

Santa Barbara LAFCO

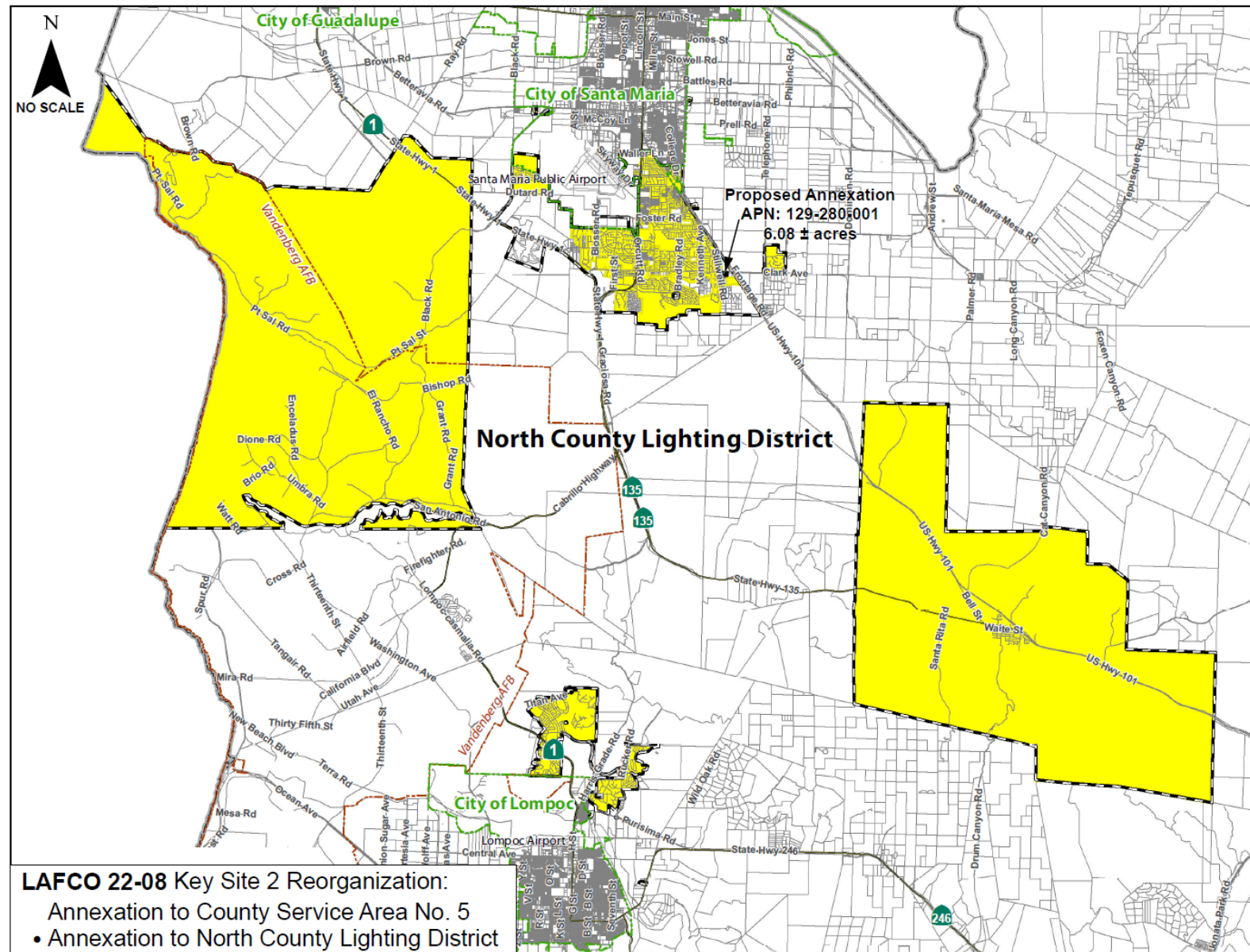
Tract Map 14,824 Portion of Key Site 2 Annexation to
County Service Area No. 5 and North County Lighting
District

May 4, 2023

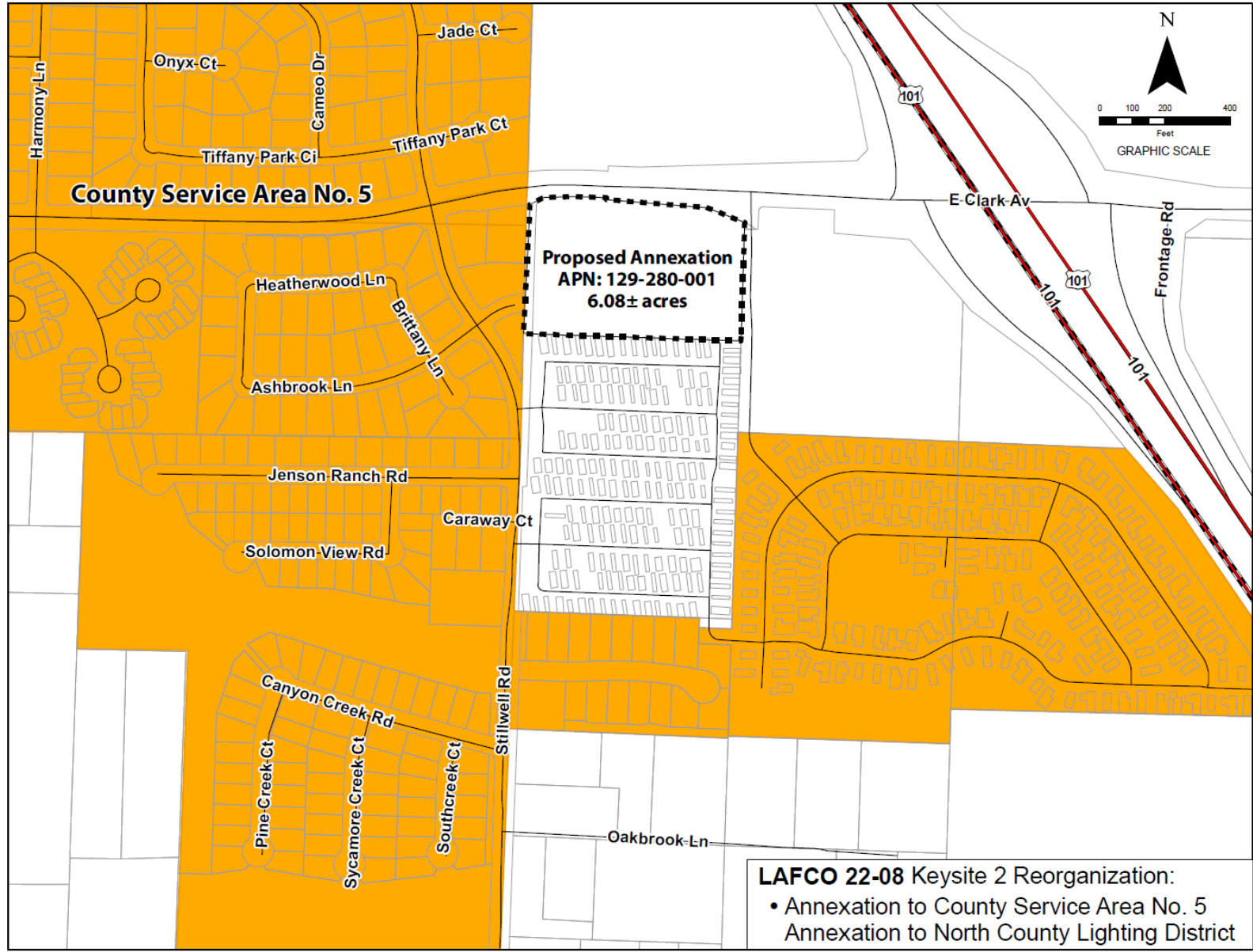
Background

- Applicant: Property Owners, by Petition
- Location: 5.83 acres located at the Southwest corner of Highway 101 and Clark Ave intersection
- Purpose: to provide street lighting and open space maintenance for an approved neighborhood commercial center consisting of 4 parcels, to develop the site with a new 42,921 sq. ft. retail commercial center
- Sphere of Influence: The proposal area is within the Sphere of Influence for both the County Service Area No. 5 and North County Lighting District.

Vicinity Map



Vicinity Map



Land Use, Planning and Zoning

- The property is undeveloped and the County General Plan designates the site as Commercial.
- No changes in land use will be facilitated by the annexation and the proposed use conforms with the existing zoning in the surrounding area. The proposed boundary change was a condition of County approval.
- Land use designations and zoning within the surrounding area are Commercial (C-2) to the east, west, and north, and Mobile Home Park (MHP) to the south.

Environmental Determination

- The County of Santa Barbara, as lead agency, prepared and certified an Addendum to EIR #95-EIR-01
- County Addendum identified no substantial changes which involves new significant environmental effects
- Commission will certify it has considered the EIR and direct staff to file a Notice of Determination
ATTACHMENT D

District and Landowner Consent

- Parcel is “uninhabited” – less than 12 voters (GC sec. 56079.5)
- Both Districts have consented to waving conducting authority proceedings
- The Property owners have also consented to the annexation
- Therefore, the annexation can proceed without notice, hearing and election

Terms & Conditions

LAFCO

Santa Barbara Local Agency
Formation Commission

- Public Works Department on behalf of CSA 5 and North County Lighting District have requested terms and conditions be added.
- Requiring creation of a zone of benefit and establish a benefit assessment.
- This will pay for street lighting services within the annexation area. Property tax distributions will fund park related services.
- Benefit Assessment required within 2 years of approval, may be extend for good cause

Change of Organization Item
No 1

Conclusion

- The area proposed for annexation is located in an area that allows both Districts to be the best provider of services
- The proposed annexation represents a reasonable and logical extension of services
- A condition to create a zone of benefit and establish a benefit assessment subject to the vote of the affected property owners to pay for street lighting services is required within 2-years

Recommendation

OPTION 1 – APPROVE the proposal and resolution as follows:

- Certify the Commission has reviewed and considered Addendum to 95-EIR-01 as prepared and certified by the County of Santa Barbara for the Orcutt Gateway Retail Commercial Center project., and direct Staff to file a Notice of Determination stating that the Commission has considered the EIR.
- Approve the proposal, to be known as Portion of Key Site 2, TM 14,824 Reorganization: Annexation to the North County Lighting District and Annexation to County Service Area No. 5;
- Condition approval upon the annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees and assessments of the County Service Area No. 5 and North County Lighting District;
- Find the subject territory is uninhabited; all affected landowners have given written consent and the annexing agencies have given written consent to the waiver of conducting authority proceedings; and.
- Waive the conducting authority proceedings and direct the staff to complete the proceeding.