



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, Director, x3010
Public Works Department
Contact Info: Mark Schleich, Deputy Director, x3600

SUBJECT: Initiation of the annexation of the Preserve at San Marcos, Tract 14,585 to County Service Area 3
- Third Supervisorial District

County Counsel Concurrence:

As to form/legality: [X] Yes [] No [] N/A

Auditor-Controller Concurrence:

As to form: [X] Yes [] No [] N/A

Recommended Action(s):

That the Board of Supervisors:

- A. Adopt the attached resolution initiating proceedings to annex territory (The Preserve at San Marcos, Tract 14,585) to County Service Area 3.

Summary:

The Preserve at San Marcos is a residential subdivision located in the foothills north of Foothill Road and is east of Highway 154 in the unincorporated area of Santa Barbara County. This action proposes to annex assessor's parcel numbers 059-020-020, 021, 023, 026, and 028 as well as portions of assessor's parcels numbers 055-010-006, 007, 059-020-002, 011, 014, 016, 024 to County Service Area 3 (CSA 3). The annexation to CSA 3 includes 177 acres of the 377 acre gross parcel. The remaining 200 acres are not being considered for inclusion into CSA 3 since no development is approved on this area; and in fact it will be transferred to a non-profit land conservation entity pursuant to a separate agreement. The zone designation is PRD 75 (Planned Residential Development). The proposed land use for this project are 20 residences and their associated accessory structures, private access roads and detention basins; 10 acres for future development of a County park; a 20 acre private open space to be held in common ownership by the homeowners association; two open space/no development parcels for public use. Services sought by the development from County-governed districts include street lighting.

Annexation Procedures

This annexation will be conducted by 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.

Street Lighting

All new homes will benefit from the existing CSA 3 street lighting services. Existing revenues to CSA 3 come from fixed charges (benefit assessments) and a portion of the 1% basic property tax. However, for all new annexations, only the fixed charge amount goes toward street lighting. The street lighting revenues fund electric and maintenance costs derived from the Southern California Edison owned and operated public use street lights. 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.

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 \$8.00 per residential unit per year to provide the contribution to the local public lighting system located within CSA 3. 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 14,585, the Preserve at San Marcos, will contribute \$160 per year from the proposed 20 residential units based on the \$8.00 per residential unit fixed charge rate. Projected revenue to CSA 3 for fiscal year 2006/2007 is \$76,736 from property taxes and \$66,365 from fixed charges totaling \$143,100. Fiscal year 2006/2007 expenses are estimated to be \$140,000.

Budgeted: Yes No

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized Cost:</u>	<u>Total Project Cost</u>
General Fund			
State			
Federal			
Fees			
Other:			\$ 160.00
Total	\$ -	\$ -	\$ 160.00

Staffing Impact(s):

Legal Positions:

FTEs:

This action does not impact current staffing levels.

Initiation of the annexation of the Preserve at San Marcos, Tract 14,585 to County Service Area 3 - Third
Supervisory District
10/03/06
Page 3 of 3

Special Instructions:

Direct the Clerk of the Board to forward a certified minute order and complete executed copy of the resolution to:
Christy Angkahan – Public Works – 620 West Foster Road, Santa Maria
Brenda Farrell – Public Works – Resource Recovery & Waste Management, Santa Barbara
Rochelle Camozzi – Public Works Administration, 123 Anapamu, Santa Barbara
Kathleen Dowd – Public Works Traffic Section, Santa Barbara
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)
TO COUNTY SERVICE AREA 3)
(The Preserve at San Marcos, Tract 14,585)

RESOLUTION NO. _____

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