



**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
OFFICE OF LONG RANGE PLANNING
MEMORANDUM**

DATE: July 10, 2007

TO: Bob Braitman, Executive Officer, LAFCO

FROM: John McInnes, Director, Office of Long Range Planning

SUBJECT: Quail Run Reorganization: Annexation to the City of Santa Maria / Detachment from the Santa Barbara County Fire Protection District / Detachment from the Mosquito and Vector Management District of Santa Barbara County (No. 7-11)

Project Description:

Proposed Annexation of 62.86 acres into City of Santa Maria. The annexed area would include a 22 acre parcel, currently undeveloped, for shopping center, a 1.4 acre parcel containing a service station and mini-mart, an existing 5.6 acre condominium parcel (88 units), an existing 28.8 acre mobile home subdivision (115 units), and a 5 acre parcel zoned for a mobile home planned development, currently undeveloped, except for RV parking on the lower (southern) portion of the parcel. Proposed detachment of annexed area from the Santa Barbara County Fire Protection District and the Mosquito and Vector Management District of Santa Barbara County.

This is in response to your June 26, 2007 Request for Reportback regarding the above referenced proposal. Based on our review of the application materials:

General Information:

- The property is unincorporated.
- The property is within the Orcutt Community Plan Area.

General Plan and Zoning Designations:

- The General Plan designation information in the Proposal Questionnaire is accurate.
- The County General Plan designates the proposal area as General Commercial, Neighborhood Commercial, Service Station, High Density Residential (Res 20.0 and Res 8.0)

X The County has zoned the property:

ZONING DESIGNATIONS	PARCEL NUMBER(S)
MHP – mobile home planned development	109-200-028
MHS – mobile home subdivision	109-220-001 thru 056; 109-210-001 thru 063
DR 20 – design residential, 20 units/acre	109-260-001 thru 048; 109-270-001 thru 048
CN – commercial neighborhood	109-200-032
C-2 – commercial general	109-200-033; 107-070-046; 107-070-009

X The property **is not** Prime Agricultural Land as defined by G.C. § 56064.

X The property **is not** Open Space as defined by G.C. § 65560.

X The property **is not** within a Land Conservation Act (Williamson Act) contract.

X The property **is not** within a Farmland Security Zone.

General Plan Consistency and Other Comments:

5. Land Use and Zoning – Present and Future

The existing land uses for APN 109-200-028, 5 acre parcel zoned MHP, include both RV storage on the south half of the parcel with the north half vacant. The MHP zoning category allows development at 8 units per acre.

6. Surrounding Area

Table A contains inaccuracies. See below for corrections.

	Existing Land Uses	General Plan Designation	Zoning Designation
East	US 101, Ag – Vines and Bush Fruit	A	10 AG
West	Mobile home park, single family residential, church	RES 4.6, RES 8.0 RES 3.3	8-R-1, MHP, DR 3.3
North	Single family residential	City jurisdiction	City jurisdiction
South	Single family residential, US 101	RES 4.6	SLP

12. Relationship to Regional Housing Goals and Policies.

Transfer of the existing 88 condominium units and 115 mobile homes, total of 203 affordable housing units will assist the City of Santa Maria in meeting its fair share of regional housing need as determined by SBCAG, and must therefore be described by the County as a loss of existing affordable housing stock in the very low and low categories in its future Housing Element update process.

Further, development of APN 109-200-1028, the 5 acre parcel zoned MHP, will allow 50 mobile home units, which can also count toward the City's fair share of regional housing needs as determined by SBCAG. Annexation of the noted parcel to the City would result in a loss of 50 future potential very low and low income units countable in the County's RHNA land inventory.

15. Ability of the Annexing Agency to provide services

Copy of Resolution 2004-134, Attachment A was not attached with the application.

18 C Environmental Considerations

Attachment B, referenced as Statement of Overriding Considerations was not attached with the application.

20. Final Comments:

C. Only the legal description and survey were attached.

Please feel free to contact me or David Matson at 568-2068 with any questions pertaining to the comments made on this LAFCO reportback memorandum.

cc: John Baker, Director of Planning and Development
Sharon Friedrichsen, Assistant to the CEO, County Executive Office
David Matson, General Plan Project Manager, Office of Long Range Planning

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