

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

September 6, 2007 (Agenda)

LAFCO 07-11: Quail Run Reorganization: Annexation to City of Santa Maria/
Detachment from Santa Barbara County Fire Protection District/
Detachment from Mosquito and Vector Management District of Santa
Barbara County

PROPONENT: City Council of the City of Santa Maria, by resolution.

ACREAGE &
LOCATION Approximately 63 acres located north of and adjacent to Santa Maria Way
at its intersection with College Drive, just east of Highway 101

PURPOSE: Provide municipal services for a proposed retail commercial development
and existing residential uses.

GENERAL ANALYSIS:

Description of Project

About 38 acres of the annexation area is developed with a 115 lot, owner-occupied mobile home park, 88 residential condominiums, a gasoline station/mini-mart and recreational vehicle parking.

Of the 25 vacant acres, approximately 22 acres are a proposed retail commercial project, known as Orcutt Plaza, and the remainder is designated for eventual residential use.

The Orcutt Plaza project, proposed to consist of a department store, supermarket, pet food store, bookstore and other commercial uses, was approved by the Board of Supervisors. However the City requires annexation before it will allow delivery of water needed for the project to develop.

The mobile home park and condominiums are situated between the current City boundary and the proposed commercial project and are needed to establish contiguity. The proposed boundaries avoid an adjacent rent-controlled mobile home park whose residents might be adversely affected if they are annexed to the City and deprived of the County's current rent regulation ordinance.

PROPOSAL INFORMATION

1. Land Use, Planning and Zoning - Present and Future:

The site contains Quail Meadows West Mobile Home Park, a 115-unit owner-occupied park and the 88-unit Quail Meadows condominium complex, a gas station and minimart.

It also includes 22 acres proposed for the 225,000 square foot Orcutt Plaza shopping center, which was previously approved by the County, and five acres half of which is existing recreational vehicle storage and the other half is vacant and could be residentially developed in the future.

The land uses surrounding the proposed annexation include Quail Meadows West Mobile Home Park and Highway 101 to the east, single family homes and a church to the west, and single family homes to the north and south.

The site is within the City's Sphere of Influence.

The County's Orcutt Community Plan designates the site as General Commercial, Neighborhood Commercial and Multiple Residential 8 and 20 du/acre. Current zoning is MHP (Mobile Home Planned Community), MHS (Mobile Home Subdivision), DR-20 (Design Residential, 20 units/acre), CN (Commercial Neighborhood) and C-2 (Commercial General).

City General Plan designations are FS (Freeway Service), CC (Community Commercial), HDR (High Density Residential) and LWDR-4 (Lower Density Residential). Adopted rezoning is FS (Freeway Service), PD/C-2 (Planned Development/General Commercial), R-3 (High Density Residential) and RMH (Residential Mobile Home).

There are no pending entitlement applications for the property. Upon annexation, the City expects to process a permit for the Orcutt Plaza shopping center that will be similar to the development plan previously approved by the County.

2. Topography, Natural Features and Drainage Basins

The developed areas of the site are generally level. The vacant portions have significant natural gradients. Regional drainage facilities have been constructed for the existing and planned development. No significant features affect the proposal.

3. Population:

The site contains 88 condominium units and 115 mobile homes on individual parcels. While no additional dwellings are proposed at this time, the site could accommodate up to 50 additional mobile homes.

4. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The City's "Plan for Providing Services within the Affected Territory," is on file in the LAFCO office as required by Government Code §56653. The level and range of services will be similar to those currently provided within the City.

5. Assessed Value, Tax Rates, Indebtedness and boundaries:

The annexation area is within tax rate areas 80-053 and 80-071. Overall tax rates will not be affected by this change. The assessed value is \$36,748,673 (2007-08 roll). The City has existing indebtedness; its State Water Bonds will be repaid through water rates and the City's Public Finance Authority debt will be repaid by the City General Fund.

6. Environmental Impact of the Proposal:

The City of Santa Maria as lead agency, in consultation with LAFCO, has determined that significant environmental effects may result from the proposed boundary change.

The City prepared and certified the Quail Run Annexation Addendum to the Orcutt Plaza Shopping Center Final Supplemental EIR. The document has been distributed to all members of the Commission.

Enclosed as part of the record for this proceeding is City Council Resolution 2006-184 certifying the Final Supplemental EIR and Addendum including CEQA findings, a statement of overriding considerations and mitigation monitoring plan.

7. Landowner Consent and Registered Voters:

The territory is inhabited; there are more than 12 registered voters. Not all landowners have given their written consent.

If the Commission approves the reorganization, the LAFCO staff will conduct a second public hearing in about two months to receive and count written protests from registered voters and landowners within the reorganization area. The number of protests filed will determine the outcome of the proceeding.

The reorganization is terminated by a majority protest of registered voters. An election is called for registered voters within the proposal area to confirm the change if protests are filed by 25% or more of the registered voters or landowners. In the absence of a 25% protest the change is completed without an election.

8. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. The reorganization area is contiguous to the existing City boundaries.

A map sufficient for filing with the State Board of Equalization has not yet been received from the proponent.

ALTERNATIVES FOR COMMISSION ACTION

After consideration of this report and any testimony or additional materials that are submitted the Commission should consider taking one of the following options:

Option 1 APPROVE the reorganization.

- A. Certify it has reviewed and considered the information contained in the EIR as prepared and certified by the City and the enclosed resolution.
- B. Adopt this report and approve the proposal, to be known as the Quail Run Reorganization: Annexation to City of Santa Maria; Detachment from Santa Barbara County Fire Protection District, Detachment from Mosquito and Vector Management District of Santa Barbara County, conditioned upon the territory being annexed being liable for (1) any existing indebtedness of the annexing agency and (2) any authorized or existing City taxes, comparable to properties presently within the City.
- C. Direct the staff to initiate and conduct subsequent proceedings in compliance with the decision of the Local Agency Formation Commission only upon the signing of the resolution by the Chair.

Option 2 Adopt this report and DENY the proposal.

Option 3 If the Commission needs more information, it should CONTINUE this matter to a future meeting.

RECOMMENDED ACTION:

Approve **Option No. 1.**

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION