

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

June 5, 2008 (Agenda)

LAFCO 08-5: Hope Church Reorganization: Annexation to the North County Lighting District/Annexation to County Service Area No. 5 and

Expansion of the Spheres of Influence of the North County Lighting District/Annexation to County Service Area No. 5

PROPONENT: Board of Supervisors, by resolution adopted April 15, 2008.

ACREAGE & LOCATION Approximately 17 acres located about 1,200 feet south of the intersection of Santa Maria Way and U.S. Highway 101, east of and including Highway 101 and Morningside Drive.

PURPOSE: To annex territory to street lighting and open space maintenance districts for an approved church and associated improvements, an existing dog kennel and office on another lot and two vacant parcels.

GENERAL ANALYSIS:

Description of Project

The proposal results from County approval of the Hope Community Church project, construction of a church building and associated parking, landscaping and improvements. The reorganization area includes an existing dog kennel and two vacant parcels. The proposal is located within and is consistent with the Orcutt Community Plan.

A portion of the annexation area consists of U.S. Highway 101 and Morningside Drive.

PROJECT INFORMATION

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

The site contains an existing dog kennel and office.

The proposal results from County approval of Tract 14,711 to create three new parcels and CUP 06-00055 to allow the 29,373 square foot Hope Community Church to be constructed on a 6.4 acre parcel with associated parking, landscaping and improvements. Two other parcels of 1.9 and 2.1 acres have been created and are included within the annexation area.

The proposal is located within and is consistent with the Orcutt Community Plan. The property is not within the Spheres of Influence of the annexing districts and it is proposed to expand the Spheres to allow the reorganization to proceed.

The Orcutt Community Plan designates the site as Highway Commercial. The site is zoned HC (Highway Commercial).

In response to a question by the LAFCO staff the County reports that

“The extension of urban uses east across Highway 101 was envisioned and addressed by the community during the Orcutt Community Plan (OCP) process.

The subject property is an approximately 10-acre portion of the OCP Key Site 33. Pursuant to the Community Plan, this portion of the key site was designated for highway commercial uses intended to support commercial uses associated with the Elks Rodeo facilities. These facilities could include motels, convenience stores, gas stations and restaurants. In addition, upon completion of the Union Valley Parkway extension and associated Highway 101 interchange, the Plan contains an option to add additional Highway Commercial parcels.”

Surrounding uses are agriculture to the east, residential west of Highway 101, the Elks Rodeo grounds to the south and vacant and grazing land to the north.

2. Consent to Annex to the City of Santa Maria

On December 7, 2006 the Commission conditioned approval of the Orcutt Creek Estates Reorganization (LAFCO 06-18), similar to this proposal consisting of annexations to the North County Lighting District and County Service Area No. 5, upon the landowner consenting to annex the site to the City of Santa Maria, such consent to run with the land and apply to future property owners.

That was consistent with several prior actions by the Commission and is predicated on the fact the Orcutt area is within the City's Sphere of Influence, creating a potential for eventual annexation. A similar condition is recommended for this application.

3. Topography, Natural Features and Drainage Basins

The site and surrounding areas is described as slightly rolling sand hills, with agricultural fields located to the north and east. No creeks or environmentally significant features are located within the proposal area.

4. Population:

There are no dwelling units on the site nor are any proposed.

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

The annexing districts provide street lighting, and parks/open space maintenance for the Orcutt community. Water for the project will be provided by the private Golden State Water Company. Sanitation will be provided by the Laguna Sanitation District that currently encompasses this property.

A "Plan for Providing Services within the Affected Territory" is on file in the LAFCO office as required by Government Code section 56653.

6. Environmental Impact of the Proposal:

The County has certified an Addendum to the Orcutt Community Plan EIR that assessed the area of Key Site 33. A copy of the addendum for the Hope Community Church project is enclosed for members of the Commission.

7. Annexing Agency Consent and Registered Voters:

The proponent certifies that the property owners involved in this proposal have given written consent. The annexing Districts consent to the waiver of conducting authority proceedings.

8. Boundaries and Lines of Assessment:

The property is contiguous to the annexing districts. The boundaries are definite and certain, although containing minor errors. There are no conflicts with lines of assessment or ownership.

Maps sufficient for filing with the State Board of Equalization have not yet been received from the proponent.

9. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 80006. Overall tax rates will not be affected by this change. The assessed value is \$1,310,739. The annexing agencies have no existing indebtedness.

ALTERNATIVES FOR COMMISSION ACTION

Following review of any testimony and materials that are submitted, the Commission should consider the following options:

OPTION 1 – APPROVE the proposal.

- A. Certify it has reviewed and considered information contained in the Addendum EIR prepared and certified by the County.
- B. Adopt this report and approve the proposal, to be known as the Hope Church Reorganization: Annexation to the North County Lighting District/Annexation to County Service Area No. 5.
- C. Condition the reorganization upon
  - 1. The territory being liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the Districts and.
  - 2. The owner of Tract 14,711 recording a consent to annex the property to the City of Santa Maria, such consent to run with the land and apply to future property owners.
- D. Direct the staff to initiate and conduct subsequent proceedings in compliance with the findings 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 - CONTINUE this proposal to a future meeting for additional information.

---

BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION