

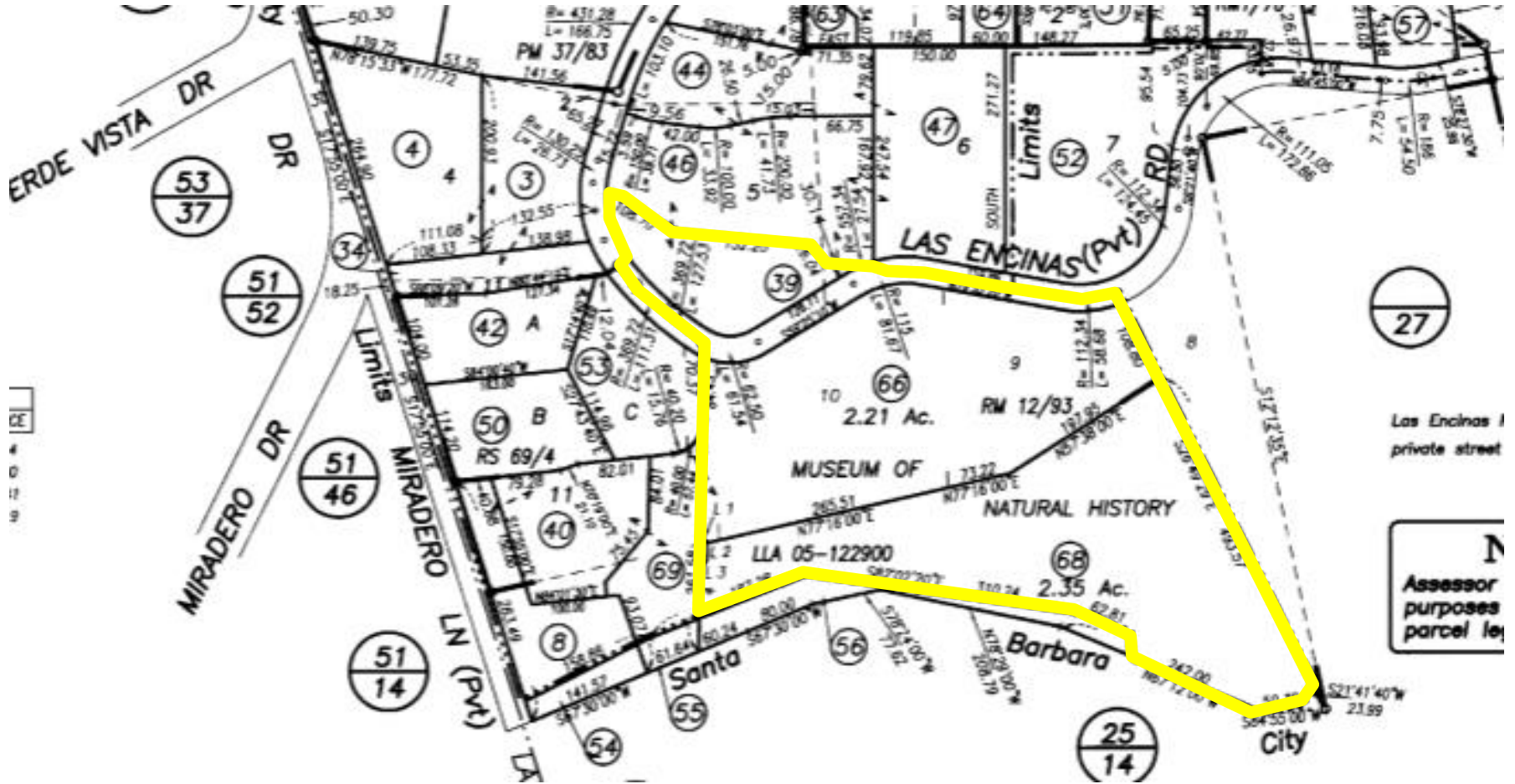


# LAFCO Hearing

July 7, 2016

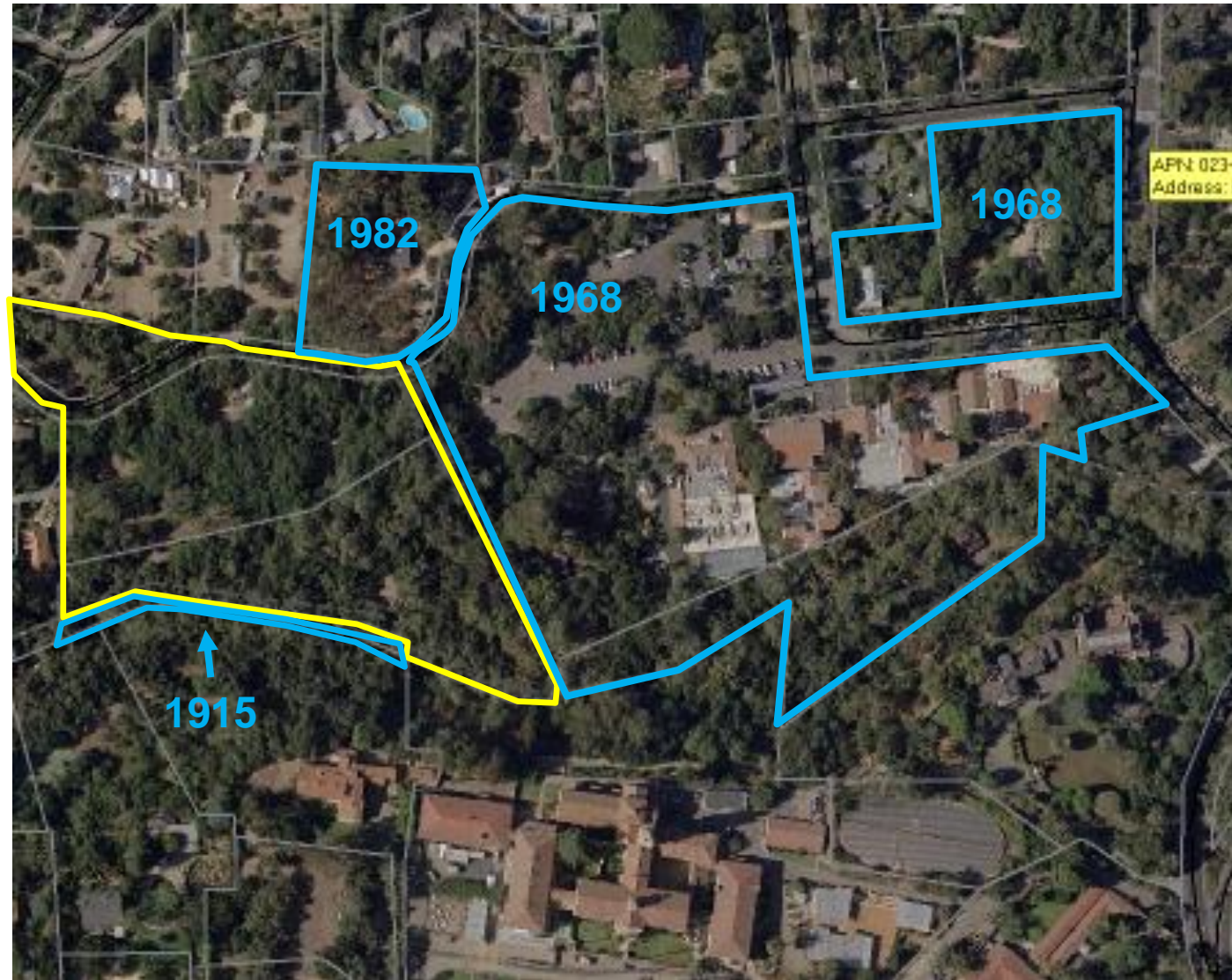
Santa Barbara Museum of Natural History  
LAFCO Hearing for Reorganization

# APN Map



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# Aerial

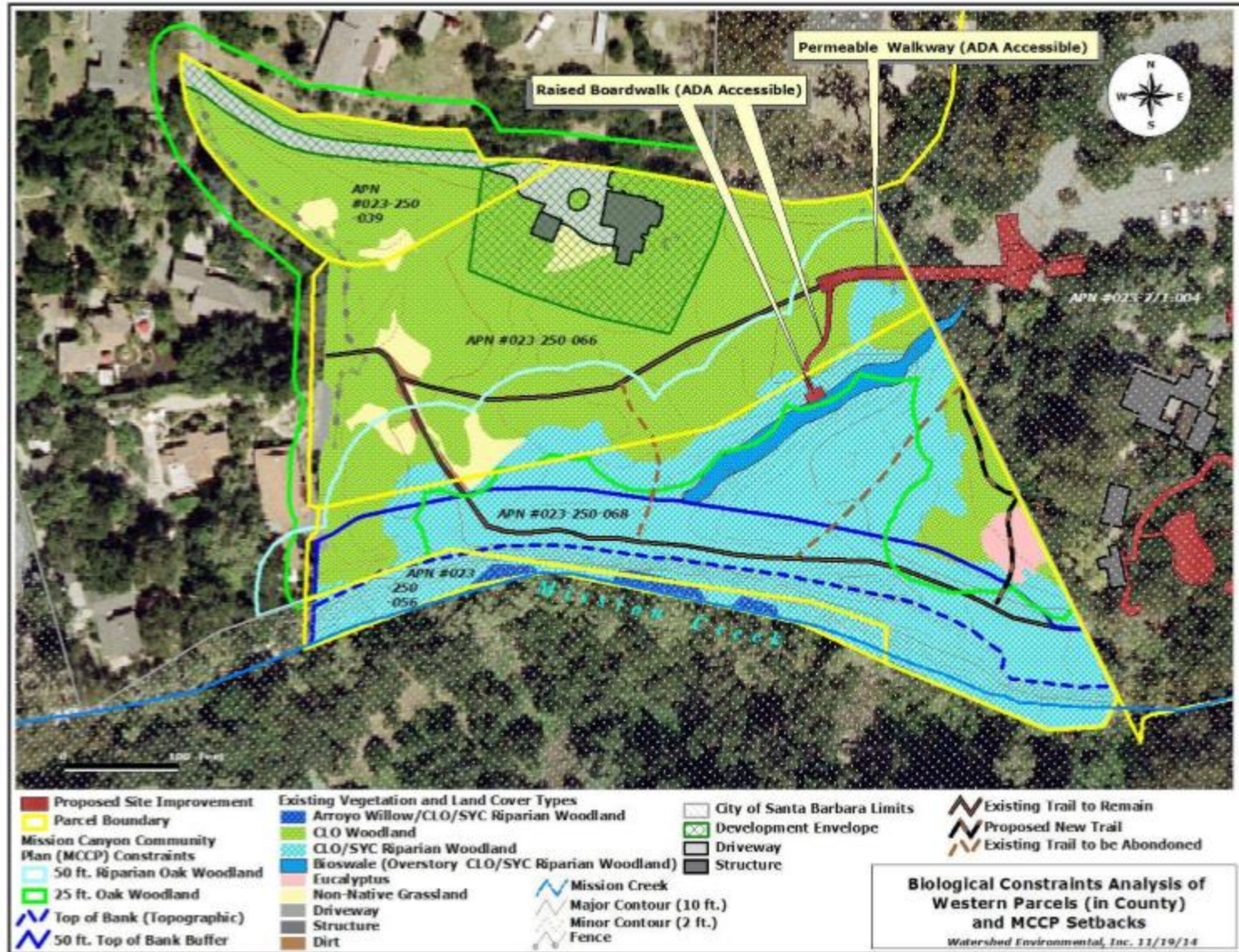


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# Zoning/Density and Development Potential

- Difference in zoning is not significant due to sensitive habitat protection policies
- Expert biologist has reported that onsite resources severely restrict development potential under City and County policies
- His conclusion: in either jurisdiction policies would restrict to something minimal such as 1 residence per legal parcel
- Woodland has 2 legal parcels = 2 homes
- One existing residence already

# Biological Resource Constraints



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# CUP Protection of Woodlands

- City CUP restricts activities to only those that occur today and that have occurred historically

# City CUP Limits Activities

Condition B, Page 2:

- B. **Approval Contingent upon Annexation.** Approval of the project elements related to the Western Parcels is contingent upon approval of the General Plan Map and Zoning Map Amendments by the City Council and approval of the Annexation of the Western Parcels by the Local Agency Formation Commission and completion of that annexation.

Condition C.1. (excerpt), Page 2:

Permit: APNs 023-272-003 and -004. [Upon the completion of the proposed annexation, the following Assessor Parcel Numbers shall also be subject to the Conditional Use Permit: APNs 023-250-039; -056; -066; and -068 (hereinafter referred to as the Western Parcels). Existing development on the Western Parcels includes a single family residence. The project includes maintenance of the existing uses of the Western Parcels which consist of the use of the single family residence, passive recreation including public use of the trail network, and Museum educational activities.] The project includes the improvements shown on the plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara.

# City CUP Mandates Free Public Access

- Continued free public access to the woodlands is now a CUP condition



# City CUP Mandates Free Public Access

Condition C.3., Page 5:

3. **Public Access.** The Museum shall continue to provide free public access to the trail network on the western portion of the Museum property (, excluding the paths within the fenced fee area.. The free public access trail network is illustrated in the plans on file as required by Condition E.2.c.

# City CUP Incorporates MCCP Biological Resource Policies

- Museum voluntarily incorporated MCCP biological resource protection policies into its City CUP

# City CUP Incorporates MCCP Biological Resource Policies

Other than elements of the subject project and proposals within the building envelope shown on Sheet L0.1, future development proposals within the restricted area shall be subject to following Mission Canyon Community Plan Development Standards as they existed at the time of the Planning Commission approval of the Conditional Use Permit, in addition to applicable City policies:

## Condition C.4. (excerpt), Page 6:

DevStd BIO-MC-3.3 Development shall be required to include the following Environmentally Sensitive Habitat (ESH) buffer areas:

- Creeks and streams, including steelhead critical habitat streams—50 feet as measured from the geologic top of creek bank.
- Central and Southern Coast Live Oak Riparian Forest and Woodland, Coast Live Oak/Olive Riparian Woodland, California Sycamore Riparian Forest, and Central Coast Arroyo Willow Riparian Forest—50 feet from edge of canopy.
- Coast Live Oak Woodland and Forest—25 feet from edge of canopy.
- Habitats containing Nuttall’s scrub oak or other special status animal or plant species or rare natural communities—25 feet minimum, full extent to be determined on a case-by-case basis.
- Wetland Habitats—50 feet from edge of wetland habitat.
- Buffer areas from other types of ESH shall be determined on a case-by- case basis.

These buffers areas may be adjusted upward or downward on a case-by-case basis given site-specific conditions, such as slopes, biological resources, and erosion potential, as evaluated and determined by the City.

DevStd BIO-MC-3.4: Where development cannot be sited to avoid ESH, development in ESH and ESH buffer areas shall be designed and carried out in a manner that protects the sensitive habitat areas to the maximum extent feasible.

DevStd BIO-MC-8.2: The stream or creek buffer area shall be indicated on all site and grading plans. All ground disturbance and native vegetation removal shall be minimized in the buffer area to the maximum extent feasible.

# City CUP Mandates

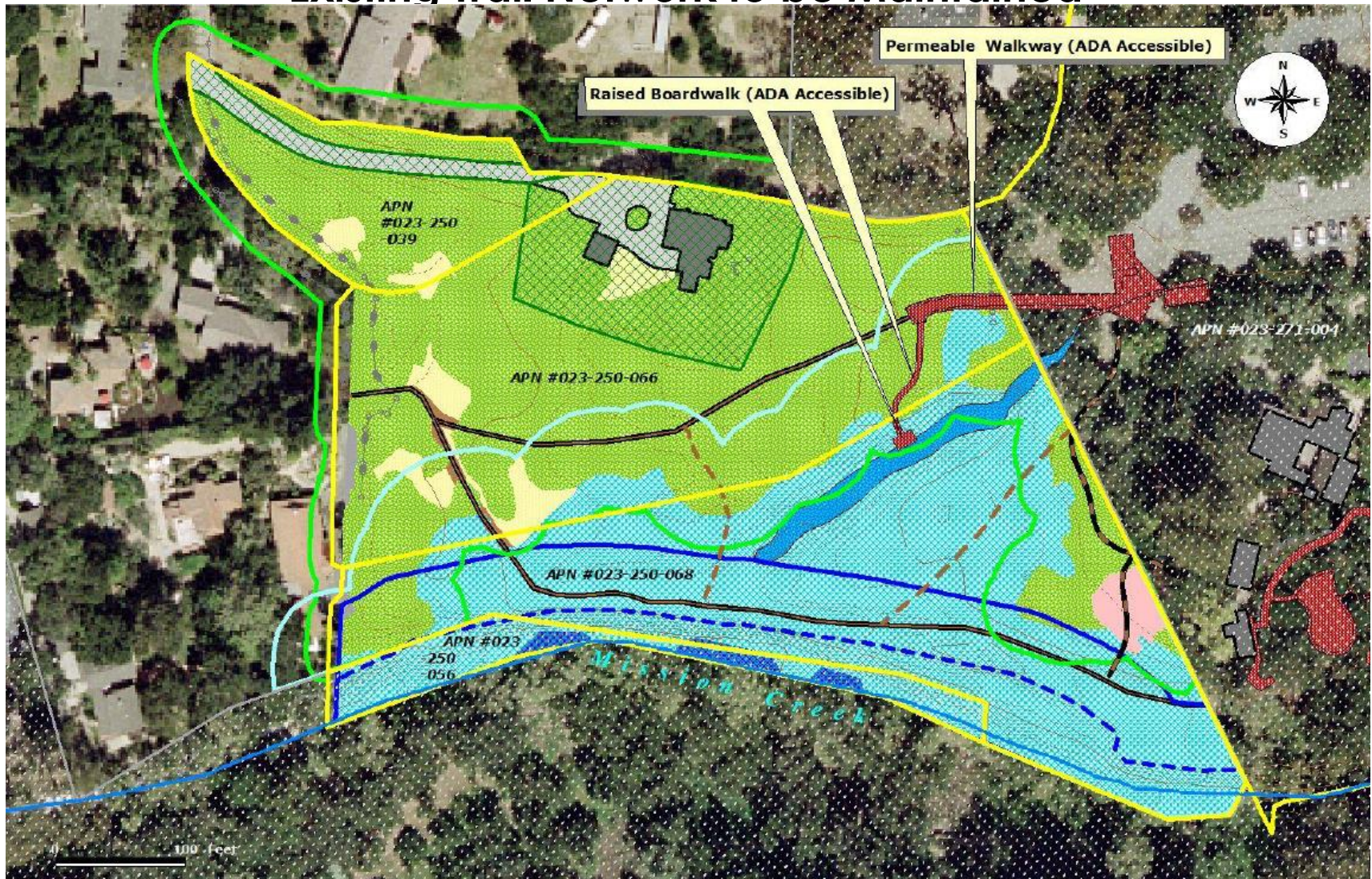
## Existing Trail Network to be Maintained

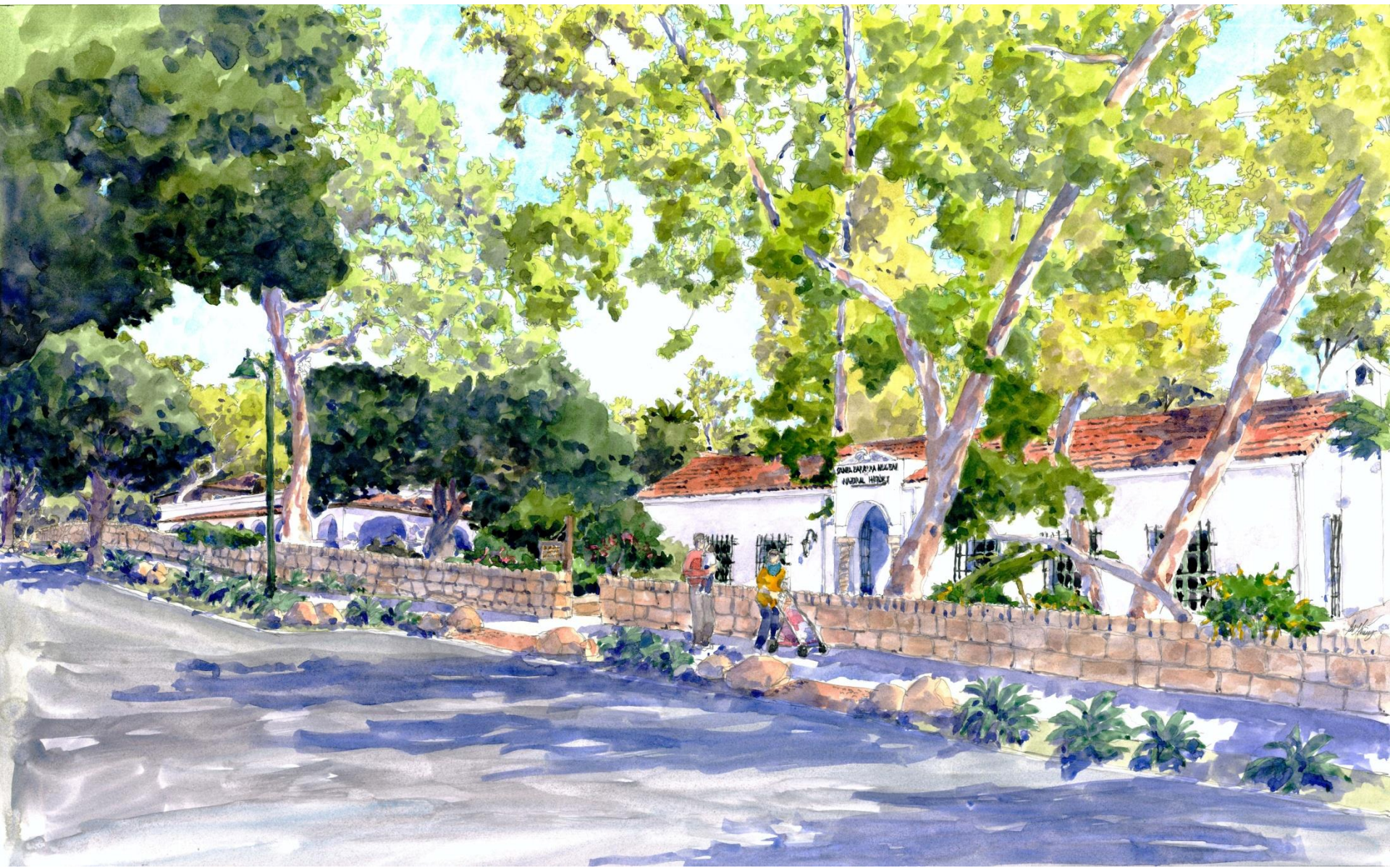
Condition E.2.C, Page 10:

- c. **Trail Network.** Include a plan sheet illustrating the trail network on the western portion of the Museum property as shown within the Proposed Restoration/Enhancement Area on the exhibit labeled “Revised Figure 7 Woodland Habitat Restoration/Enhancement Area” in the Biological Assessment prepared by Watershed Environmental, Inc., dated July 10, 2014. The trail network shall be clearly labeled as public access as provided in Condition C.3.

# City CUP Mandates

## Existing Trail Network to be Maintained





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# Community Support

- Established neighborhood organization who together represent more than 600 households support the annexation
- Unanimous approval of annexation by City Planning Commission and City Council
- Scores of individuals and community institutions support the annexation request

# Key Considerations

- Landowner request
- No valid basis for objection to the reorganization
- The balance of the Museum's property has been in the City since 1968
- LAFCO SOI determination
- Landowner, City, County, and LAFCO anticipated reorganization for many years
- Recent tax exchange negotiations were successful



**The proposed reorganization is fully  
consistent with the intent of all  
applicable LAFCO policies and  
standards**

# Additional Slides

<http://petitions.moveon.org/sign/keep-santa-barbara-museum-1>

## Keep Santa Barbara Museum of Natural History Land in the County

Petition by [Rosanne Crawford](#)

To be delivered to Roger Aceves, commissioner, Doreen Farr, Commissioner, John Fox, Commissioner, Craig Geyer, Commissioner, Steve Lavagnino, Commissioner and 6 other targets ([click here to see more](#))

We do not support the annexation of the woodland acres from the County to the City. Further, we do not want the City to take control from the County the entry into Mission Canyon from the bridge to Puesta del Sol or an Easement for Las Encinas Road annexed to the City.

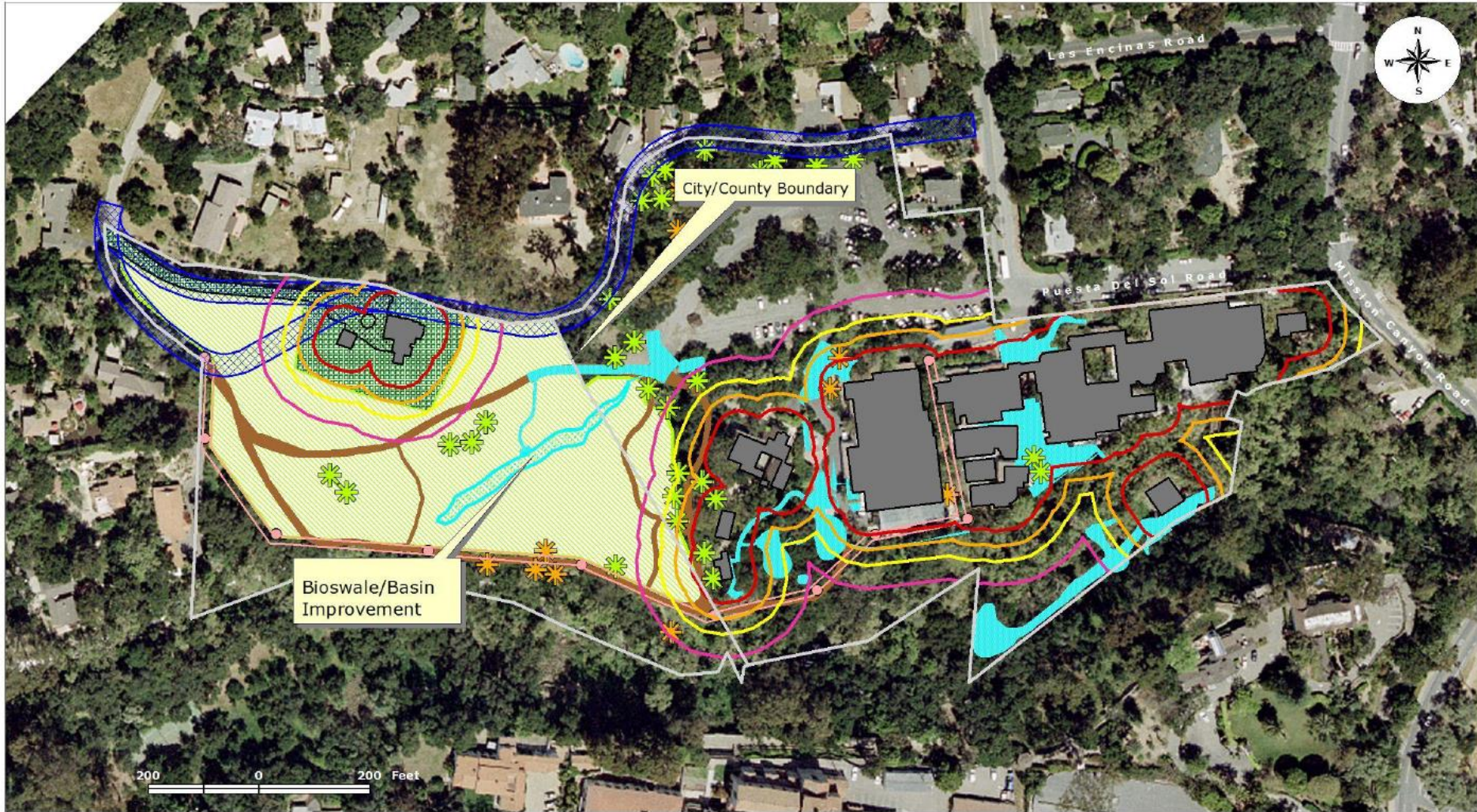
There are currently 111 signatures. NEW goal - We need 200 signatures!

### **PETITION BACKGROUND**

The City/Museum's land grab attempt needs to be stopped.

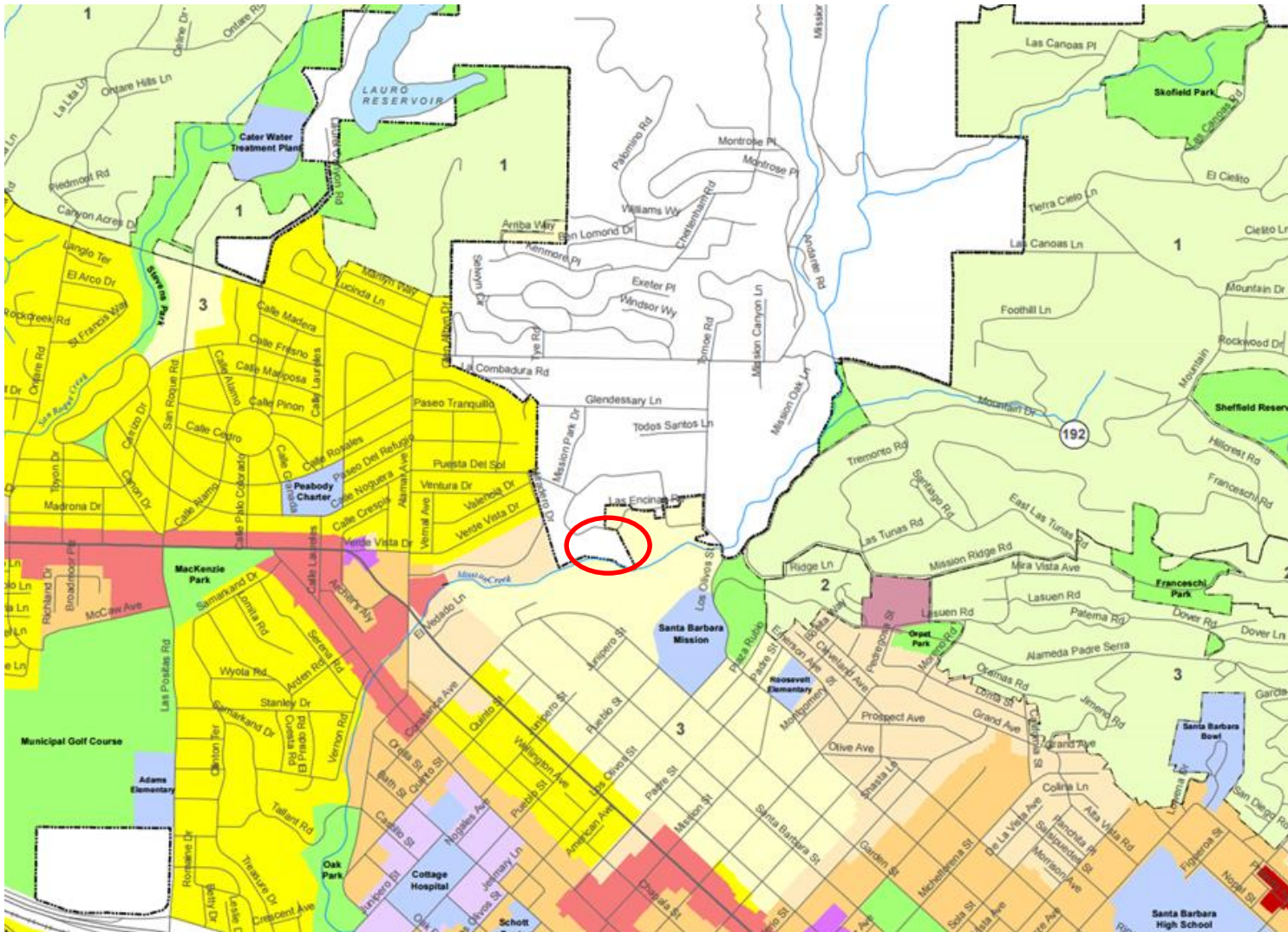
Piecemeal annexation is detrimental. It is up to LAFCO (Local Agency Formation Commission), the County's public commission that makes land jurisdiction decisions, to decide the fate of this special area. We need your help to preserve the scenic Mission Canyon Corridor. We do not want to lose Oak and Sycamore trees; we need your help to maintain the character of this special area. The density for development in the City is higher than the County and potentially would disrupt the rural/urban environment and open spaces.

# Woodland Habitat Restoration/Enhancement Area



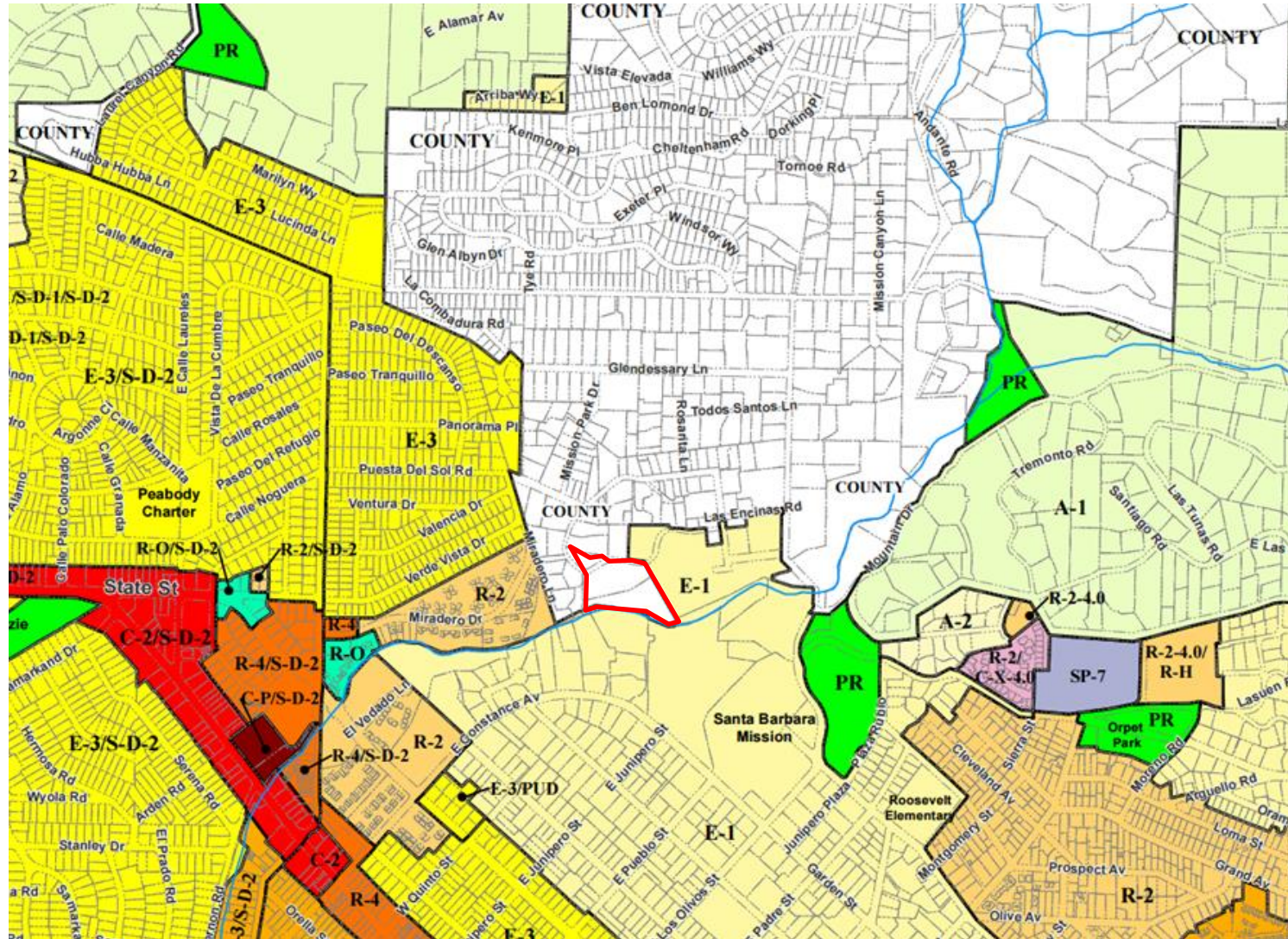
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# City General Plan



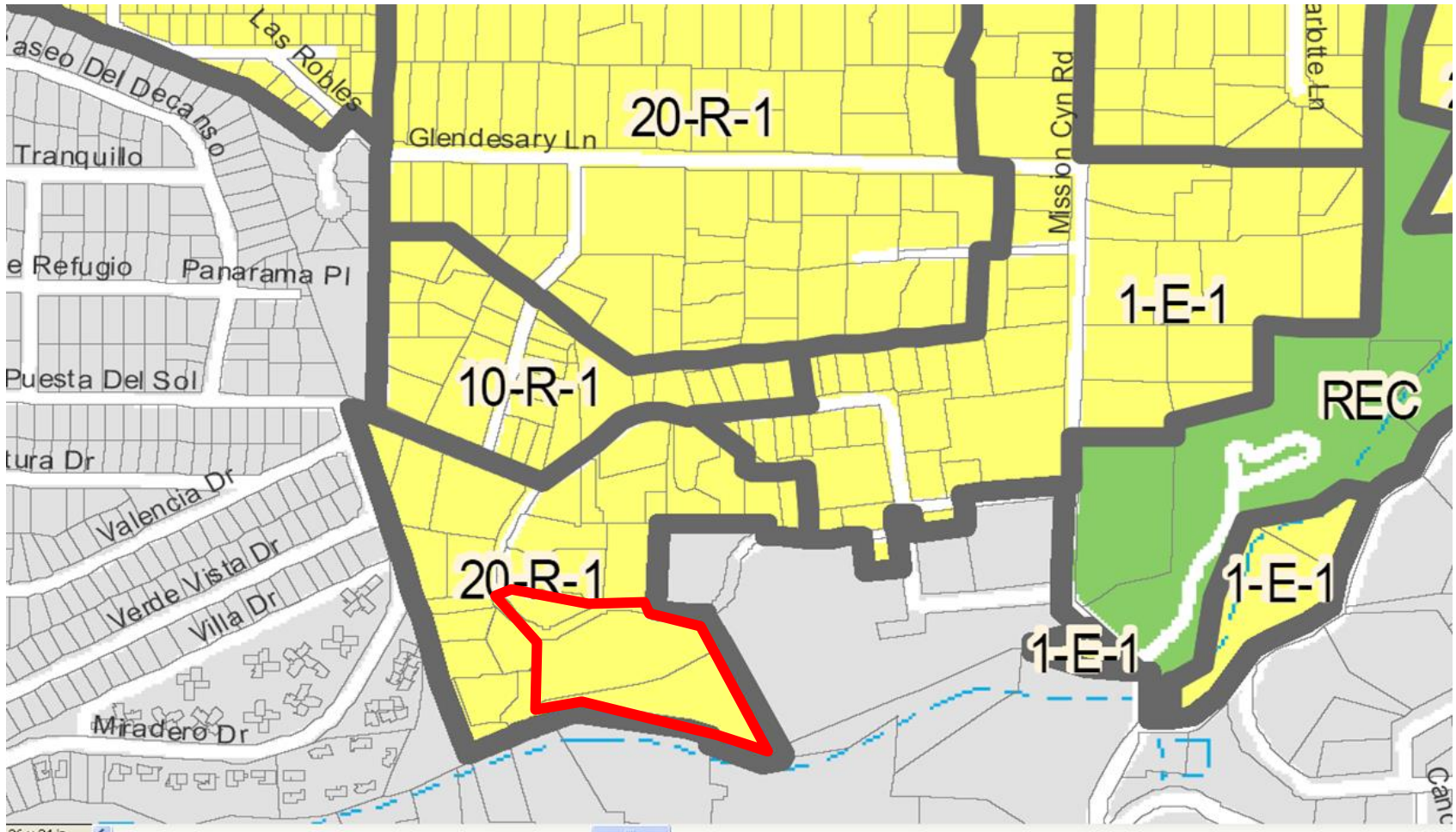
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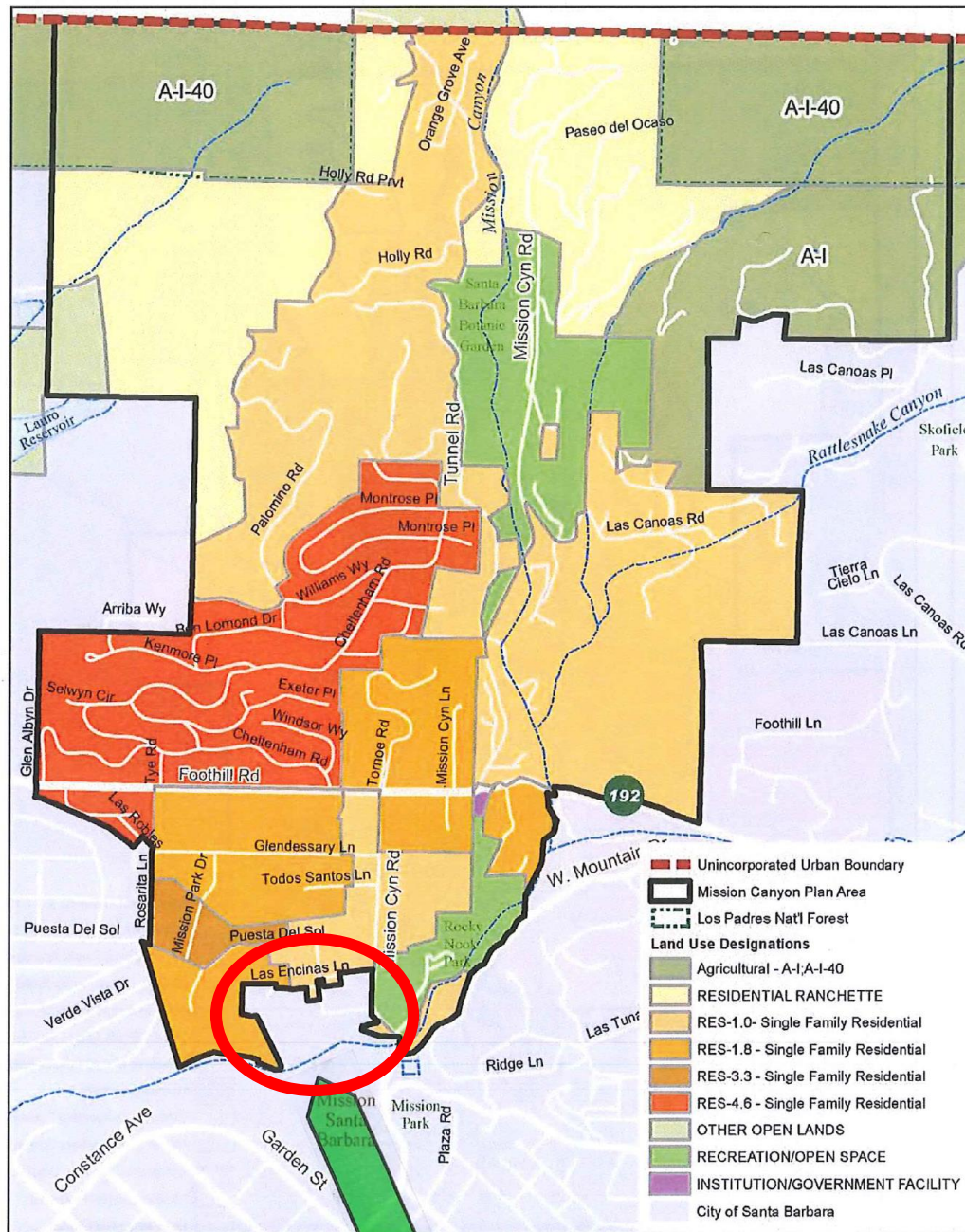
# City Zoning



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# County Zoning





**Mission Canyon Community Plan  
Land Use Designations**

0 0.1 0.2 0.4 Miles  
 Map produced by Santa Barbara County Planning & Development  
 Mission Canyon/MCCP Land Use Map - October 14, 2013.