



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

Department Name: Public Works/Parks  
Department No.: 054/052  
For Agenda Of: 04/15/08  
Placement: Administrative  
Estimated Tme:  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

0115-19

TO: Board of Supervisors

FROM: Department Directors Scott McGolpin, Director, x 3010  
Public Works Department

APR 15 2008

Dan Hernandez, Director, x 2461  
Parks Department

Contact Info: Mark Schleich, Deputy Director, x 3600  
Public Works Department

Jeff Stone, Deputy Director, x 6123  
Parks Department

SUBJECT: Initiation of the annexation of Hope Community Church PM 12,711 and parcels 107-150-007, 015, 016 to the North County Lighting District and County Service Area 5; Fourth Supervisorial District

**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Other Concurrence:** N/A

As to form: Select Concurrence

**Recommended Actions:**

That the Board of Supervisors:

- A. Adopt the attached resolution initiating proceedings to annex territory, APN 107-150-007, 015, 016, and 019, to the North County Lighting District and County Service Area 5,

**Summary Text:**

This action proposes the annexation of Hope Community Church Parcel Map 14,711 (APN 107-150-019), along with parcels 107-150-007, 015, and 016 to the North County Lighting District and County Service Area 5. The annexation area is located on a frontage road on the east side of Highway 101 near the Northbound Santa Maria Way off ramp. The resolution proposed for

adoption will authorize County staff to submit the application for annexation to the Santa Barbara Local Area Formation Commission (LAFCO).

**Background:**

The Hope Community Church PM 14,711 (APN 107-150-019) project is proposed within Key Site 33 in the Orcutt Community Plan (OCP). The project is a lot split; one proposed lot includes a church facility and two smaller lots for future development. The project is located on the frontage road on the east side of Highway 101 near the Northbound Santa Maria Way off ramp. Parcels 107-150-007, 015, 016 that are surrounded on 3 sides by the project site have been added to the annexation to avoid the creation of an island and promoting orderly service boundary changes. Services sought by the development from County-governed districts include street lighting and open space maintenance.

A listing of the parcels, size, zoning, land use designations, and their level of development is given below:

APN	Size (Ac)	Zoning	Land Use	Use
107-150-007	0.3	HC	H	Office, existing dog kennel
107-150-015	0.1	HC	H	Vacant
107-150-016	0.24	HC	H	Out building, dog kennel
107-150-019	10.43	HC	H	Vacant

**Annexation Procedures:**

In order to minimize expenses and promote efficiency, the annexations to the North County Lighting District and CSA 5 will be conducted in one reorganization application to the Local Area Formation Commission (LAFCO).

It will be initiated by the enclosed resolution of application and will be conducted in accordance with the procedures of the Santa Barbara Local Agency Formation Commission (LAFCO) pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with Section 6000 of the California Government Code.

**Street Lighting:**

The County's street lighting program receives revenue on the tax roll from 1% property tax allocations, benefit assessments, development specific benefit zones, or a combination of these. These revenues are used to pay for electricity and maintenance costs derived from PG&E (north county) or Edison (south county) owned and operated public use street lights. In order to collect these revenues, benefiting parcels must be within the North County Lighting District service boundaries. The distribution of revenue from the 1% property tax is dependent on the Tax Rate Area (TRA) annexed parcels are assigned to upon annexation. The benefit assessment rates are frozen to 1996 levels unless voter authorized pursuant to Proposition 218. Tract specific benefit zones set alternative benefit assessment rates as authorized by the developer under Proposition 218 when additional revenue is required to fund new street lighting.

The Auditor-Controller's Office has indicated that based on the neighboring TRA of parcels already in the North County Lighting District, that parcels located in this annexation would change from TRA 80006 to TRA 80041 upon annexation. The benefit assessment for parcels located within the CSA 5 boundaries of the North County Lighting District are as follows:

Description	Factor	Charge
Vacant land	0.5	\$7.36
Residential: (SFD, condos)	1.0	\$14.73
Residential: (duplex, triplex)	3.0	\$44.19
Apartments, courts	6.0	\$88.38
Heavy commercial	9.0	\$132.57
Light commercial	3.0	\$44.19
Industrial	6.0	\$88.38
Churches, miscellaneous, other	2.0	\$29.46
Government exempt	0.0	\$0.00

It is estimated that annexation of all the parcels included in this annexation will generate annual revenues as follows:

APN	Description	Revenue
107-150-007	Light commercial	\$44.19
107-150-015	Vacant	\$7.36
107-150-016	Light commercial	\$44.19
107-150-XXX	Church, miscellaneous, other	\$29.46
107-150-XXX	Vacant	\$7.36
107-150-XXX	Vacant	\$7.36
Total		\$139.92

xxx indicates lot split and future parcel numbers.

In addition to the benefit assessment an appropriation of the 1% property tax distribution for TRA 80041 will provide for an allocation to the North County Lighting District (i.e. distribution of \$9.54 per \$100,000 of assessed value of each parcel to fund 2670). Annexation of the Hope Community Church inclusive of APNs, 107-150-007, 107-150-015, and 107-150-016, and 107-150-019 will increase the current property tax revenue to the North County Lighting District by approximately \$117.00 per year based on existing valuations, totaling \$256.92 in increased annual revenue.

The owners of the parcels not related to the Hope Community Church development have the opportunity to convey support or opposition to the annexation of their parcels at the LAFCO hearing. If there is non support by any of these property owners, LAFCO will hold a separate protest hearing. The decision to include or exclude their parcels will be determined by the overall support based on the weighted vote factors described above.

**Open Space Maintenance:**

Until 1994, County Service Area 5 (CSA 5) provided for both street lighting and open space maintenance. At that time, street lighting functions from CSA 5 were consolidated with the other street lighting districts to form the North County Lighting District. CSA 5 now exclusively provides for open

space maintenance of approximately 79 acres including a portion of Waller County Park. Funding is provided by a portion of the 1% property tax allocated to open space maintenance. As described above, annexation to CSA 5 will change the tax rate area from TRA 80006 to TRA 80041, which will provide for any allocation to CSA 5 (i.e. distribution of \$7.20 per \$100,000 of assessed value of each parcel to fund 2140). Annexation of the Hope Community Church inclusive of APNs, 107-150-007, 107-150-015, and 107-150-016, and 107-150-019 will currently increase the property tax revenue to the CSA 5 by approximately \$89.42 per year based on existing valuations.

**Performance Measure:**

The County manages approximately 1,800 street lights in the CSA 5 boundary of the North County Lighting District not including the street lights proposed with this project and manages 79 acres of open space in CSA 5

**Fiscal and Facilities Impacts:** The annual cost to fund two PG&E owned and maintained street lights are approximately \$323.52.

There are no cost increases associated with the operation and maintenance of CSA 5.

Budgeted: No

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
State			
Federal			
Fees			
Other:			
<b>Total</b>	\$ -	\$ 323.52	\$ -

**Fiscal Analysis:**

CSA 5

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund			
State			
Federal			
Fees			
Other:			
<b>Total</b>	none	none	none

Narrative:

At this time the Transportation Division is only requiring the project to bond for street light improvements. Improvements are not expected to be made until the 2 new parcels fronting the frontage road develop. At that time it is expected that the revenue from the fixed rates and the portion of the 1% property tax allocation will exceed the cost of the streetlight operation.

**Staffing Impacts:**

**Legal Positions:**

**FTEs:**

At this time the Transportation Division is only requiring the project to bond for street light improvements. Improvements are not expected to be made until the 2 new parcels fronting the frontage road develop. At that time it is expected that the revenue from the fixed rates and the portion of the 1% property tax allocation will exceed the cost of the streetlight operation.

**Staffing Impacts:**

**Legal Positions:**

0

**FTEs:**

0

**Special Instructions:**

Request the Clerk of the Board to forward a certified minute order and completed executed copy of the resolution to:

Robyn Smith – Public Works Department 620 Foster Road, Santa Maria

Shannon Barcelona – Resource Recovery & Waste Management, Santa Barbara

Rochelle Camozzi – Public Works Administration, 123 Anapamu, Santa Barbara

Kathleen Dowd – Public Works Traffic Section, Santa Barbara

Jeff Stone – Parks Department, Goodwin Road, Santa Maria

Claude Garciacelay – Parks Department, Santa Barbara

**Attachments:**

Resolution

**Authored by:**

Martin J. Wilder, Public Works Department, x 8755

Robyn Smith, Public Works Department x 8756

**CC:**

File

RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SANTA BARBARA

INITIATING ANNEXATION OF TERRITORY )  
TO NORTH COUNTY LIGHTING DISTRICT AND )  
COUNTY SERVICE AREA 5 )

RESOLUTION NO. \_\_\_\_\_

Hope Community Church PM 14,711, APNs 107-150-007, 015, 016, 019

WHEREAS, the Board of Supervisors desires to initiate a proceeding for the adjustment of boundaries specified herein;

NOW, THEREFORE, the Board of Supervisors does hereby resolve and order as follows:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code.
2. This proposal is an annexation to the North County Lighting District and to County Service Area 5.
3. A description of the boundaries and a map of the affected territory are set forth in Exhibits "A" and "B" attached hereto and by reference incorporated herein;
4. The reason for the proposal is to comply with conditions imposed by the County to annex to the district and service area for streetlighting and park maintenance services to lands in the Orcutt area.
5. The proposal is consistent with the Spheres of Influence of the annexing districts.
6. Consent is hereby given to the waiver of conducting authority proceedings.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by the following votes:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

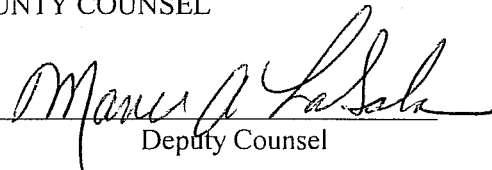
\_\_\_\_\_  
Salud Carbajal,  
Chair, Board of Supervisors  
County of Santa Barbara

ATTEST:  
CLERK OF THE BOARD  
MICHAEL J. BROWN

By \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:  
DANIEL J. WALLACE  
COUNTY COUNSEL

APPROVED AS TO FORM:  
ROBERT W. GEIS  
AUDITOR-CONTROLLER

By   
Deputy Counsel

By   
Deputy

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

**Proposal Justification Questionnaire for Annexations,  
Detachments and Reorganizations**

(Attach additional sheets as necessary)

1. Name of Application: (The name should match the title on the map and legal description; list all boundary changes that are part of the application)

**Hope Community Church PM 14,711**

**Annexation to North County Lighting District and County Service Area #5.**

2. Describe the acreage and general location; include street addresses if known:

The proposed annexation is located in northern Santa Barbara County, in the unincorporated Santa Maria area. The project is located directly east of frontage road and Highway 101 near the Santa Maria Way northbound offramp.

107-150-019	10.43 acres	3920 Highway 101
107-150-015	0.1 acre	N/A
107-150-016	0.24 acre	N/A
107-150-007	0.3 acre	3950 Highway 101

3. List the Assessor's Parcels within the proposal area:

107-150-019	10.43 acres
107-150-015	0.1 acre
107-150-016	0.24 acre
107-150-007	0.3 acre

4. Purpose of proposal: (Why is this proposal being filed?) List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.)

This proposal is to annex parcels 107-150-007, 015, 016, 019 to North County lighting District and County Service Area #5. Tentative Parcel Map 14,711 is located on Assessors Parcel Number 107-150-019 and proposes a lot split into 3 parcels, Lot 1 6.41 acres with a 29,373 square foot church, Lot 2 2.10 acres, and Lot 3 1.92 acres. Lot 2 and 3 propose no development at this time. Assessors Parcel Numbers 107-150-007, 015, and 016 are added to this application to avoid the creation of an island since parcel number 107-150-019 surrounds them on three sides.

5. Land Use and Zoning - Present and Future

A. Describe the existing land uses within the proposal area. Be specific.

**Parcel 107-150-007 office (existing dog kennel office)**

**Parcel 107-150-016 out building (existing dog kennel)**

**Parcel 107-150-015 vacant**

**Parcel 107-150-019 vacant**

**All parcels currently have a land use designation of H, Highway Commercial**

- B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.

**The proposed project would not require any change in the land use designation.**

- C. Describe the existing zoning designations within the proposal area.

**Per the Orcutt Community Plan designation for the project site is CH, Commercial Highway.**

- D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?

**There are no proposed changes to the current zoning. The proposed uses conform to the existing zoning. All proposed development will be built to conform to the existing zoning designation.**

- E. (For City Annexations) Describe the rezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this rezoning?

**Not Applicable**

- F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements).

**Tentative Parcel Map 14,711 has been approved by the County Planning Commission. The applicant is now in the process of complying with conditions for map recordation.**

6. Describe the area surrounding the proposal  
Using Table A, describe existing land uses, general plans and zoning designations for lands adjacent to and surrounding the proposal area. The application is incomplete without this table.

**See Table A, Page 8.**

7. Conformity with Spheres of influence

- A. Is the proposal area within the sphere of influence of the annexing agency?

**A change in the Sphere of Influences application for is being processed concurrently.**

- B. If not, include a proposal to revise the sphere of influence.

8. Conformity with County and City General Plans



- A. Describe the existing County General Plan designation for the proposal area.

**The existing Orcutt Community Plan designates the land use for the annexing area as H. The annexation area is zoned HC, Highway Commercial intended to provide for uses supportive of travelers along Highway 101.**

- B. (For City Annexations) Describe the City general plan designation for the area.

**Not Applicable**

- C. Do the proposed uses conform with these plans? If not, please explain.

**Yes, a Conditional Use Permit for the Church facility was approved by the Planning Commission on November 28, 2007.**

9. Topography and Natural Features

- A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal.

**The general topography is described as slightly rolling sand hills indicative of the east Santa Maria Valley. The site is relatively flat with drainage sloping to the north west. No creeks or environmentally sensitive features are located on site.**

- B. Describe the general topography of the area surrounding the proposal.

**The surrounding area is of similar topography as the project, with agricultural fields located to the north and east. The Santa Maria Elks Rodeo operation is located to the south. Highway 101 borders the property to the west.**

10. Impact on Agriculture

- A. Does the affected property currently produce a commercial agricultural commodity?

**No.**

- B. Is the affected property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program?

**No.**

- C. Is the affected property Prime Agricultural Land as defined in Government Code §56064?

**No.**

- D. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract?

**No.**

1. If "yes," provide the contract number and the date the contract was executed.
2. If "yes", has a notice of non-renewal be filed? If so, when?
3. If this proposal is an annexation to a city, provide a copy of any protest filed by the annexing city against the contract when it was approved.

11. Impact on Open Space

Is the affected property Open Space land as defined in Government Code Section 65560?

**No.**

12. Relationship to Regional Housing Goals and Policies (City annexations only)

If this proposal will result in or facilitate an increase in the number of housing units, describe the extent to which the proposal will assist the annexing city in achieving its fair share of regional housing needs as determined by SBCAG.

**Not Applicable**

13. Population

A. Describe the number and type of existing dwelling units within the proposal area.

**Currently, there are no dwelling units on the site.**

B. How many new dwelling units could result from or be facilitated by the proposal?

Single-family 0 Multi-family 0

14. Government Services and Controls – Plan for Providing Services (per §56653)

A. Describe the services to be extended to the affected territory by this proposal.

**The services to be extended to the affected area by this reorganization consists of public street lighting and public open space maintenance.**

B. Describe the level and range of the proposed services.

**The property will receive the same range and level of services as other properties currently within the annexing District / County Service Area.**

C. Indicate when the services can feasibly be provided to the proposal area.

**Estimated timeline is 2009 for public improvements work to begin.**

D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of this proposal.

**Installation of street lighting and sewer lines, improvements to public road frontage.**

- E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

**Developer bears financial burden of capital improvements that will be built per county standards. Maintenance and operation costs will be administered by North County Lighting District and County Parks Department. Revenues for the District are collected from established rates and benefit assessments.**

- F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.

**None**

15. Ability of the annexing agency to provide services

Attach a statement from the annexing agency describing its ability to provide the services that are the subject of the application, including the sufficiency of revenues (per Gov't Code §56668j).

**Please find attached statements from the various districts.**

16. Dependability of Water Supply for Projected Needs (as per §56653)

If the proposal will result in or facilitate an increase in water usage, attach a statement from the retail water purveyor that describes the timely availability of water supplies that will be adequate for the projected needs.

**The annexation of the project will increase water usage. See enclosed Request for Can and Will Serve letter to Golden State Water company, the local purveyor.**

17. Bonded indebtedness and zones – These questions pertain to long term debt that applies or will be applied to the affected property.

- A. Do agencies whose boundaries are being changed have existing bonded debt? No  
If so, please describe.
- B. Will the proposal area be liable for payment of its share of this existing debt? Not Applicable  
If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.)
- C. Should the proposal area be included within any 'Division or Zone for debt repayment? No  
If yes, please describe.
- D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? If yes, please describe.

**Not Applicable**

18. Environmental Impact of the Proposal

A. Who is the "lead agency" for this proposal?

**The County of Santa Barbara Planning and Development**

B. What type of environmental document has been prepared?

EIR (Addendum) X Negative Declaration \_\_\_\_\_ Mitigated ND \_\_\_\_\_

Subsequent Use of Previous EIR X Identify the prior report. Addendum to 95-EIR-01

**Addendum to 95-EIR-01, Orcutt Community Plan EIR. The OCP EIR assessed the area as Key Site 33. See enclosed Addendum dated October 2007.**

C. If an EIR has been prepared, attach the lead agency's resolution listing significant impacts anticipated from the project, mitigation measures adopted to reduce or avoid significant impacts and, if adopted, a "Statement of Overriding Considerations."

**Significant impacts and mitigation measures are listed in the enclosed addendum to 95-EIR-01. Enclosed is a copy of the Final Action letter from the County of Santa Barbara Planning Commission dated November 29, 2007 adopting the Addendum.**

19. Boundaries

A. Why are these particular boundaries being used? Ideally, what other properties should be included in the proposal?

**These particular boundaries define the extent of the approved project seeking annexation, including the 3 parcels that are surrounded by the project parcel.**

B. If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included.

**Not Applicable**

20. Final Comments

A. Describe any conditions that should be included in LAFCO's resolution of approval.

**No additional conditions are needed in the resolution from LAFCO.**

B. Provide any other comments or justifications regarding the proposal.

**Annexation to the North County Lighting District and County Service Area #5 is required by the conditions of approval for this project.**

- C. Enclose all pertinent staff reports and supporting documentation related to this proposal. Note any changes in the approved project that are not reflected in these materials.

**Thirteen (13) copies of the Addendum to 95-EIR-01 dated October, 2007 are included. In addition, one copy of the Final Action Letter dated November 29, 2007 has been submitted under the LAFCO cover letter.**

21. Notices and Staff Reports

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

<u>Name</u>	<u>Address</u>	<u>Phone</u>
1. <b>Marty Wilder</b> County of Santa Barbara Public Works Department	<b>620 Foster Road</b> <b>Santa Maria, CA 93455</b>	<b>(805) 739-8755</b>
2. <b>Jeff Stone</b> County of Santa Barbara Parks Department	<b>300 Goodwin Road</b> <b>Santa Maria , CA 93455</b>	<b>(805) 934-6123</b>
3. <b>David Swenk</b> Urban Planning Concepts, Inc.	<b>2624 Airpark Drive</b> <b>Santa Maria CA 93455</b>	<b>(805) 934-5760</b>

Who should be contacted if there are questions about this application?

<u>Name</u>	<u>Address</u>	<u>Phone</u>
<b>Robyn Smith</b> Santa Barbara County Public Works Department	<b>620 Foster Rd.</b> <b>Santa Maria, CA 93455</b>	<b>(805) 739-8756</b>

Signature Robyn Smith

Date 3-31-08

**TABLE A**

Information regarding the areas surrounding the proposal area

	<b>Existing Land Use</b>	<b>General Plan Designation</b>	<b>Zoning Designation</b>
<b>East</b>	Agriculture	AG-100	AG-II-100
<b>West</b>	Residential, Hwy 101	Res	SLP
<b>North</b>	Vacant, Grazing	AG-100	AG-II-100
<b>South</b>	Elks Rodeo	AG-100	AG-II-10

Other comments or notations:

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

**Questionnaire for Amending a Sphere of Influence,**

(Attach additional sheets as necessary)

Sphere of Influence of the North County Lighting District and County Service Area #5

Purpose of the proposal

1. Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.

This proposal is to annex parcels 107-150-007, 015, 016, 019 to North County lighting District and County Service Area #5. Tentative Parcel Map 14,711 is located on Assessors Parcel Number 107-150-019 and proposes a lot split into 3 parcels, Lot 1 6.41 acres with a 29,373 square ft church, Lot 2 2.10 acres, and Lot 3 1.92 acres. Lot 2 and 3 propose no development at this time. Assessors Parcel Numbers 107-150-007, 015, and 016 are added to this application to avoid the creation of an island since parcel number 107-150-019 surrounds them on three sides.

Consultation with the County (City sphere changes only)

2. Provide documentation regarding consultation that has occurred between the City and the County with regard to agreement on boundaries, development standards and zoning requirements for land in the proposed sphere as required by Government Code §56425.

Not applicable

Description of area to be included in the sphere

3. What area is proposed to be included in the sphere? Attach a map identifying the current sphere and the proposed addition. What is the acreage?

107-150-019	10.43 acres	3920 Highway 101
107-150-015	0.1 acre	
107-150-016	0.24 acre	
107-150-007	0.3 acre	3950 Highway 101

4. Why was it decided to use these particular boundaries?

These particular boundaries define the extent of the approved project seeking annexation, including the 3 parcels that are surrounded by the project parcel.

Sphere of Influence Questionnaire (10-4-01)

This form can be downloaded from [www.sblafco.org](http://www.sblafco.org)

5. What are the existing land uses for the proposal area? Be specific.

Parcel 107-150-007 office (existing dog kennel office)  
Parcel 107-150-016 out building (existing dog kennel)  
Parcel 107-150-015 vacant  
Parcel 107-150-019 vacant

All parcels currently have a land use designation of H, Highway Commercial. The existing Orcutt Community Plan designates the land use for the annexing area as H. The annexation area is zoned HC, Highway Commercial intended to provide for uses supportive of travelers along Highway 101.

6. Are there proposed land uses for the proposal area? Be specific.

The proposed project would not require any change in the land use designation

Relationship to Existing Plans

7. Describe current County general plan and zoning designations for the proposal area.

The existing Orcutt Community Plan designates the land use for the annexing area as H. The annexation area is zoned HC, Highway Commercial intended to provide for uses supportive of travelers along Highway 101.

8. Describe any City general plan and rezoning designations for the proposal area.

Not applicable

Environmental Assessment

9. What is the underlying project? Who is the lead agency? What type of environmental document has been prepared for the proposed project?

EIR (Addendum)  Negative Declaration \_\_\_\_\_ Mitigated ND \_\_\_\_\_

Subsequent Use of Previous EIR  Identify the prior report. Addendum to 95-EIR-01

Addendum to 95-EIR-01, Orcutt Community Plan EIR. The OCP EIR assessed the area as Key Site 33. See enclosed Addendum dated October 2007.



Justification

10. To assist LAFCO in making determinations pursuant to Government Code §56425, please provide information relevant to each of the following:

A. Present and planned uses in the area, including agricultural and open-space lands.

Parcel 107-150-007 office (existing dog kennel office)

Parcel 107-150-016 out building (existing dog kennel)

Parcel 107-150-015 vacant

Parcel 107-150-019 vacant

All parcels currently have a land use designation of H, Highway Commercial. The existing Orcutt Community Plan designates the land use for the annexing area as H. The annexation area is zoned HC, Highway Commercial intended to provide for uses supportive of travelers along Highway 101.

B. Present and probable needs for public facilities and services in the area.

As these areas are developed for urban uses they will require a broad range of governmental services, including street lighting and should be required to pay their proportionate share of the cost of such services.

C. Present capacity of public facilities and adequacy of public services the affected agency provides or is authorized to provide.

The capacity of the District to provide street lighting services is expandable as new uses are approved and new lighting standards are installed.

D. Existence of any social or economic communities of interest in the area.

The annexation area is part of the Orcutt community and as such should be treated equally with other developed or developing areas in that community.

Additional Comments

11. Provide any other comments or justifications regarding the proposal.

12. Enclose any pertinent staff reports and supporting documentation related to this proposal.

13. Notices and Staff Reports

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

<u>Name</u>	<u>Address</u>	
1. Marty Wilder County of Santa Barbara Public Works Department	620 Foster Road Santa Maria, CA 93455	(805) 739-8755
2. Jeff Stone County of Santa Barbara Parks Department	300 Goodwin Road Santa Maria, CA 93455	(805) 934-6123
3. David Swenk Urban Planning Concepts, Inc.	2624 Airpark Drive Santa Maria CA 93455	(805) 934-5760

Who should be contacted if there are questions about this application?

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Robyn Smith	620 W Foster Road Santa Maria, CA 93455	(805)739-8756

Signature Robyn Smith

Date 3-31-08