

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

April 13, 2017 (Agenda)

LAFCO 17-04 La Cumbre Golf and Country Club Annexation to the Goleta Sanitary District

PROPOSER: Property Owners, by Petition of Application

ACREAGE &
LOCATION Approximately 8.42 acres, located at 4015 Via Laguna, Santa Barbara, CA
93110. **(Exhibits A and B)**

PURPOSE: The owners of the Le Cumbre Country Club have constructed a Tennis and
Fitness Center that is outside the existing Goleta Sanitary District
boundaries. Pending a lot line adjustment, the Commission approved an
Out-of-Agency Service Agreement (OASA) on August 7, 2014. The
temporary Out-of-Agency Service Agreement between the District and the
property owners allowed the Fitness Center to be connected to the district's
sewer. Approval of the OASA required that an application to annex to the
district will be submitted after a Lot Line Adjustment (LLA) is approved by
the County of Santa Barbara. The LLA was approved by the County on
November 14, 2014. The LLA was necessary to include the majority of the
existing structure into a single parcel which resulted in a new 8.42-acre
parcel. The adjacent 71.52-acre parcel was reduced by 0.79 acres which was
added to the parcel containing the structures.

GENERAL ANALYSIS:

1. Description of Project

The reconstruction of the former tennis pro shop into a combined Tennis/Fitness Center was considered to be an Amendment to a 1992 Conditional Use Permit (92-CP-001) which addressed most of the development at La Cumbre Country Club.

The County determined the previous environmental document (92-ND-34) provided adequate environmental review of the proposed Tennis Shop/Fitness Center reconstruction, and that no new environmental impacts would be associated with the proposal. As the applicant, the Goleta Sanitary District determined that the County's environmental determination referred to above, are adequate for purposes of the Out-of-Agency Service Agreement. However, it is more appropriate for purposes of the annexation that CEQA Guidelines Section 15319 (Annexation of Existing Facilities and Lots for Exempt Facilities) be approved by this annexation, **Exhibit C**.

2. Requirement for LAFCO Approval

LAFCO regulates boundary changes and extensions of service without boundary changes. Government Code Section 56133 states that "A city or a district may provide new or extended services by contract or agreement outside its boundaries only if it first requests and receives written approval from the commission in the affected county."

It further provides that LAFCO "...may authorize a city or district to provide new or extended services outside its jurisdictional boundaries but within its sphere of influence in anticipation of a later change of organization."

3. Sphere of Influence:

The area proposed for the annexation is included in the Goleta Sanitary District's sphere of influence.

Assessed Valuation:

On the 2016-17 Roll, the Assessed Value of APN 049-030-026: Land is \$53,111, Improvements are \$8,235,258, and Personal Property is \$1,793,990, for a Total Assessed Value of \$10,082,359.

On the 2016-17 Roll, the Assessed Value of APN 049-030-043: Land is \$1,494,861, Improvements are \$3,072,381, for a Total Assessed Value of \$4,567,242.

Both lots are included in TRA 069015.

4. Landowner Consent to Annex in Order to Receive Services:

The Le Cumbre Country Club General Manager has consented to the annexation.

5. Environmental Impact of the Proposal:

The proposal to be Categorically Exempt (Class 19) from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15319 (Annexation of Existing Facilities and Lots for Exemption Facilities)

Conclusion:

Pending a lot line adjustment, the Commission approved an Out-of-Agency Service Agreement for this property on August 7, 2014. The temporary Out-of-Agency Service Agreement between the District and the property owners allowed the Fitness Center to be connected to the district's sewer. Approval of the OASA required that an application to annex to the district be submitted after a Lot Line Adjustment was approved by the County of Santa Barbara. The annexation is a result of the condition and represents a logical and reasonable extension of the Goleta Sanitary District boundaries.

EXHIBITS

- | | |
|-----------|--|
| Exhibit A | Vicinity Map of the Proposed Annexation |
| Exhibit B | Detail Map of the Proposed Annexation |
| Exhibit C | Categorical Exemption - CEQA Guidelines Section 15319 (Annexation of Existing Facilities and Lots for Exempt Facilities) |
| Exhibit D | LAFCO Resolution Approving the Annexation |

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 and resolution (**Exhibit D**) as follows:

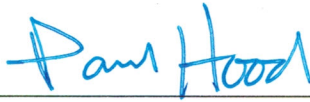
- a. Find the proposal to be Categorically Exempt (Class 19) from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15319.
- b. Approve the proposal, known as the La Cumbre Country Club Annexation to the Goleta Sanitary District, subject to the condition the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District
- 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 the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 –Deny the request.

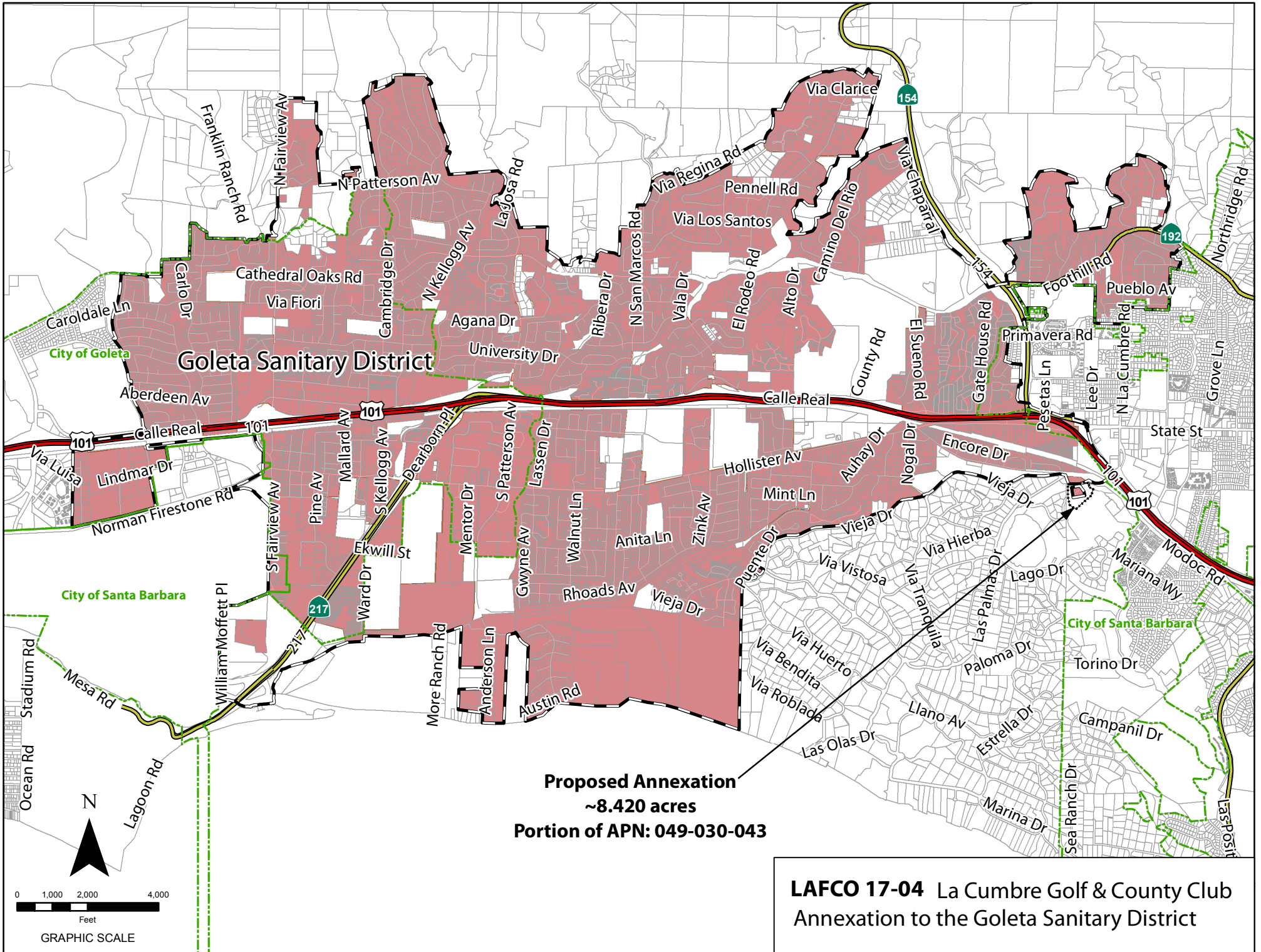
OPTION 3 - Continue the item to obtain additional information.

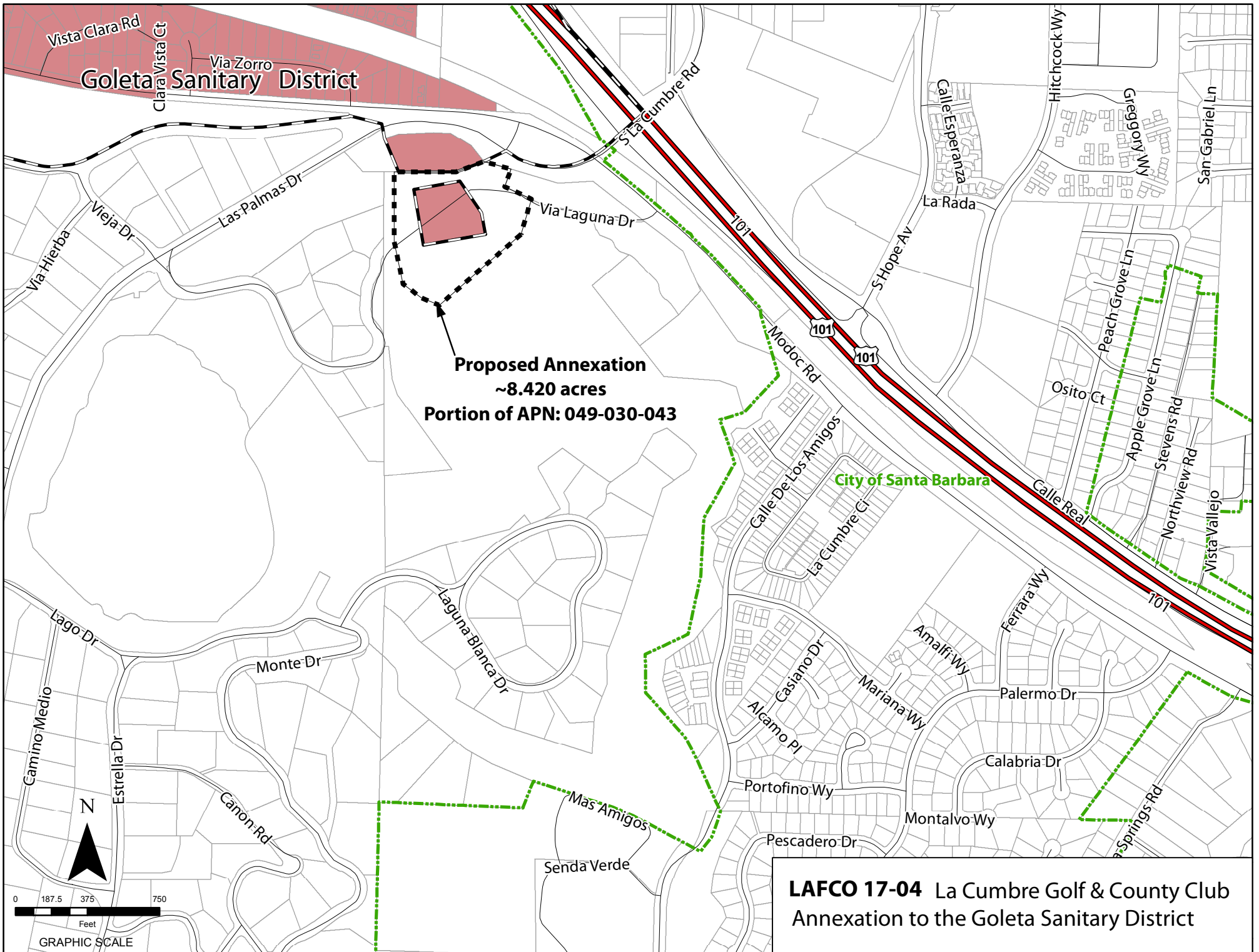
RECOMMENDED ACTION:

Approve OPTION 1.



PAUL HOOD
Executive Officer
LOCAL AGENCY FORMATION COMMISSION





Proposed Annexation
 ~8.420 acres
 Portion of APN: 049-030-043

City of Santa Barbara

LAFCO 17-04 La Cumbre Golf & County Club
 Annexation to the Goleta Sanitary District

NOTICE OF EXEMPTION

Filing of Notice of Exemption in Compliance with Section 21108 of the Public Resources Code

TO: County Clerk
County of Santa Barbara
105 East Anapamu Street
Santa Barbara CA 93101

FROM: Local Agency Formation Commission
105 East Anapamu Street, Room 407
Santa Barbara CA 93101
805/568-3391

PROJECT TITLE: LAFCO 17-04 Le Cumbre Country Club Annexation to the Goleta Sanitary District

PROJECT LOCATION AND DESCRIPTION:

The proposed annexation is comprised of 8.42 acres located at 4105 Via Laguna, Santa Barbara, CA 93110.

The proposal is exempt from CEQA pursuant to CEQA Guidelines Section 153319, which provides an exemption for:

“Class 19: Annexations of certain areas containing existing structures and certain small parcels.”

The Santa Barbara Local Agency Formation Commission approved the above-referenced project on April 13, 2017 and has determined it to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and local Guidelines for the implementation of CEQA.

Exempt Status:

- Ministerial
- Statutory
- Categorical Exemption:
Project is a funding mechanism is exempt from CEQA pursuant to CEQA Guidelines Section 15319.
- Emergency Project
- No Possibility of Significant Effect [Sec. 15061 (b,3)]

By: _____
Commission Secretary

Date: _____

LAFCO RESOLUTION NO. 17-03

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE LA CUMBRE
COUNTRY CLUB ANNEXATION TO THE GOLETA SANITARY DISTRICT

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 the proposal to be Categorically Exempt (Class 19) from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15319.
- b. Approve the proposal, as set forth in Exhibit A, known as the La Cumbre Country Club Annexation to the Goleta Sanitary District, subject to the condition the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District
- 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 the conducting authority proceedings and direct the staff to complete the proceeding.

This resolution was adopted on April 13, 2017 and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: _____

Roger Aceves, Chair
Santa Barbara Local Agency
Formation Commission

ATTEST

Jacquelyne Alexander, Clerk
Santa Barbara Local Agency Formation Commission