

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: 11/21/05
Department Name: Public Works
Department No.: 054
Agenda Date: 1/3/06
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Phillip M. Demery, Director and Rick Wheeler, Director
Public Works Department Park Department

STAFF
CONTACT(S): Public Works Department
Mark A. Schleich, Deputy Director, Resource Recovery & Waste Management Div.
Martin J. Wilder, Special Districts Manager x8750

Park Department
Jeff Stone, North County Deputy Director
Claude Garciacelay, Planner x2469

SUBJECT: Initiation of the Annexation of Vintage Ranch (TM 14,556) 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 (Vintage Ranch, Tract Map 14,556 on APN 101-010-002 to the North County Lighting District and County Service Area 5, and
- B. Set a public hearing on the departmental agenda on February 14, 2006 to introduce the first reading of an ordinance creating a zone of benefit of the Vintage Ranch Tract 14,556 in the North County Lighting District, and imposing an annual assessment for street lighting services;
- C. Set a public hearing on the departmental agenda on February 21, 2006 for the second reading of the above ordinance to:
 1. Receive testimony regarding written protests that have filed, if any;
 2. Count written property owner ballot(s);
 3. Adopt the attached ordinance (second reading) entitled " An Ordinance of the Board of Supervisors of the County of Santa Barbara Approving Annexation of Territory to the Santa Barbara North County Lighting District, Creating a New Zone of Benefit and Imposing an

Annual Assessment Therein” if there is majority support based on the results of the ballots received.

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 Vintage Ranch project, known as Key Site 7 in the Orcutt Community Plan, is located in the area of southeast Orcutt and adjacent to the existing easterly terminus of Stubblefield Road. It is surrounded by residential development to the west (medium density Miraflores residential development), low density residential to the north, proposed PD 1.8/PRD (Mesa Verde), and proposed PD/PRD to the south (Rice Ranch). The land is currently undeveloped and is designated PD (planned development) and is zoned PRD (planned residential development). In total 52 housing units are proposed (47 single family and 5 multiple family). 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

Black Oak Road is a proposed public road providing access through to the tract and will require streetlighting services by the North County Lighting District. The roads within the tract will be private with street lighting provided by the home owner’s association. The County’s street lighting program utilizes luminaries and poles carried by the electric company (PG& E in the north county or Edison in the south county). The County pays for electric service and maintenance with revenues generated by the lighting district. The tract area must be annexed into the lighting district in order to provide a funding mechanism for this service.

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. Although no apportionment of the 1% property tax is proposed for the new parcels to be created by this tract, annexation to CSA 5 is recommended in the event the Board of Supervisors wishes to allocate a portion of the property tax to open space maintenance and in order to maintain coterminous boundaries with the North County Lighting District. Funding for park and open space maintenance associated with this tract will be from the recently formed Orcutt community facilities district (CFD) intended to raise revenue for police, fire, flood control, and park services. The CFD is administered by the County Executive Officer’s office.

Creation of Streetlighting Zone Assessments

In addition, current County policy, as established by the County Executive Office, requires that all new tracts form zone assessment areas when annexing into any streetlighting district or service area requiring streetlighting services. 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 tract.

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.

The proposed street lighting improvements associated with Vintage Ranch Tract 14,556 consists of 8 PG&E standard residential post top light standards and poles along Black Oak Road. As described in the Engineer's Report, included with the attached ordinance as Exhibit A, the estimated assessment costs are as follows:

Cost Item	Cost
Annual cost for electricity and maintenance	\$1,387.32
Annual administrative costs(total service cost)	\$ 208.10
Subtotal	\$1,595.42
Auditor/Controller fixed charge fee (\$1/parcel)	\$ 52.00
Total charge on tax roll	\$1,647.42

Based on the current estimate of costs, an estimated annual assessment of \$32.23 (plus \$1 fixed charge) will be charged on the 47 single family parcels while \$16.12 (plus \$1 fixed charge) will be charged on the 5 multiple family parcels. An actual rate, not to exceed this figure, will be assessed on the tax rolls for the 52 residential parcels created by the tract map in the fiscal year after the streetlights are energized. The developer will be required to pay the operating costs from the date of energizing through the end of the fiscal year prior to placing the assessment on the tax rolls.

The zone of benefit also provides for increases associated with electricity and maintenance costs in accordance with inflation, the consumer price index (CPI) and the actual cost of electricity. As proposed in the Engineer's Report, cost increases to maintenance may not exceed the CPI without compliance with procedures pursuant to Article XIII D of the California Constitution, while increases to electricity costs may exceed the CPI but not by more than 10% of the prior year's budget for electricity and administrative costs.

This action requests adoption of a resolution to initiate reorganization proceedings to annex the Vintage Ranch Tract 14,556 into the North County Lighting District and County Service Area 5.

In addition, this action requests a hearing to consider the adoption of an ordinance to establish a new zone of benefit within the North County Lighting District for Vintage Ranch Tract 14,556 for the purposes of creating a funding mechanism for street lighting services.

Mandates and Service Levels:

There is no change in programs or service level with this action. The Board of Supervisor's approved Rice Ranch Specific Plan, Master Tract Map 14,636 and Tract Map 14,430 on December 9, 2003.

Fiscal and Facilities Impacts:

Funding to the North County Lighting District will be via placement of a tract specific fixed charge for streetlighting services on the tax roll. Funding for park maintenance will be on the tax roll through the Orcutt CFD.

Special Instructions:

- A. Direct the Clerk of the Board to publish notice of the hearings fro the creation of a zone benefit assessment within the North County Lighting District, as set forth below, in the Santa Maria Times, as prescribed in Section 6066 of the Government Code. Section 6066 of the Government Code states that:

“Publication of notice pursuant to this section shall be once a week for two successive weeks. Two publications in a newspaper published once a week or oftener, with at least five days intervening between the respective publication dates not counting such publication dates, are sufficient. The period of notices commences upon the first day of the publication and terminates at the end of the fourteenth day, including therein the first day.”

Notice to be published:

BOARD OF SUPERVISORS OF THE COUNTY OF SANTA BARBARA
NOTICE OF PUBLIC HEARINGS
CONCERNING FORMATION OF STREET LIGHTING ASSESSMENT DISTRICT
AND LEVY OF ASSESSMENT

Notice is hereby given that public hearings will be held by the Board of Supervisors of the County of Santa Barbara, State of California, on February 14, 2006 at 9:00 a.m., or shortly thereafter, in the County Board of Supervisors Hearing Room in the Betteravia Government Center at 511 East Lakeside Parkway, Santa Maria, California, and on February 21, 2006 in the County Board of Supervisors Hearing Room in the Fourth Floor of the Administration Building at 105 East Anapamu Street, Santa Barbara, California, to take public testimony on the proposed ordinance annexing territory into the Santa Barbara North County Lighting District, creating a new zone of benefit and imposing an annual assessment for Vintage Ranch Tract 14,556 in the County of Santa Barbara. A copy of the ordinance and exhibits may be seen during business hours at the Santa Maria office of the County of Santa Barbara Public Works Department, 620 West Foster Road, Santa Maria, California or at the Santa Barbara office of the Public Works Department, 123 East Anapamu Street, Santa Barbara, California.

The public hearing to be held on February 14, 2006 is for the purpose of taking testimony on the proposed ordinance at its first reading. The public hearing to be held on February 21, 2006 is for the purpose of: A) Taking testimony regarding the adoption of the proposed ordinance, B) Determining if a majority protest exists, and C) Counting the ballots to confirm that majority support or voter approval has been obtained.

Any objections or protest to the adoption of the proposed ordinance may be filed with the Clerk of the Board of Supervisors before the public hearings scheduled above. The address of the Clerk of the Board is 105 East Anapamu Street, Santa Barbara, California 93101.

The purpose of the assessment is to pay for street lighting services in the proposed district. The basis of the assessment was determined by the annual operating costs spread over the number of proposed parcels in the district. Each record owner in the district may submit a ballot in support or opposition of the proposed assessment. Each ballot must be signed by the record owner identified therein and mailed or delivered to the address shown on the ballot. At the public hearing, the Clerk of the Board of Supervisors will tabulate the ballots received. The assessment shall be imposed if the ballots submitted in favor of the assessment exceed the ballots received in opposition with ballots weighted according to the proportional financial obligation of the affected property.

- B. Direct the Clerk of the Board to forward a certified minute order and completely executed copies of the resolution and ordinance to the Public Works Department to the attention of Christy Angkahan 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

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)
(Vintage Ranch Reorganization for Tract 14,556

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

ORDINANCE NO. _____

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF SANTA BARBARA APPROVING THE ANNEXATION OF TERRITORY TO SANTA
BARBARA NORTH COUNTY LIGHTING DISTRICT, CREATING A NEW ZONE OF BENEFIT AND
IMPOSING AN ANNUAL ASSESSMENT THEREIN**

WHEREAS, the Santa Barbara North County Lighting District (“SBNCLD”) was formed through consolidation of pre-existing lighting districts and annexation of territory thereto, as approved by the Local Agency Formation Committee (“LAFCO”) on May 5, 1994, and thereafter approved by this Board; and

WHEREAS, application has been made to LAFCO for the annexation into SBNCLD of the parcels described and depicted on the map included in the attached Engineer’s Report attached hereto as Exhibit “A” and incorporated herein by this reference, said parcels known collectively hereinafter as “Vintage Ranch, Tract 14,556;” and

WHEREAS, the annexation is required for street lighting conditions pursuant to the Vintage Ranch Addendum to the Orcutt Community Plan EIR (95-EIR-01); and

WHEREAS, it is current County policy that all new annexations to the lighting district be conditioned to form a new zone of benefit within the SBNCLD comprised of Vintage Ranch, Tract 14,556 and a benefit assessment imposed thereupon for the purposes of paying for street lighting; and

WHEREAS, this Board has received a written engineer’s report (hereinafter referred to as “Report”) concerning benefit assessments for street lighting purposes as provided in Government Code Section 54716, which Report complies in all respects with the requirements of that section; and

WHEREAS, the Clerk of this Board filed and recorded the Report, and fixed the 21st day of February, 2006 at 9:00 a.m. in the Board’s Hearing Room, 123 East Anapamu Street, Santa Barbara, California, as the time, date and place for a hearing upon such Report; and

WHEREAS, the Clerk has caused notice of said hearing to be published pursuant to Section 6066 of the Government Code, and proof of such publication is on file with the Clerk; and

WHEREAS, three (3) copies of the notice of said hearing were posted in the zone in which assessments were proposed to be levied, as required by law, and proof of such posting is on file with the Clerk; and

WHEREAS, at the hearing this Board heard and considered all protests to the report, including protests with respect to the amount of the assessment to be levied, and then closed the public hearing; and

WHEREAS, at the conclusion of said hearing the Board made its determination upon each assessment described in the Report; 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

WHEREAS, the collective owner of the parcels identified in the Report has received more than 45 days written notice of the proposed assessment, the total amount thereof chargeable to the entire district, the amount chargeable to the owner's particular parcels, the duration of the payments, the reason for the assessment and the basis upon which the amount of the proposed assessment was calculated, together with the date, time, and location of this public hearing on the proposed assessment. Each notice also included a summary of the procedures applicable to the completion, return, and tabulation of the ballots, including a disclosure statement that the existence of a majority protest, would result in the assessment not being imposed; and

WHEREAS, the collective owner of the parcels has voted affirmatively in the matter of the approval of the imposition of this assessment within the newly formed zone of benefit within Santa Barbara North County Lighting District, and the owner's assessment ballot is on file with the Clerk of this Board; and

WHEREAS, Section 54716 of the Government Code provides that at the conclusion of this hearing this 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;

NOW, THEREFORE, The Board of Supervisors of the County of Santa Barbara ordains as follows:

1. The foregoing recitals are true and correct;
2. A Zone of Benefit within Santa Barbara North County Lighting District is hereby formed, to be known as "Vintage Ranch Tract 14,556 Zone of Benefit."
3. Annual benefit assessments are hereby imposed on the parcels comprising the Vintage Ranch Tract 14,556 Zone of Benefit as reflected in the Report on file with the Clerk in this matter, incorporated herein by this reference as though fully set forth.
4. Attached hereto, as included in the Engineer's Report (Exhibit "A") and incorporated into this Ordinance by reference, is a copy of the assessment roll showing the assessment amount for fiscal year 2006/2007 (or first complete fiscal year after the lighting system is energized) of each parcel of real property in the Vintage Ranch Tract 14,556 Zone of Benefit. Said document and the amounts shown therein are hereby confirmed. The amounts will be levied annually, as adjusted, based on the then-current assessment roll.
5. The Clerk of this Board is directed to record forthwith in the Office of the Santa Barbara County Clerk Recorder a certified copy of this Ordinance. The Clerk is further directed to file forthwith a certified copy of this Resolution with the Santa Barbara County Auditor-Controller and LAFCO.
6. This Ordinance shall take effect and be in force thirty (30) days from the date of its passage; and before the expiration of fifteen (15) days after its passage it, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Maria Times, a newspaper of general circulation published in the County of Santa Barbara.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2006, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chair, Board of Supervisors
County of Santa Barbara

ATTEST:
Clerk of the Board

By: _____
Deputy Clerk

APPROVED AS TO FORM:
STEPHEN SHANE STARK
COUNTY COUNSEL

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

By: _____
Deputy Counsel

By: _____
Deputy