

# Santa Barbara LAFCO

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

February 4, 2016

# Background

- The applicant is the Board of Supervisors, by resolutions, adopted October 13 and November 10, 2015.
- The reorganization area is comprised of 79.6 acres and is located off Bradley Road in the Orcutt area known as Key Site 30 in the Orcutt Community Plan.
- 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.

# Proposed Development

- As a result of the approved development, the currently vacant parcel would be developed to accommodate 69 single family homes and 214 apartments.
- 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.
- The Board of Supervisors has annexed Bradley Village/Key Site 30 to the Orcutt Community Facilities District. A Community Facility 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

# Environmental Determination

- 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 to the staff report.

# 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.

# Recommendation

- APPROVE the proposal as follows and consider adoption of a resolution that will take the following actions:
- 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](http://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.

# Recommendation (Cont'd)

- 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:
- 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.
- Waive conducting authority proceedings and direct Staff to file CEQA Notice of Determination.

Questions?