

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

February 4, 2016 (Agenda)

LAFCO 15-6: Bradley Village Reorganization: Annexation to the North County Lighting District and Annexation to County Service Area No. 5 (Key Site 30).

PROPONENT: Board of Supervisors, by resolutions, adopted October 13 and November 10, 2015.

ACREAGE & LOCATION The reorganization area is comprised of 79.6 acres and is located of Bradley Road in the Orcutt area known as Key Site 30 in the Orcutt Community Plan. **(Exhibits A, B, C and D)**

PURPOSE: The reorganization proposal is to comply with conditions of approval for Tract Map 14,739. Actions for LAFCO approval include annexation to the North County Lighting District for street lighting services and annexation to County Service Area No. 5 for parks and open space services.

GENERAL ANALYSIS:

The North County Lighting District and County Service Area No. 5 (Orcutt) finance, respectively, street lighting and open space maintenance. This proposal will annex land to these districts to comply with conditions of approval for Tract Map 14,739.

PROJECT INFORMATION

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

This property is a vacant parcel. It is zoned for a multiple of residential zoning designations. 69 Single family residential units were approved with a tract map and development plan application in October 2013 and would be located along Bradley Road to be accessed off an extension of Village Drive and single family residential off Cherry Avenue. 214 apartments were approved a part of the Housing Element update in an area zoned to MR-O. high density multi-family housing adjacent to Bradley Road and accessed by an extension of Village Drive. The interior of the development is located in the Santa Maria Airport no-fly corridor and is to be maintained as permanent open space

As a result of the approved development, the currently vacant parcel would be developed to accommodate 69 single family homes and 214 apartments. The multi-family development would also include a pool and neighborhood recreation center as recreational amenities. A passive park is also included.

Surrounding uses to the north are residential and open space, to the south are residential, to the east is Brady Road and residential, and to the west is residential and a senior facility.

2. Spheres of Influence

The area is within the spheres of influence of the North County Lighting District and County Service Area No. 5. It is also within the sphere of influence of the City of Santa Maria Sphere of Influence.

3. Environmental Justice:

Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

4. Topography, Natural Features and Drainage Basins

The site and surrounding areas are slightly rolling with less than 10% slopes to almost flat, coastal sandy mesa features with sporadic coast scrub. No significant natural boundaries affect the proposal.

5. Population:

There are currently no dwelling units within the proposal area. The currently vacant parcel would be developed to accommodate 69 single family homes and 214 apartments. Based on the Community of Orcutt's average household size of 2.74 persons per residential units, buildout under the proposed project would result in 770 new residents.

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

A "Plan for Providing Services within the Affected Territory" is on file in the LAFCO office as required by Government Code section 56653. The annexing districts receive funding from benefit assessments and a portion of the general property tax levy.

The development will be served by the Golden State Water Company. A can and will serve letter has been issued. Solid waste services will be provided by Heath Sanitation Service, a private refuse collection, recycling and disposal company. Sanitary Services

will be provided by the Laguna County Sanitation District. The Santa Barbara County Fire Station #23 would serve the project site and adequate police protection by the Santa Barbara County Sheriff's Department is available to serve the site.

On January 19, 2016, the Board of Supervisors adopted a resolution to annex Bradley Village/Key Site 30 to the Orcutt Community Facilities District. A Community Facilities District is a special financing mechanism governed by the Mello-Roos Community Facilities Act of 1982. The district will provide a means to fund construction and maintenance expenditures for the development

7. Impact on Prime Agricultural Land, Open Space and Agriculture:

The project site is not prime agricultural land as defined in Government Code Section 56064, nor is there agricultural production on the site.

8. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 080006. The property's net assessed value is \$8,000,000.

The subject territory, upon annexation, will be liable for payment of its share of payment of revenues to the annexing districts, which is recommended as a condition of approval.

9. Environmental Impact of the Proposal:

The County of Santa Barbara, as lead agency, prepared an Environmental Impact Report for the Bradley Village (Key Site 30) Project, which was previously distributed to the members of the Commission. The EIR identified three Class I impacts and Several Class II impacts that can be mitigated to a less than significant level. The County's Notice of Determination is attached (**Exhibit E**).

10. Boundaries and Lines of Assessment:

There are no conflicts with lines of assessment or ownership. The property is contiguous to the Districts. The site is uninhabited; namely, there are fewer than 12 registered voters.

The boundaries are definite and certain.

11. Conclusion:

The reorganization proposal is to comply with conditions of approval for Tract Map 14,739. Actions for LAFCO approval include annexation to the North County Lighting District for street lighting services and annexation to County Service Area No. 5 for parks and open space services. The proposal represents a reasonable expansion of the two special district boundaries

EXHIBITS

Exhibit A, B, C, and D	Maps of the Proposed Reorganization
Exhibit E	Notice of Determination
Exhibit F	Executed Landowner Consent Form
Exhibit G	Proposed Resolution Approving the Reorganization

ALTERNATIVES FOR COMMISSION ACTION

After reviewing this report and any testimony or materials that are presented, the Commission can follow one of the following options:

OPTION 1 – APPROVE the proposal as follows and consider adoption of a resolution that will take the following actions:

- a) Find that the Commission's actions are within the scope of the Environmental Impact Report (State Clearinghouse No. 2012081039) ("EIR") prepared by the lead agency County of Santa Barbara for the Bradley Village (Key Site 30) development project. The EIR is available at LAFCO's Santa Barbara office and at www.sblafco.org and certified by the County on September 9, 2013, and that the Commission has reviewed and considered that EIR and the environmental effects of the Project as shown in the EIR prior to approving these actions.
- b) Approve the reorganization proposal, known as the Bradley Village Reorganization: Annexation to the North County Lighting District and Annexation to County Service Area No. 5 (Key Site 30), subject to the following terms and conditions:
- c) Find the subject territory is uninhabited, all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings.

d) Waive conducting authority proceedings and direct Staff to file CEQA Notice of Determination.

OPTION 2 –Deny the proposal.

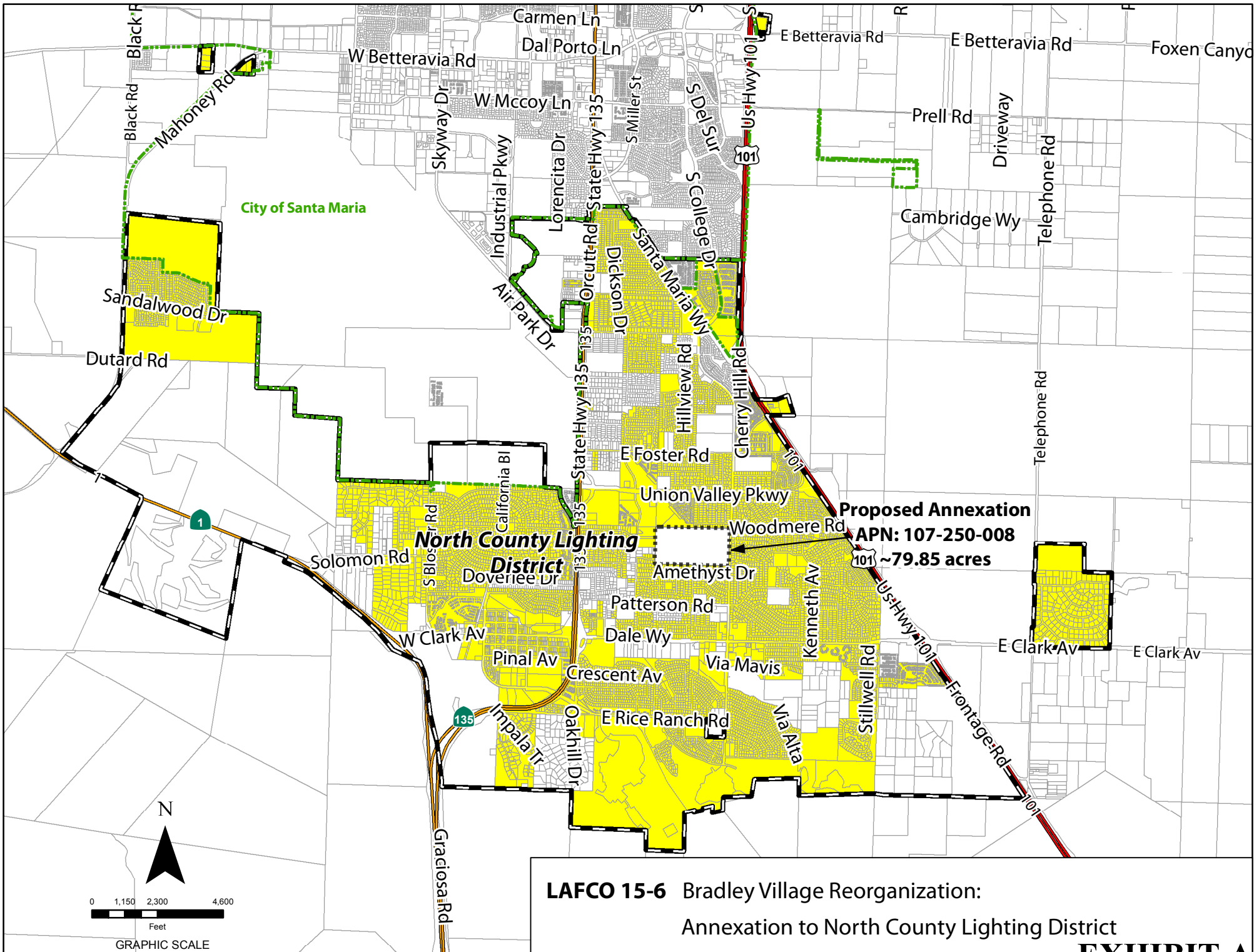
OPTION 3 - Continue the proposal to a future meeting for additional information.

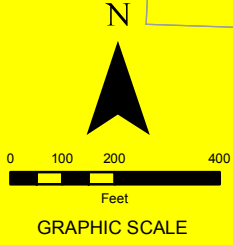
RECOMMENDED ACTION:

Approve OPTION 1.



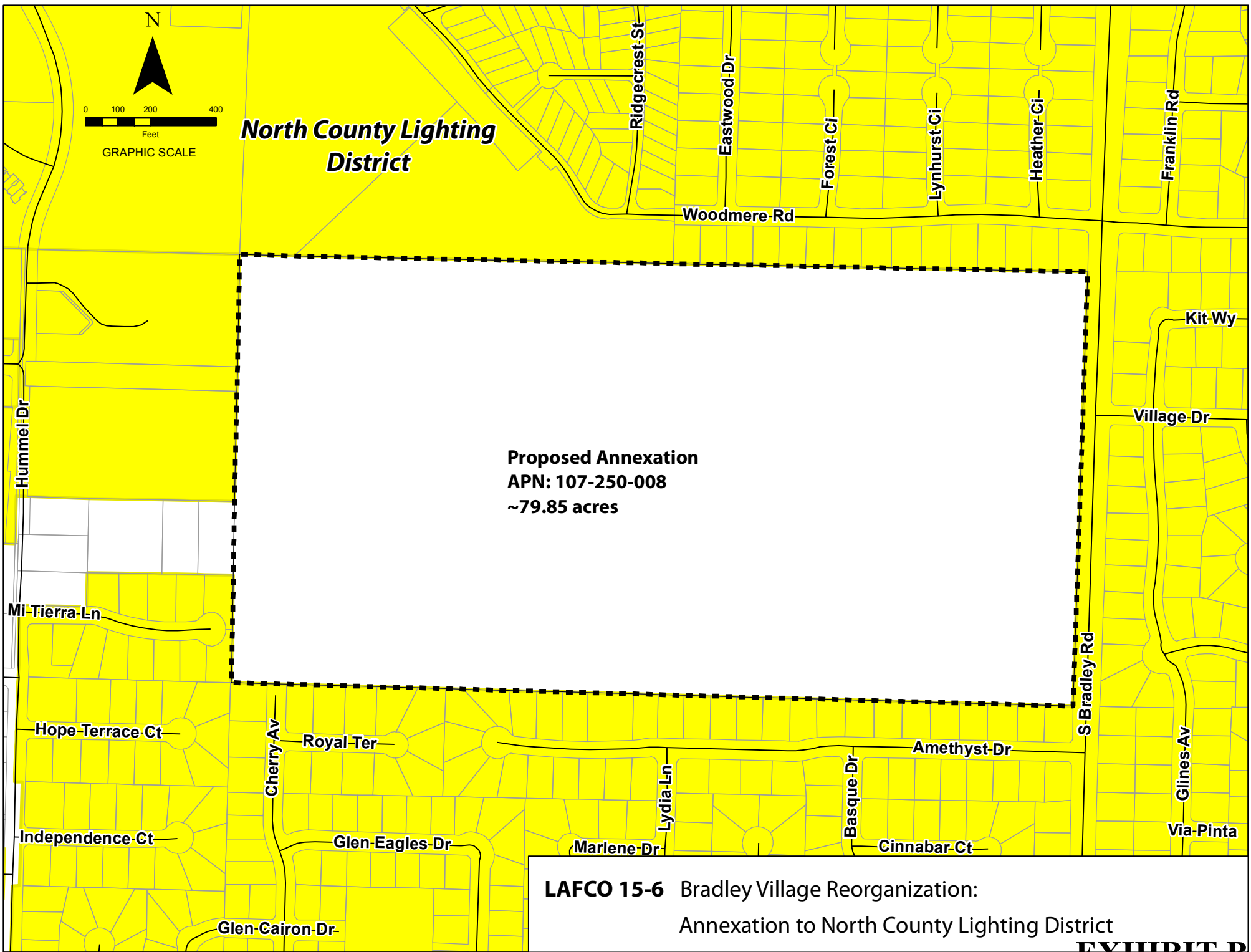
PAUL HOOD
Executive Officer
LOCAL AGENCY FORMATION COMMISSION



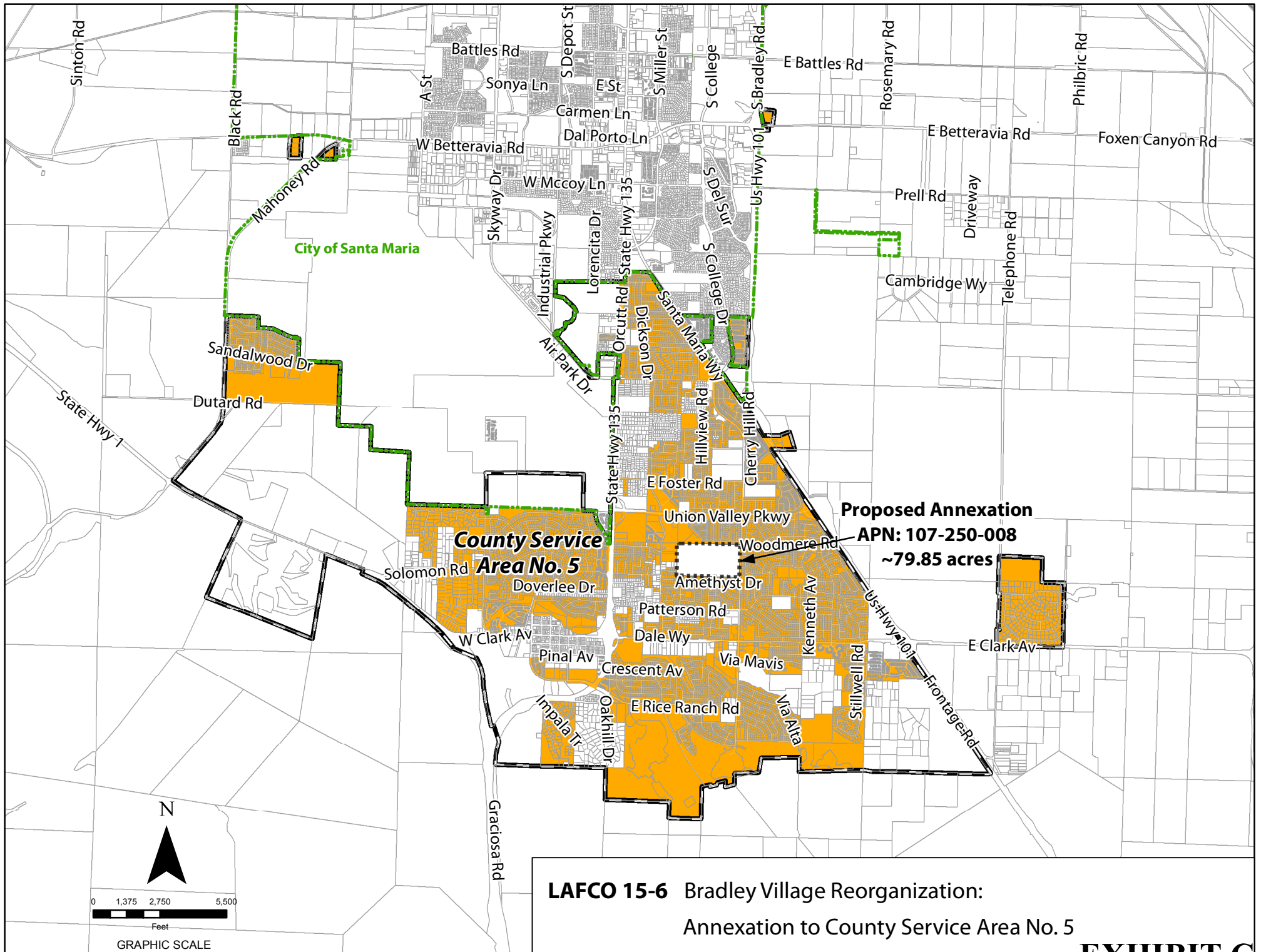


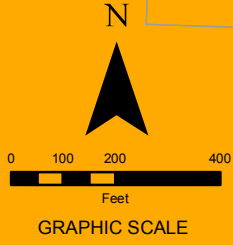
North County Lighting District

Proposed Annexation
APN: 107-250-008
~79.85 acres



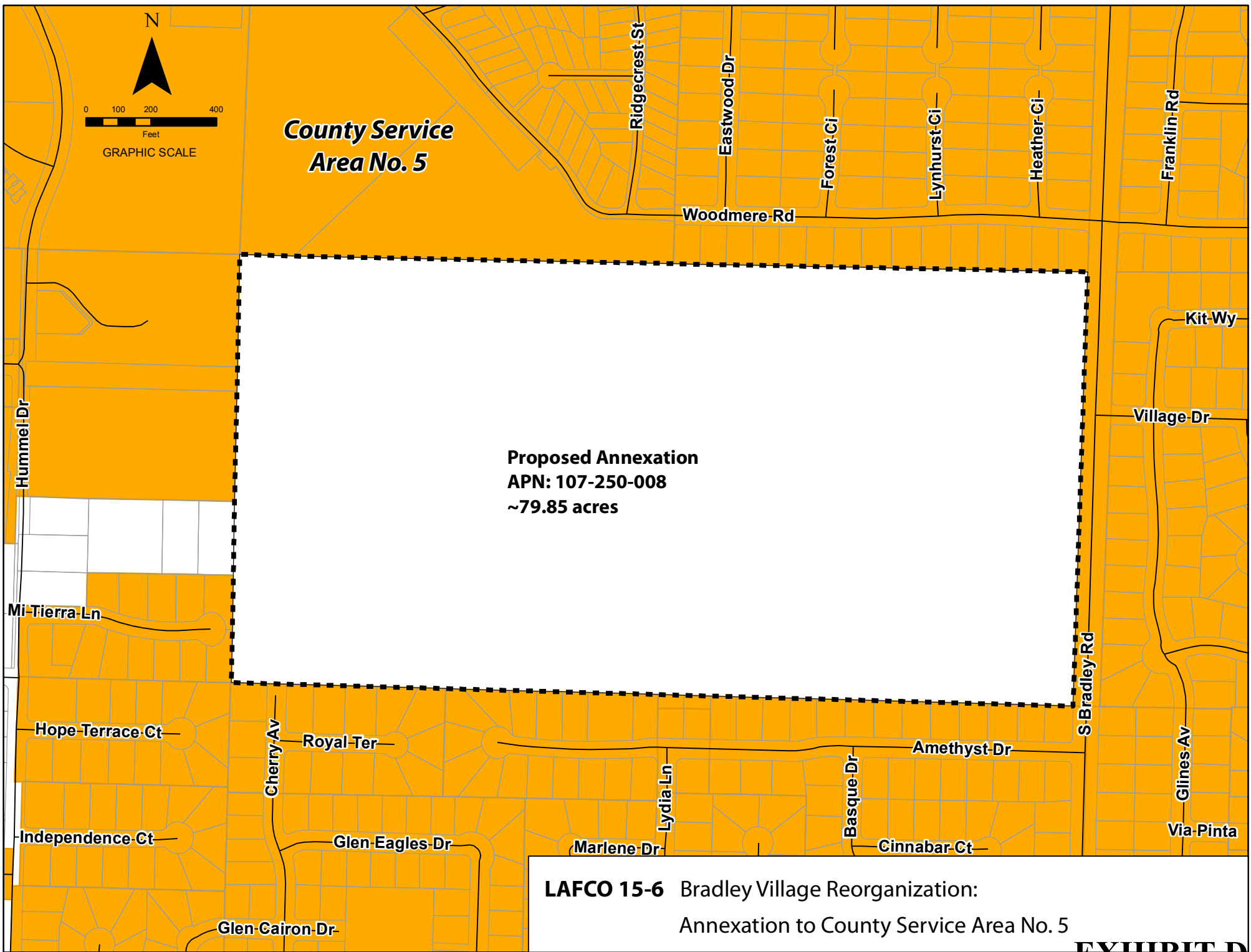
LAFCO 15-6 Bradley Village Reorganization:
Annexation to North County Lighting District





**County Service
Area No. 5**

Proposed Annexation
APN: 107-250-008
~79.85 acres



LAFCO 15-6 Bradley Village Reorganization:
Annexation to County Service Area No. 5

NOTICE OF DETERMINATION (NOD)

David V.

NOV 13 PM 1:55
 COUNTY OF SANTA BARBARA
 CLERK OF THE BOARD OF SUPERVISORS

To: Office of Planning and Research
 Street Address: 1400 Tenth Street, Room 121
 Sacramento, CA 95814
 U.S. Mail: P.O. Box 3044
 Sacramento, CA 95812-3044

From: (Public Agency)
 County of Santa Barbara
 Planning and Development
 123 East Annapolis Street
 Santa Barbara, CA 93101

XX County Clerk
 County of Santa Barbara

COUNTY OF SANTA BARBARA
 CLERK OF THE BOARD
RECEIVED

NOV 19 2013

S.B. COUNTY
 PLANNING & DEVELOPMENT

SUBJECT:

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

- 05GPA-00000-00006
- 05RZN-00000-00010
- 07TRM-00000-00006
- TM 14,739
- 07DVP-00000-00032
- 10DVP-00000-00002

Project Number	Project Title	EIR or ND Number
2012081039	Key Site 30 (Bradley Village)	12EIR-00000-00005
State Clearinghouse Number (if submitted to Clearinghouse)	Lead Agency/Contact Person	Area Code/Telephone
	Dana Eady	(805) 934-6266

Project Location: The project involves AP No. 107-250-008, located on the west side of Bradley Road between Union Valley Parkway and Patterson Road, approximately 2 miles northwest of the Clark Avenue/US Hwy 101 intersection, in the Orcutt Community Planning area, Fourth Supervisorial District.

Project Description: Request of David Swenk, agent for Lawnae Hunter, owner, to consider the following:

- a) **05GPA-00000-00006** [application filed on November 1, 2005] proposing to: 1) Amend the Land Use Designation on the subject parcel from Agricultural (A-I-40) to Residential (RES-3.3, RES-4.6, Res-8.0) on approximately 21.2-acres, and Recreation (REC) on approximately 47.8-acres; 2) Amend Orcutt Community Plan Development Standard KS30-2 to allow storm water detention basins to be located within the open space area; and 3) Re-alignment of the public multi-use trail identified in the Orcutt Community Plan Parks Recreation, and Trails map as B-1, Bradley Connector;
- b) **05RZN-00000-00010** [application filed on November 1, 2005] proposing to rezone approximately 69-acres from Agriculture (AG-I-40) to Single Family Residential (8-R-1, 10-R-1), Small Lot Planned Development (SLP), and Recreation (REC) in compliance with Chapter 35.14 of the County Land Use and Development Code;
- c) **07TRM-00000-00006/TM 14,739** [application filed November 7, 2008] for approval of a Vesting Tentative Tract Map in compliance with County Code Chapter 21 to subdivide approximately 79.6-acres (gross) into: 1) 69 single family residential lots ranging in size from 5,415 square feet to 22,640 square feet; 2) One (1) lot for a private passive park of 177,364 square feet; 3) One (1) private open space lot of 1,929,393 square feet; and, 5) Six (6) lots for future development on property zoned MR-O;
- d) **07DVP-00000-00032** [application filed on November 7, 2008] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to develop 18 single family units within the SLP zone district;
- e) **10DVP-00000-00002** [application filed on February 16, 2010] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to construct a 3.5-acre private passive park; and to

EXHIBIT E

LANDOWNER CONSENT TO REORGANIZATION PROPOSAL

Date: 1/20/16

LAFCO FILE No 15-6: Bradley Village (Key Site 30) Reorganization involving Annexation to the North County Lighting District and County Service 5 (Park and Open Space Services)

As landowner of the property described below, I hereby consent to my property being included in the above referenced reorganization proposal.

PROPERTY OWNER ADDRESS: Undeveloped

ASSESSORS PARCEL NO: 107-250-008

LANDOWNER: Bradley Vernon, Manager

Bradley Ventures, LLC



Signature

1.20.16

Date

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Barbara

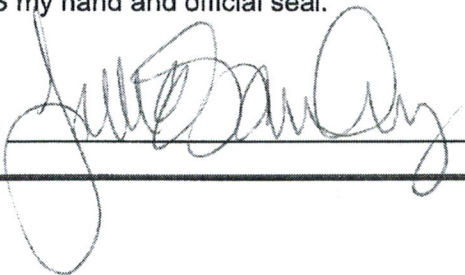
On 1/20/16 before me, Julie Sanchez, Notary Public
(insert name and title of the officer)

personally appeared Bradley G. Vernon,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in
his/her/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

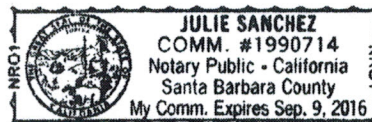
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



LAFCO

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE BRADLEY
VILLAGE REORGANIZATION TO THE NORTH COUNTY LIGHTING DISTRICT AND
COUNTY SERVICE AREA NO. 5 (KEY SITE 30)

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Santa Barbara Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code); and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the Commission's consideration of the proposal; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, existing Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County.

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Local Agency Formation Commission of Santa Barbara County as follows:

- a) Find that the Commission's actions are within the scope of the Environmental Impact Report (State Clearinghouse No. 2012081039) ("EIR") prepared by the lead agency County of Santa Barbara for the Bradley Village (Key Site 30) development project. The EIR is available at LAFCO's Santa Barbara office and at www.sblafco.org and certified by the County on September 9, 2013, and that the Commission has reviewed and considered that EIR and the environmental effects of the Project as shown in the EIR prior to approving these actions.
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- d) Waive conducting authority proceedings and direct Staff to file CEQA Notice of Determination.

This resolution was adopted on February 4, 2016, and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: _____

Chair
Santa Barbara Local Agency
Formation Commission

ATTEST

Jacquelyne Alexander, Clerk
Santa Barbara Local Agency Formation Commission