

COUNTY OF SANTA BARBARA
County Executive Office

Annexation of Orcutt Gateway Commercial Center (Key Site 2) to Community Facilities District

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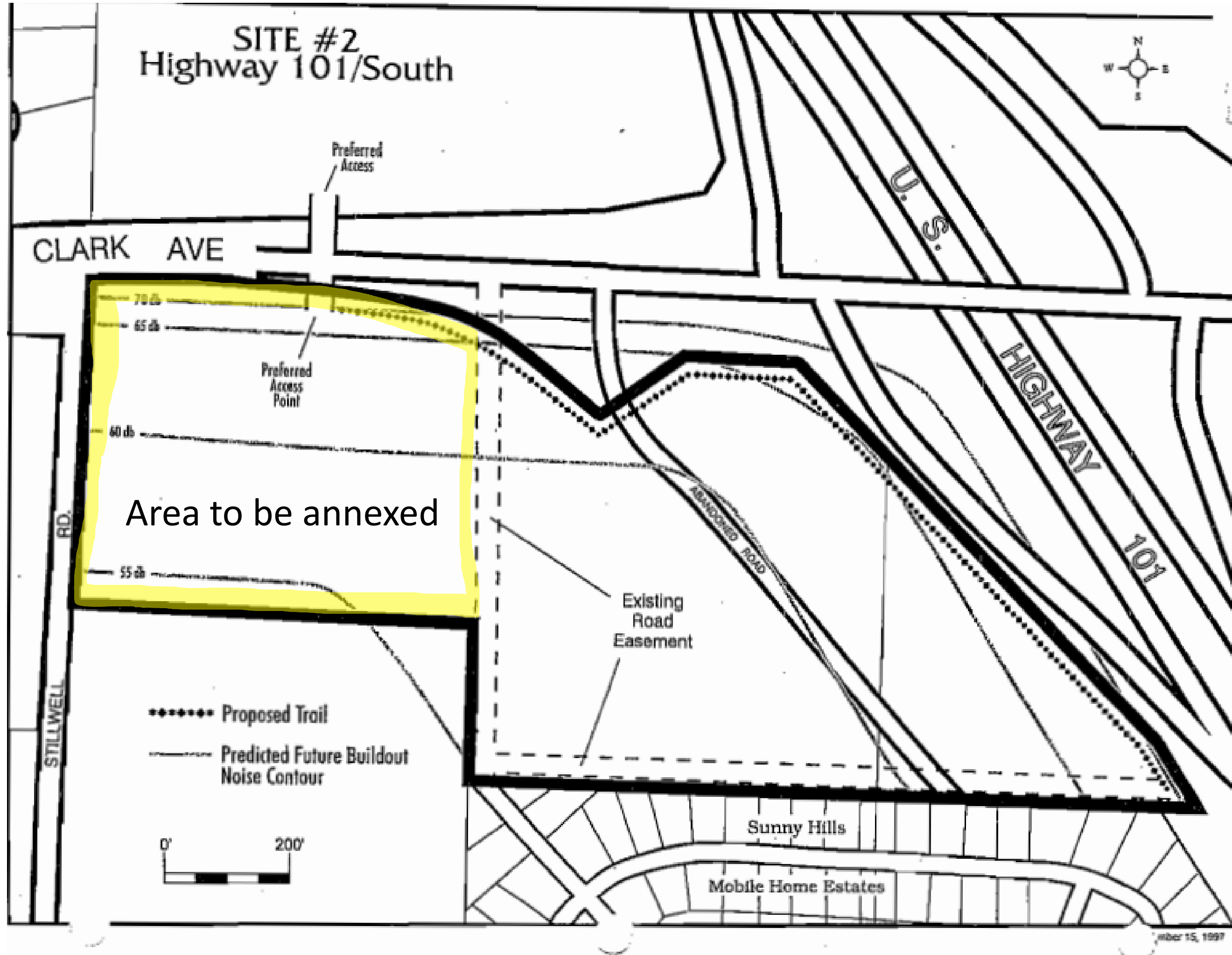


Orcutt Gateway Retail Commercial Center Project (Portion of Key Site 2)

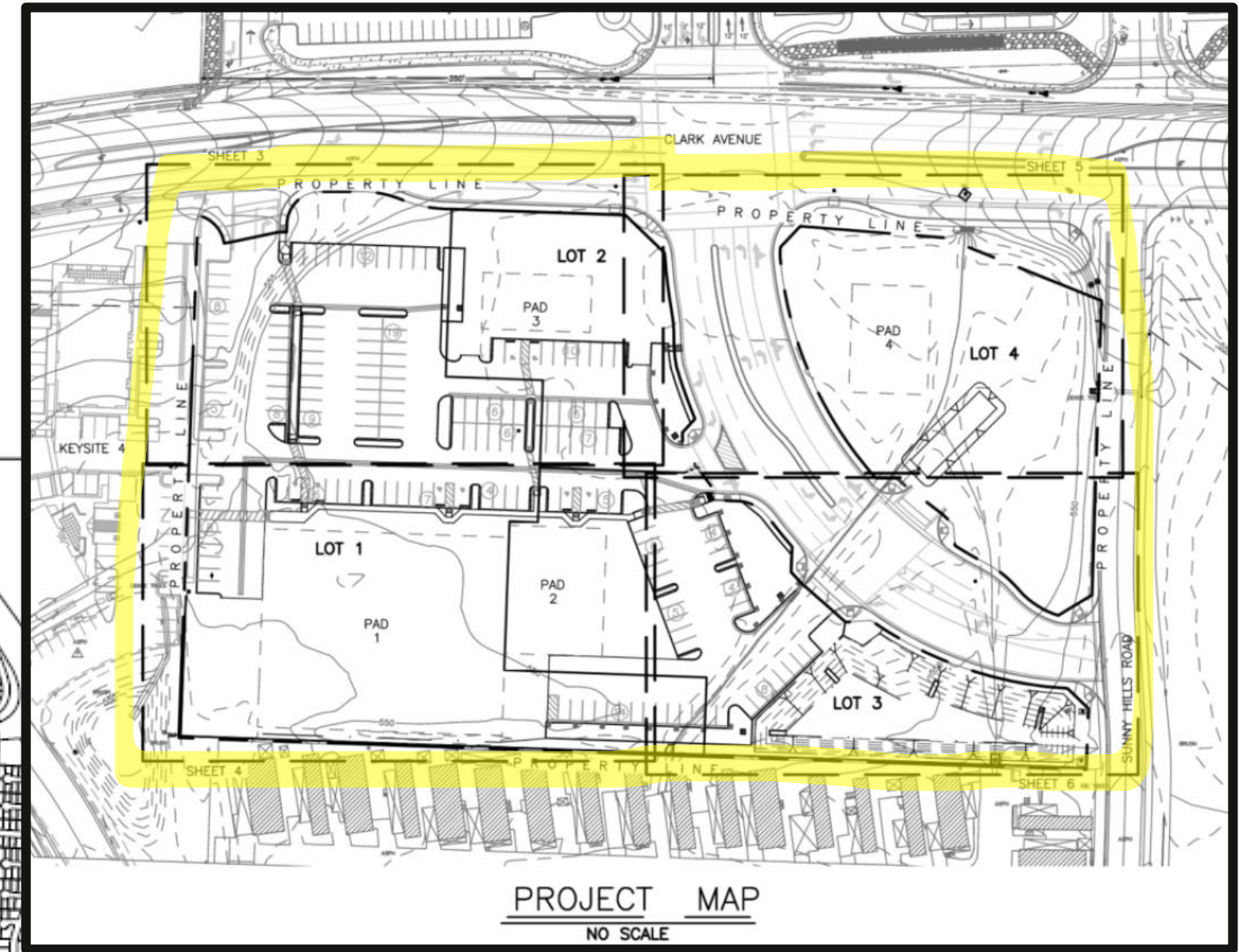
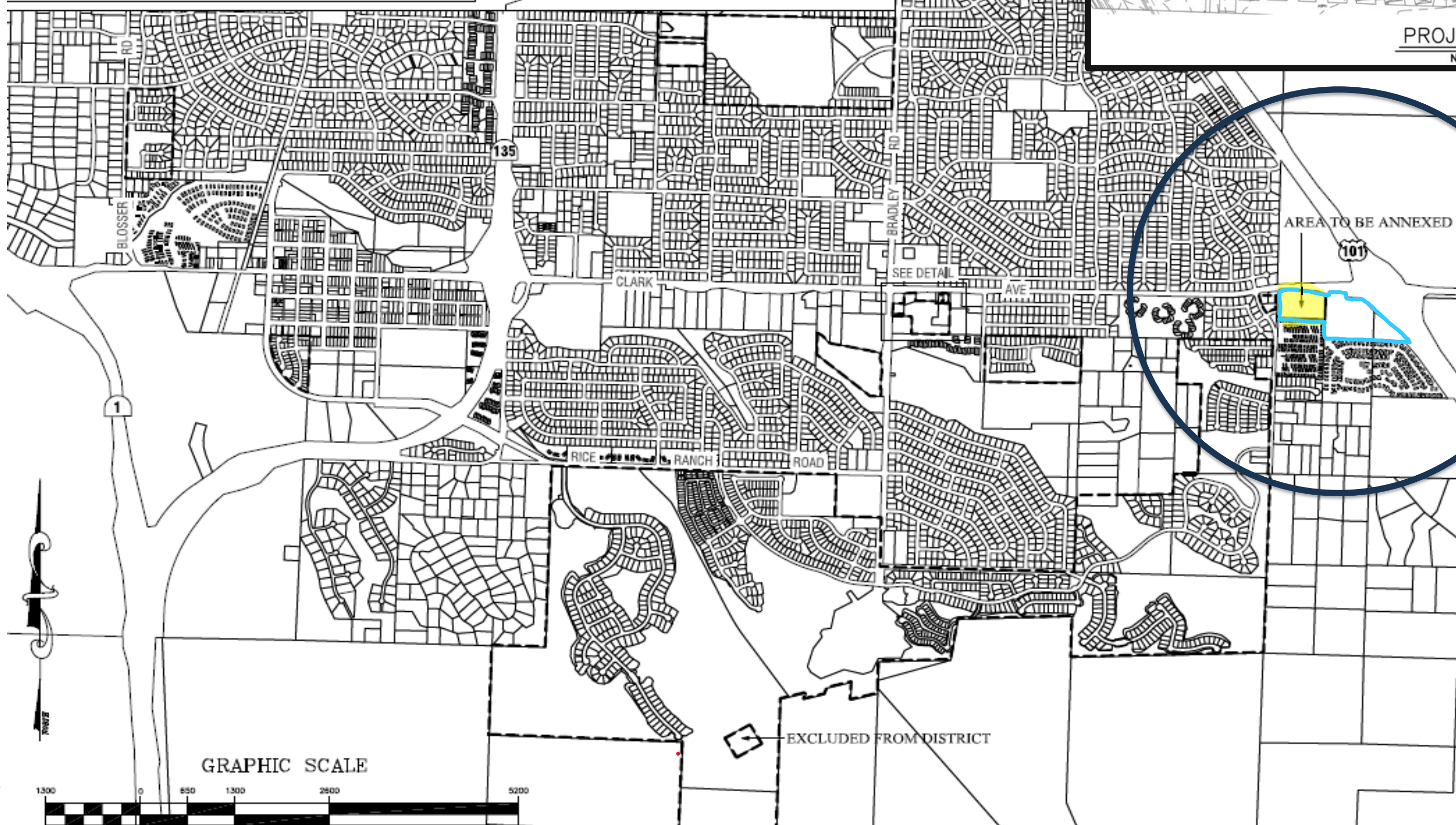
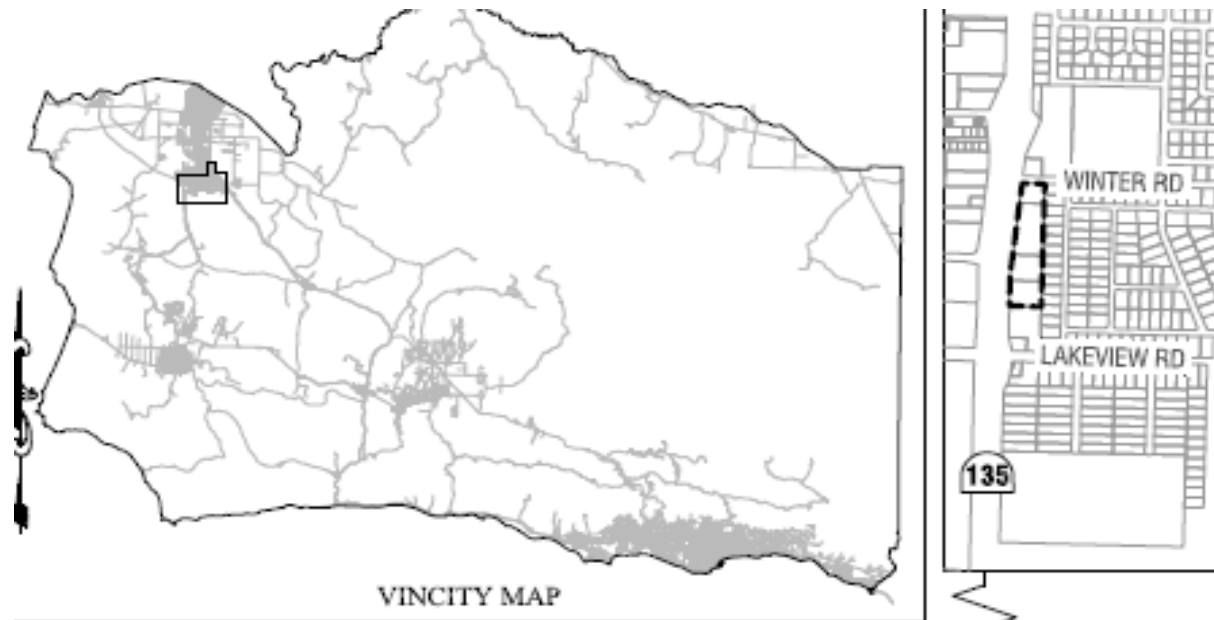
- Commercial development project approved by the Board of Supervisors in November 2019
- Located in District 4, South of Clark Avenue and Between State Highway 135 and US Highway 101
- Development consists of four commercial buildings:
 - grocery store, a drive-through, a gas station with an automatic car wash, and a retail store
- Currently no structures on the parcel
- Condition No. 8 of the approved Parcel Map (TPM 14,824) requires the project to be annexed into the Orcutt Community Facilities District (OCFD)





Key Site 2 (Orcutt Community Plan)



Orcutt Gateway Retail Commercial Center Annexation Map



Portion of Key Site 2 (Area to be annexed)

-  Key Site 2 (18.2 acres)
-  Orcutt Gateway Commercial Center (5.9 acres)



Annexation to Orcutt CFD

- Annexation to Orcutt Community Facilities District (OCFD) is required by Planning Conditional Use Permit - Conditions of Approval for Key Site 2
- Annexation into CFDs are governed under the Mello-Roos Community Facilities Act of 1982
 - Therefore, annexation for Key Site 2 to OCFD does not go through the LAFCO annexation process
- Annexation into CFDs are through approval of the Board (Mello-Roos Community Facilities Act, 1982) and require a vote of property owners
 - There is one property owner for this annexation
 - A special landowner election with mailed ballot



Recommended Actions

For 1/23/24:

- Receive testimony regarding written protests that have been filed, if any;
- Adopt a Resolution calling for a mailed ballot Special Election for Annexation of Orcutt Gateway Retail Commercial Center//Key Site 2 (APN 129-280-001) into the Orcutt Community Facilities District (No. 2002-1) (Attachment C);
- Set a hearing on February 6, 2024 to determine the results of the Special Election and consider the adoption of an Ordinance entitled "An Ordinance of the Board of Supervisors of the County of Santa Barbara Approving Annexation of Territory to Orcutt Community Facilities District (No. 2002-1) and Authorizing the Levy of Special Taxes Therein."

For 2/6/24:

- Certify the results of the Special Election and adopt a Resolution Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien (Attachment D);
- Approve the introduction (first reading) of an Ordinance entitled "An Ordinance of the Board of Supervisors of the County of Santa Barbara Approving Annexation of Territory to Orcutt Community Facilities District (No. 2002-1) and Authorizing the Levy of Special Taxes Therein" (Attachment E);
- Read the title and waive further reading of the Ordinance;
- Set a hearing for February 13, 2024, on the Administrative Agenda to consider the adoption (second reading) of "An Ordinance of the Board of Supervisors of the County of Santa Barbara Approving Annexation of Territory to Orcutt Community Facilities District (No. 2002-1) and Authorizing the Levy of Special Taxes Therein."

