

# Santa Barbara LAFCO

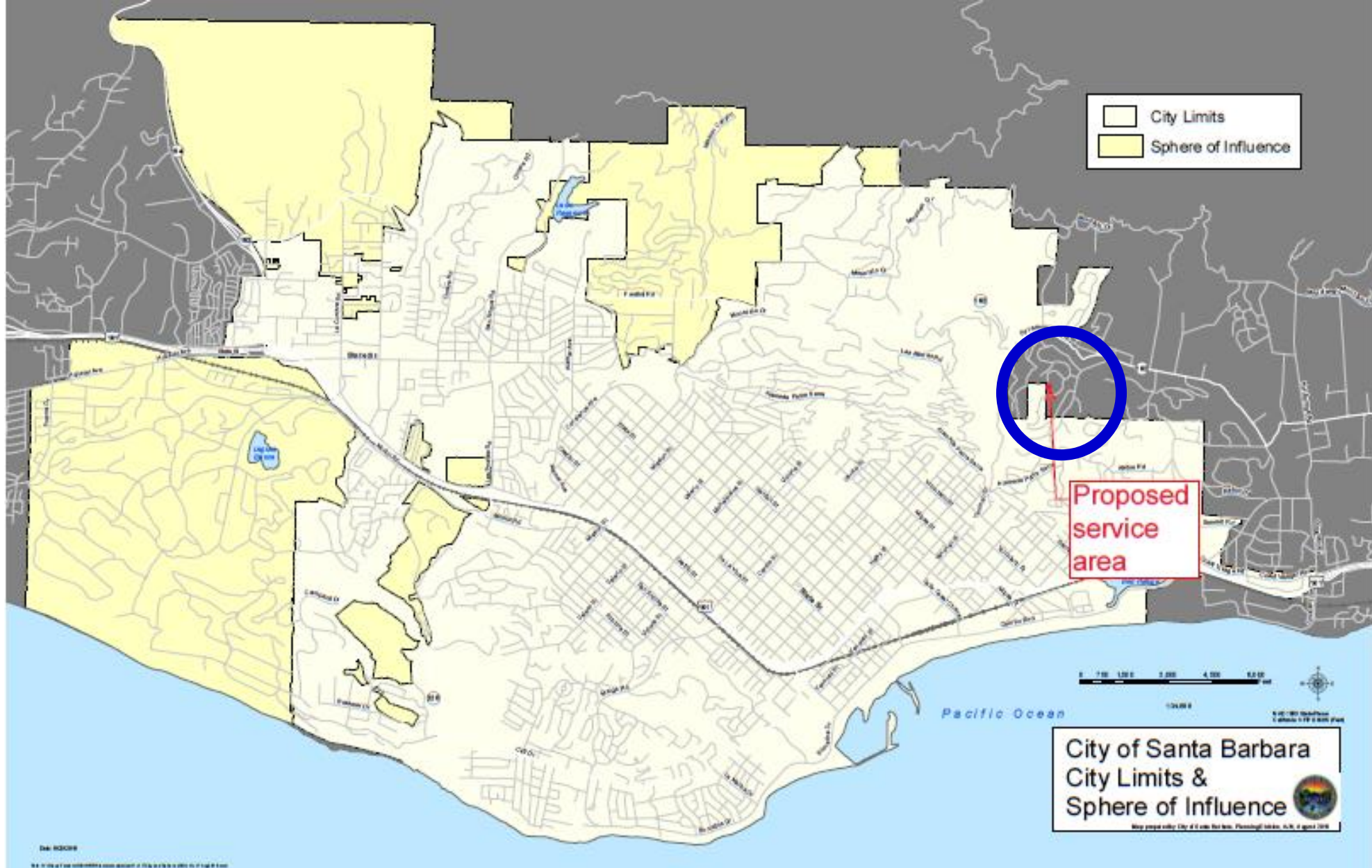
## 4 Sunrise Hill Out-of-Agency Service Agreement to City of Santa Barbara

May 4, 2023

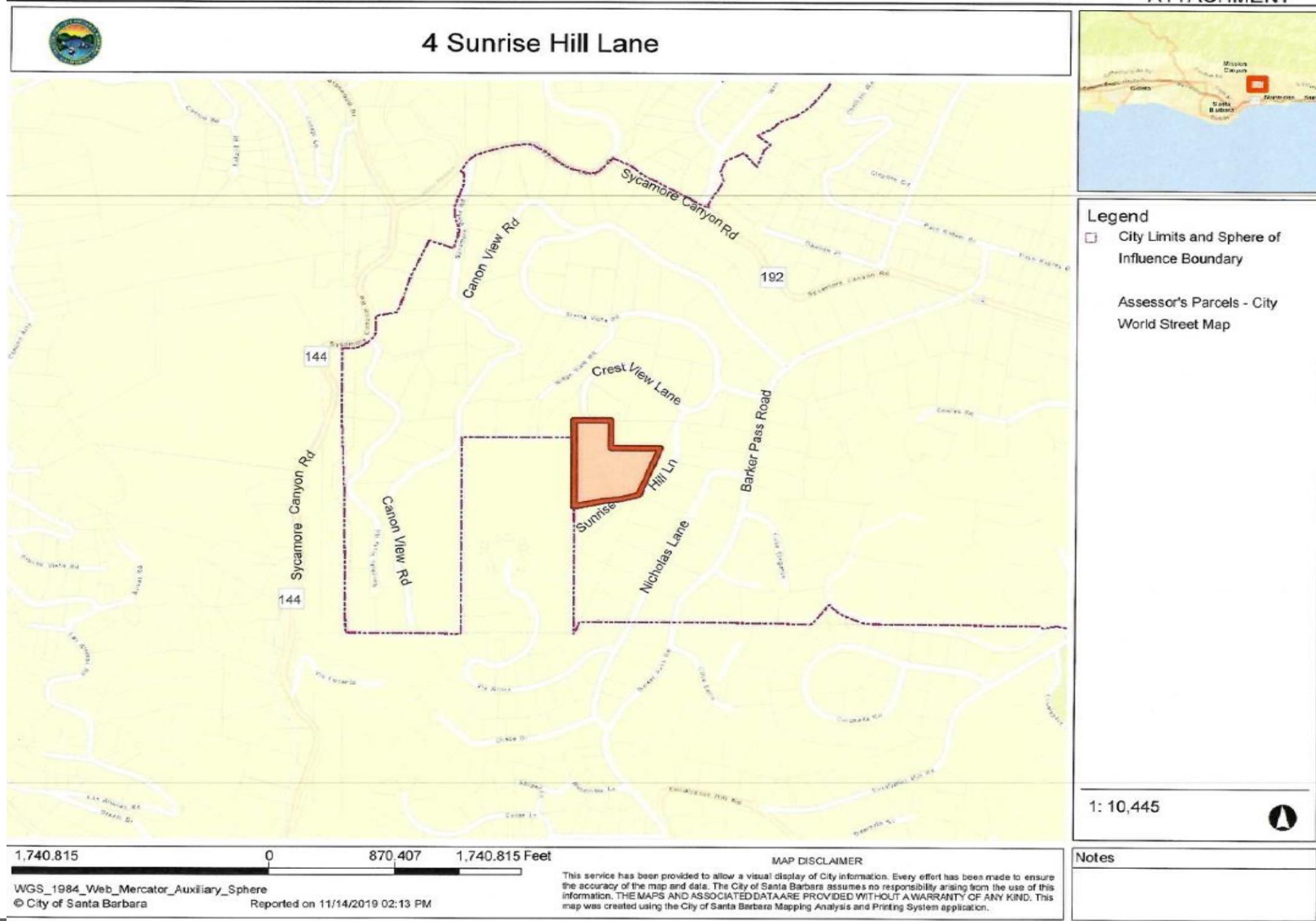
# Background

- Applicant: City of Santa Barbara, by resolution
- Location: includes 3.94 acres located at 4 Sunrise Hill Lane, Santa Barbara, CA 93108. (APN 013-210-049)
- Purpose: property previously had an approved OASA for water and sewer services (2020). The new owners are seeking a permit from the County for two (2) single family residences and (2) accessory dwelling units on the property with the intent to apply for a lot split pursuant to SB-9
- The City provides water and sewer services to other properties in the area with the capacity to service the property

# Vicinity Map



# OASA Map



# Location and Sphere of Influence

- The proposal area is within the City's Sphere of Influence (Property added in 2020)
- Current landowner and City has agreed to water and sewer service
- City 8" water main is located adjacent to the site; Multiple sewer lines exist in proximity on Nicholas Lane and Via Alicia

## TWO OPTIONS UNDER Section 56133:

- (1) "an impending threat to health and safety" (Not present here) or
- (2) property is within the sphere of influence of the agency and done in anticipation of future annexation

# Land Use, Planning and Zoning

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Santa Barbara Local Agency  
Formation Commission

- The uses will be residential 2 single family residences with 2 accessory dwelling units
- No changes in land use will be facilitated by the proposed OASA
- Land use designations and zoning are Residential in the County zoned (2-E-1)

Out of Agency Service  
Agreement  
Item No 1

# Plan for Services

- The City's Plan for Services outline the adequate services, facilities, and improvements
- The Plan for Services address the provision of governmental services and financing of improvements
- Plan for Services found in Attachment B (Agreement for Provisions)
- Consists of extension off existing City 8" water main, acquisition of all easements and construction of all pipelines, fixtures, and facilities to connect the property, comply with all City laws governing the use, waste, or conservation of water and discharge of sewage.

# Environmental Determination

- The proposal is Categorical Exemption pursuant to Public Resources Code Sections 21000, Section 15303 (construction and location of limited numbers of new, small facilities or structures, including one single-family or a second dwelling unit in a residential zone or in urbanized areas, Class 3,
- Section 15320 change in organization of local agencies, Class 20; and
- Section 15061(b)(3) “common sense” exemption



# City and Landowner Consent

- Commission policy states that when property may ultimately be annexed to a city or a district, approval of an Out-of-Agency Service Agreement should require the landowners to agree to annex the territory with a consent to annex form
- Agreement approved by the City and landowner includes Condition 8 wherein Owners consent
- Annexation is not possible at this time because the area surrounding the property is not accessed directly from within the City limits. One must travel through areas of the unincorporated County to reach the site.

# Conclusion

- The site is located in an area that allows the City to best provide water and sewer services in the future
- The City infrastructure (water main and wastewater pipes) are located within reasonable distances to the property

# Recommendation

## **OPTION 1 – APPROVE** the request for an Out-of-Agency Service Agreement, subject to the following terms and conditions:

- a) Find the proposal to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15303(a), 15320, and 15061(b)(3).
- b) The City's provision of water and sewer services shall be limited to the 3.94 acres located at 4 Sunrise Hill Lane, Santa Barbara, APN 013-210-049;
- c) The landowners shall execute and record an agreement approved by the Executive Officer that consents to any future annexation of the territory, which agreement shall enure to and bind all successors in interest to the property;
- d) Said out-of-agency service agreement is for water and sewer service only shall remain in effect until such time as an annexation is approved by the Commission and becomes final.