

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

March 3, 2005 (Agenda)

LAFCO 07-12: Veronica Meadows Reorganization: Annexation to the City of Santa Barbara/Detachment from the Santa Barbara County Fire Protection District/Detachment from the Goleta Water District.

PROPONENT: City Council of the City of Santa Barbara, by resolution.

ACREAGE & LOCATION Approximately 50 acres located west of Las Positas Road and Stonecreek Condominiums, northerly of the terminus of Alan Road (900-1100 Las Positas Road)

PURPOSE: To obtain municipal services to allow the development of 25 single-family homes and achieve other objectives.

PROJECT INFORMATION

Description of Project

The proposal will annex territory to the City of Santa Barbara to allow construction of 25 single-family homes, improve Burro Creek restoration and flood control improvements and dedicate 35 acres of open space.

Project Information

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

The site is vacant. The construction of 25 new single-family homes is proposed along with the dedication of 35 acres of open space and improvements to the Burro Creek restoration and flood control facilities.

The County General Plan designates the site as residential, with densities of 4.6 units per acre and one unit per 20 acres. County zoning is R-8--1, Single-Family Residential (8,000 square foot min. lot size) and RR – 20, Rural Residential (20 acres min. lot size) ,

The City of Santa Barbara General Plan designates the site as Residential - 2 units per acre and Major Hillside, Open Space, Buffer/Stream and Pedestrian/Equestrian Trail.

Approved zoning upon annexation is SP – 9 (Veronica Meadows Specific Plan) and SP – 9/S-D-3 (Veronica Meadows Specific Plan, Coastal Overlay Zone) The proposed uses conform with these designations.

Surrounding land uses are residential Ranchette to the west, creek and open space to the east, residential and hillsides to the north and residential to the south.

2. Reduction of an Unincorporated Island:

The proposed annexation is part of a larger area totally surrounded by the City boundary. The annexation will decrease the size of this unincorporated "island."

3. Topography, Natural Features and Drainage Basins

The area proposed for development contains slopes that vary from almost flat to steep. The northern area proposed for open space has steep slopes of 30% and above.

4. Population:

Approval of the proposal could result in construction of 25 single-family dwelling units, two of which will be affordable to upper-middle-income buyers. The adopted Regional Housing Needs Assessment allocation for the City of Santa Barbara is 2,333 total units with 980 of those available to above-moderate income levels. This project provides 25 units toward that 980 figure.

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

The City's "Plan for Providing Services Within the Affected Territory" as required by the Government Code is on file. The City proposes to provide water for the project and to detach the territory from the Goleta Water District.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 86020. The overall tax rate will not be affected by this change. The 2006-2007 assessed value is \$5,238,556.

The subject territory, upon annexation to the City, shall be liable for payment of its share of any existing City indebtedness and be subject to all existing City taxes and assessments.

The subject territory, upon detachment from the Goleta Water District, should be exempt from liability for payment to the District of all or any part of principal, interest and any other amounts that shall become due on account of all or any part of outstanding or authorized but presently unissued bonds or obligations of said District, and the levying or fixing and the collection of any (1) taxes or assessments, or (2) service charges, rentals,

or rates, or (3) both, as may be necessary to provide for such payment, pursuant to Government Code Section 56886(c).

7. Environmental Impact of the Proposal:

The City of Santa Barbara, as the lead agency, prepared an Environmental Impact Report and Addendum EIR for the Veronica Meadows Specific Plan. These documents are being distributed to the members of the Commission with this report.

Enclosed is a portion of City Council Resolution No. 06-100 that provides Environmental Findings and a Statement of Overriding Considerations.

8. Landowner and Subject Agency Consent:

There is a question of whether all affected property owners have given written consent to the reorganization and the staff has consequently published, posted and mailed a notice of hearing for this proposal.

9. Boundaries, Lines of Assessment and Registered Voters:

The boundaries are definite and certain, although containing minor errors. There are no conflicts with lines of assessment or ownership.

The territory is uninhabited; fewer than 12 registered voters reside in the affected territory.

ALTERNATIVES FOR COMMISSION CONSIDERATION

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

OPTION 1 – APPROVE the proposal as submitted.

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- A. Certify your Commission has reviewed and considered the information contained in Final EIR and Addendum EIR and City Council Resolution.
- B. Adopt this report and approve the proposal known as the Veronica Meadows Reorganization: Annexation to the City of Santa Barbara/ Detachment from the

Goleta Water District/ Detachment from the Santa Barbara County Fire Protection District

- C. Subject the proceedings to the following terms and conditions:
1. The territory shall be liable for existing bonded indebtedness of the City.
 2. The territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the City.
 3. The territory shall be exempt from payment of liability of payment of taxes for existing bonded indebtedness of the detaching Districts.
- D. Direct the staff to initiate and conduct subsequent proceedings in compliance with the decisions of the Commission.

OPTION 2 – Adopt this proposal and DENY this proposal.

OPTION 3 - CONTINUE this proposal to a future meeting for additional information.

RECOMMENDED ACTION:

Approve OPTION 1.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION