North County Lighting District. All private street lighting, if any, will be funded by the homeowners association.

For projects installing public street lighting, the formation of a zone assessment is required pursuant to current County policy as established by the County Executive Office. An assessment zone 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 street lighting 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 of the financial status of existing lighting programs.

Fiscal and Facilities Impacts:

Annexation of Tract 14,627, Orcutt Creek Estates, will contribute \$235.68 per year from proposed 15 residential units based on the \$14.73 per residential fixed charge rate. Project revenue to the North County Lighting District for fiscal year 2006/2007 is \$374,369 from property taxes and \$129,857 from fixed charges totaling \$504,253. Fiscal year 2006/2007 expenses are estimated to be \$410,000.

Budgeted: Yes No

Fiscal Analysis:

Funding Sources	Current FY Cost:	Annualized Cost:	Total Project Cost
General Fund			
State			
Federal			
Fees			
Other:			\$ 220.95
Total	\$ -	\$ -	\$ 220.95

Staffing Impact(s):

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Legal Positions:

FTEs:

This action does not impact staffing levels.

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

Brenda Farrell – 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: (list all)

Resolution

Authored by:

Martin J. Wilder, Public Works Department, x 8750

Christy Angkahan, Public Works Department x 8757

cc: Jason Stillwell, Park Department Director

Rochelle Camozzi

File

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)
(Orcutt Creek Estates, Tract 14,627)

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