

June 20, 2011

SUBJECT: Orcutt Area Annexation to the City of San Luis Obispo -a progress update

You will soon be receiving information regarding a “protest hearing” – part of the process to make your neighborhood a part of the City of San Luis Obispo, from LAFCO (the Local Agency Formation Commission). LAFCO will provide information regarding the upcoming hearing on July 18, 2011, along with information about filing or withdrawing a protest, but we wanted to take this opportunity to answer some questions and provide contact information in the event you have additional questions or concerns.

Property owners and residents of the expansion area do not have to take any action in order to be annexed. However, you may have questions as to how the change in jurisdiction will affect your property or your status as a resident in the area. The following list is intended to help answer some common questions. However, if you have other questions or need more specific information, please feel free to contact City staff or LAFCO staff. We are more than happy to assist.

Q. Will my property taxes go up once the property is annexed?

A. No. Property taxes will not change upon annexation. If new development is added to the property, the property value will be adjusted to reflect the new development, however, this would apply regardless of jurisdiction.

Q. Will the City apply development standards or “take” portions of my property upon annexation?

A. No. There is an adopted plan that will guide future development, but development standards will be triggered only upon a property owner-initiated application to develop and solely to the property subject to the development request.

Q. Will the City cut down trees on my property upon annexation?

A. No. The City will not cut down trees. If an owner initiates development on their property that necessitates trees to be removed, replacement trees will be required.

Q. If I am a renter, will annexation require me to move out of my residence?

A. No. Property owner-tenant agreements are not affected by annexation.

Q. Will any other liens or assessments apply to my property upon annexation?

A. No. The City will not apply any liens or financing assessments to property in the area upon annexation.

Q. How soon will development occur?

A. The approved Orcutt Area Specific Plan describes the ultimate development of the area and anticipates that this will occur over a 20-25 year time period. The speed at which the area develops will be determined by the property owners themselves –the plan provides standards to guide the future development but does not mandate how quickly it occurs. Minor construction activity that is currently taking place has been permitted under County jurisdiction and will be allowed to be completed under County rules and standards.

Q. Will I have to discontinue uses that are ok under County jurisdiction such as agricultural uses or home businesses once annexed to the City?

A. No. Any legally-established use may continue after annexation even though they may not normally be allowed within the City limits.

Q. There is existing development on my property that uses a private well and septic system - will I be forced to connect to City water and sewer service once annexed?

A. No. Only new development projects (new houses or subdivisions, for example) will be required to connect to City services. Owners will be able to repair and/or replace septic systems and wells in the event of failure. Existing development will not be required to connect, but will have the option when it makes financial sense for the property owner to do so.

Q. What emergency services does the City provide?

A. After annexation occurs, City Police and Fire service will be immediately available to the newly incorporated area. This means that City Police will routinely patrol throughout this area, and City Fire will be the first responders in case of a fire or other emergency event. The City of San Luis Obispo operates a Class II Fire Department (rated by the Insurance Service Office on a 1-10 scale with 1 highest), and each fire company rides with a paramedic.

Q. How do I get access to water and sewer service?

A. The approved Orcutt Area Specific Plan describes where water and sewer main locations should occur. Phasing of proposed development in the area will determine whether a particular property must wait for certain infrastructure improvements to occur or will need to provide infrastructure and receive reimbursement for oversized improvements.

Q. What is the cost of annexation?

- A. There is no cost for annexation to the owners in the Orcutt Area. If a private property owner was interested in applying for annexation to the City, fees would apply for both the City and to the Local Agency Formation Commission process – in total, about \$24,000. This amount does not include the cost of preparing the annexation map, which must be done by a Registered Civil Engineer or Licensed Surveyor. The City of San Luis Obispo is undertaking this effort and accommodating these costs without passing them on to property owners in the annexation area which is why annexation is free to you. This process offers value to property owners in the area and allows the City to plan for its services in a more efficient way.

Q. What will the zoning of my property be?

- A. A copy of the pre-zoning map for the Orcutt Area is attached. This pre-zoning will become the official property zoning of your property once annexation is complete. Please contact Community Development at 781-7170 if you have any questions about allowed uses or the development potential of your property.

If you have specific questions about your circumstances our staff is happy to discuss them with you in more detail. At this time, the LAFCO protest hearing date has been continued to July 18, 2011. You will continue to receive information regarding decision points relative to the annexation as it progresses through the LAFCO process.

The City welcomes your participation in the annexation process. If you have any questions, please contact Phil Dunsmore, Senior Planner, for additional information at **781-7522**, or via email at **pdunsmore@slocity.org**.

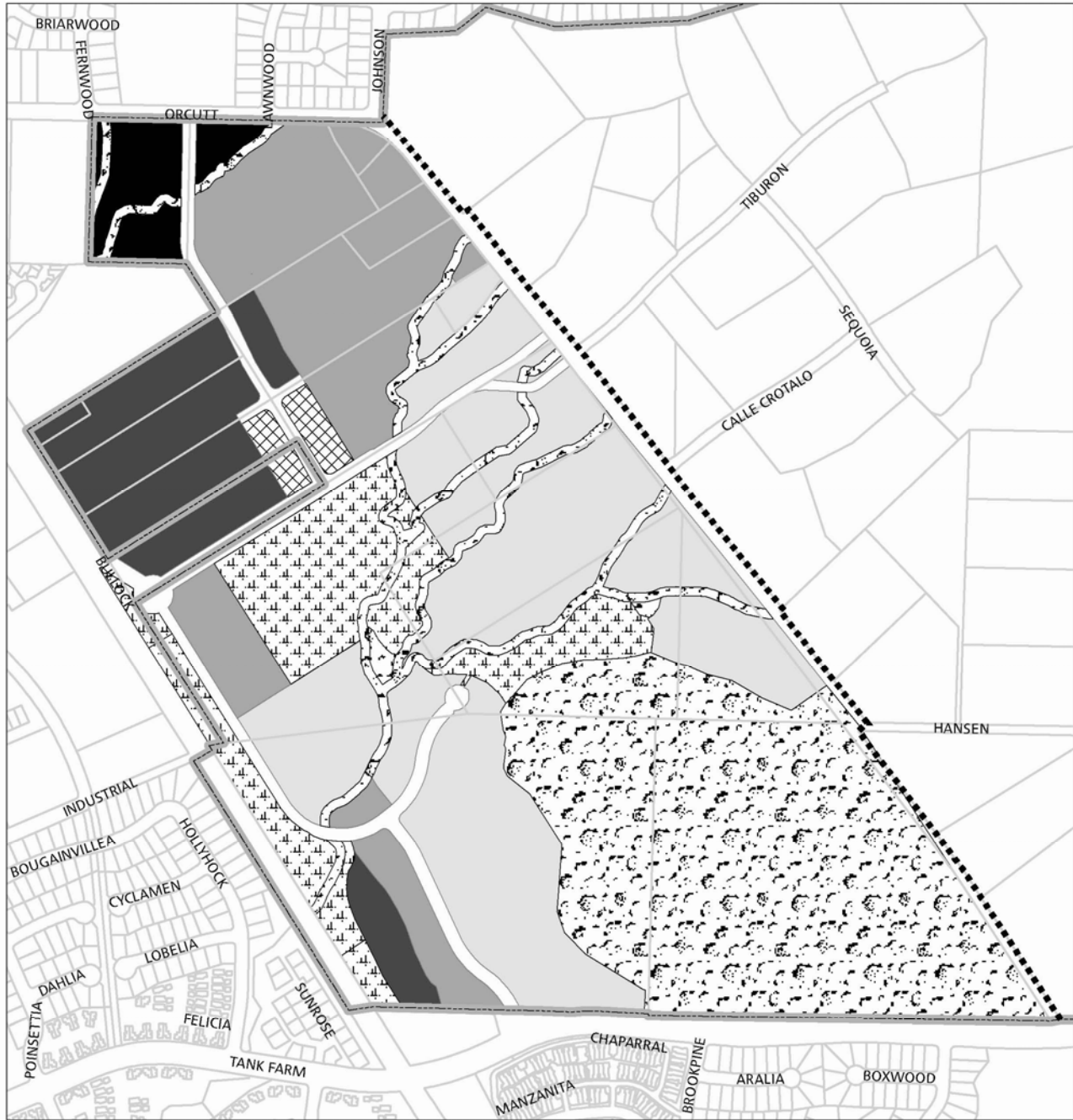
We look forward to welcoming you to the City of San Luis Obispo.

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Orcutt Area Annexation



General Plan Categories

- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- Community Commercial
- Park
- Open Space

- Current City Limit
- New City Limit

