

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

October 5, 2006 (Agenda)

- LAFCO 06-13: LeBard Reorganization: Annexation to the Orcutt Fire Protection District/  
Detachment from the Santa Barbara County Fire Protection District and  
Expansion of the sphere of influence of Orcutt Fire Protection District
- PROPONENT: Board of Directors of the Orcutt Fire Protection District, by resolution.
- ACREAGE &  
LOCATION Approximately 1.25 acres located north of and adjacent to Clark Avenue,  
west of and adjacent to Foxenwood Lane; Orcutt Area
- PURPOSE: Modify fire protection district boundaries in the community of Orcutt by  
placing this parcel within the Orcutt Fire Protection District.

GENERAL ANALYSIS:

Description of Project

The proposal will transfer a parcel from the Santa Barbara County Fire Protection District to the Orcutt Fire Protection District. No change in planning, zoning or land use will result from this change, although the landowner has applied to the County for a commercial project.

PROJECT INFORMATION

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

The site is vacant. The Orcutt Community Plan designates the site General Commercial and it is zoned OT-GC (Old Town - General Commercial).

The property is not within the sphere of influence of the annexing district; it is proposed to amend the sphere to include this territory.

Surrounding land uses are vacant to the west, Highway 135 to the east, open space to the north and mixed commercial and single family residential to the south.

2. Topography, Natural Features and Drainage Basins

The site and surrounding areas are mostly level terrain; the rear of the site slopes down to the Orcutt Creek area. There are no significant natural boundaries affecting the proposal.

3. Population:

There are no dwelling units within the proposal area.. Due to the commercial nature of the potential land use, no dwelling units will result.

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

The annexing district provides fire protection for its portion of the Orcutt community. A "Plan for Providing Services within the Affected Territory" is on file in the LAFCO office as required by Government Code section 56653.

5. Environmental Impact of the Proposal:

The proposal is found to be categorically exempt. (Class 20 - Changes in Government Organization).

6. Landowner Consent, Annexing Agency Consent and Registered Voters:

The proponent certifies that all property owners have given written consent. The affected agencies have consented to the waiver of conducting authority proceedings. The territory is uninhabited; namely, there are fewer than 12 registered voters.

7. Boundaries and Lines of Assessment:

The property is contiguous to the annexing district. Boundaries are definite and certain, 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.

8. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 80027. Overall tax rates will not be affected by this change. The assessed value is \$183,772 (2006-07 roll). The affected agencies have no existing indebtedness.

ALTERNATIVES FOR COMMISSION ACTION

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

OPTION 1 – APPROVE the proposal.

- A. Find the proposal to categorically exempt.
- B. Amend the Sphere of Influence of the annexing District to include this territory.
- C. Adopt this report and approve the proposal, to be known as the LeBard Reorganization: Annexation to Orcutt Fire Protection District / Detachment from Santa Barbara County Fire Protection District.
- D. Condition the annexation upon the territory being liable for the indebtedness of the annexing agency and any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- E. Find: 1) the subject territory is uninhabited, 2) all affected landowners have given written consent to the annexation and 3) the annexing agency has given written consent to the waiver of conducting authority proceedings.
- F. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

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