

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

March 4, 2021 (Agenda)

LAFCO 19-03: 726 North La Cumbre Reorganization involving annexation to City of Santa Barbara/Detachment from the Santa Barbara County Fire Protection District, Goleta Water District, and County Services Area 32; City Application MST2016-00431.

PROPONENT: City Council of City of Santa Barbara by way of Resolution No. 19-016, adopted by the City Council at its regular meeting held on March 19, 2019.

ACREAGE & LOCATION The parcel located at 726 N. La Cumbre Road, is 29,600 square feet and is directly surrounded by residential uses to the north and to the east. The parcel is on the corner of N. La Cumbre Road and Pemm Place. Pemm Place is southerly adjacent to the property's frontage and N. La Cumbre is westerly adjacent to the property. Beyond both streets are residential uses on either side. (**Attachment A.**)

PURPOSE: The project is being proposed to subdivide the lot into three single-family residential lots. The project includes annexation to the City of Santa Barbara and detachment from the Santa Barbara County Fire Protection District, Goleta Water District, and County Services Area 32. On January 17, 2019, the City Planning Commission approved a Tentative Subdivision Map for a three-lot subdivision, contingent upon approval of the annexation.

GENERAL ANALYSIS:

Description of Project

1. Land Use and Zoning - Present and Future:

The property is within an area identified in the City's General Plan Land Use Element (Policy R4) to be annexed at the earliest opportunity. The existing land use is residential. The parcel is developed with a 1,420 square foot single-family residence and a 480 square foot detached two-car garage. The proposal is for continued residential uses. The application to the City includes a three-lot subdivision; no residential development on the two proposed vacant lots created by the subdivision is proposed at this time.

No changes in land use will be facilitated by the proposed boundary change. The land use designations and zoning are residential in both the County (Residential 4.6 units/acre) and the City (Low Density Residential 5 units/acre). In addition to the annexation, the proposed project involves the subdivision of APN 057-111-003 (29,600 sq. ft.) into three lots ranging in size from 8,000 square feet to 13,100 square feet.

Presently, the parcel is zoned 8-R-1 (Single Family Residential with an 8,000 square foot minimum lot size) and the County's Comprehensive Plan designation is Residential 4.6 units per acre.

Upon annexation, the property will be zoned RS-7.5/USS (Residential Single Unit/Upper State Street Area) which has a minimum lot size of 7,500 square feet. The only proposed changes are from County zoning designation 8-R-1 (Single Family Residential with an 8,000 sq. ft. minimum lot size) to the comparable City zoning designation RS-7.5(Residential Single-Unit with a 7,500 sq. ft. minimum lot size/Upper State Street.). **(Attachment B.)**

Upon annexation to the City, the parcel will be zoned RS-7.5 (Residential Single Unit/Upper State Street).

2. Sphere of Influence:

The parcel proposed for annexation is outside the sphere of influence of the City of Santa Barbara. The CKH Act requires that the following factors be addressed according to Government Code Section 56425(e) (1-5):

- Present and planned land uses in the area, including agriculture, and open space lands:

The present and planned uses for this Sphere of Influence Amendment are consistent with the County's General Plan and the City's plan to provide services for this area in the future. The present and planned land uses for the City identified in the City's General Plan Land Use Element (Policy R4) to be annexed at the earliest opportunity. Overall, the City's General Plan clearly identifies community goals, objectives, policies and standards. This policy document provides for the logical and orderly growth of the City over the next 20 years. The annexation contains no agricultural resources, or available for open space.

- Present and probable need for public facilities and services in the area:

The present need for public services in the proposed SOI area consist of all city services for build-out, 3-lot subdivision. Services would not increase the current need for water services significantly. The City is aware of water constraint and manages their water resource through various means including conservation. The City has policies regarding the development of future water supplies that ensure it has an adequate and reliable water supply. The City sanitation facilities currently serve the property and are in good condition with ongoing capital improvements to maintain service. The city's wastewater facilities are capable of processing eleven million gallons per day.

- Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide:

The City of Santa Barbara's current water supply is estimated at 10,775 afy. The projected demand for the City, assuming conservation targets are met at build-out, is 12,377 afy. The projected build-out of the SOI areas with three lots would be minimal. The City should be able to accommodate service to this project.

- Existence of social or economic communities of interest in the area if the Commission determines that they are relevant to the agency:

The Sphere of Influence areas for the City of Santa Barbara are linked to the City's social and economic communities of interest. Residential development is proposed in the Sphere amendment and the City provides places for shopping and services for the people living in the area. Areas to recreate, schools, places of worship and cultural events would also be available to the areas in the Sphere of Influence that include residential development. The City may also gain property tax advantages with the annexation.

- Present and probable need for public facilities and services of Disadvantage Unincorporated Communities:

The City of Santa Barbara has a variety of economic diversity within the community and surrounding area including within or adjacent to the Sphere of Influence. A Disadvantaged Unincorporated Community is defined as a community with an annual median household income that is less than 80 percent of the statewide annual median household income. This amendment of the City's Sphere of Influence does not qualify as a disadvantage unincorporated community for the present and probable need for public facilities and services.

3. Environmental Justice:

Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

4. Topography, Natural Features and Drainage Basins

The annexation area is relatively flat. The parcels proposed within the 3-lot subdivision would have average slopes of 6.1%, 8.5% and 8.9 %. No significant natural boundaries affect the proposal.

5. Impact of Agricultural Resources

The annexation will have no impact on Agricultural Resources.

6. Population:

The parcel is uninhabited as less than 12 registered voters reside in the area.

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

The developed area of the property is currently served by the City of Santa Barbara sewer and the Goleta Water District for water. Connection to the City of Santa Barbara water service requires the extension of a 6-inch water main from N. La Cumbre Road down Pemm Place. All other utilities are provided by the respective utility companies and no extension of services would be required.

The City will provide water and wastewater services by charging rates to the user. Therefore, these payments contribute to the existing bonded indebtedness of the City for water & wastewater. (**Attachment F**)

8. Assessed Value, Tax Rates, Indebtedness and Exchange:

The property is presently within Tax Rate Area 069003. The assessed value of the parcel is \$862,000 for the land and \$248,000 for improvements for a total of \$1,110,000. (Tax roll 2019-2020.) The Board of Supervisors adopted a resolution agreeing to an exchange of property tax revenue for the proposed annexation on January 12, 2021. The City approved the Property Tax Agreement on January 13, 2021. A small percentage (12.46%) of the property tax increment will be exchanged that otherwise would be allocated to the Santa Barbara County Fire Protection District, Goleta Water District and County Service Area 32 that match the adjoining properties pursuant to the specified adopted resolutions. The increment is the amount of increased value of a property on an annual basis.

9. Environmental Impact of the Proposal:

The City of Santa Barbara is the lead agency for purposes of compliance with the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA"). The City found the project to be exempt from CEQA pursuant to CEQA Guidelines section 15183 because it is consistent with the development density established by the City's General Plan for which an EIR was certified, and the proposed project poses no project-specific environmentally significant effects peculiar to the project or the site. As indicated earlier, a Sphere of Influence is a plan for probable, physical boundary and service areas of a local agency or jurisdiction. As such, it does not give property inside the Sphere boundary any more development rights than what already exist. The Sphere of Influence boundary is a long-range planning tool that assists LAFCO in making decisions about a jurisdiction's future boundary. The Sphere indicates areas that might be served by the City. (**Attachment D.**)

10. Landowner and Annexing Agency Consent:

The City consented to the annexation in Resolution No. 19-016, dated March 19, 2019. (**Attachment B.**) The landowners have consented to the annexation. (**Attachment E.**)

11. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. The site is uninhabited; namely, there are fewer than 12 registered voters residing in the annexation area.

The boundaries are definite and certain. The County Surveyor has approved a map and legal description sufficient for filing with the State Board of Equalization.

Public Noticing:

A 21-day public notice was sent to the required affected agencies and interested parties. A Notice of Hearing and public review period was published in a newspaper of general distribution (The Santa Barbara News Press) as required by the CKH Act. The notice was also mailed directly to interested agencies and parties. LAFCO staff has also met with City and District representatives regarding the Sphere Amendment process. The documents were also mailed directly to the Cities, Districts, interested parties and agencies. The documents are also available at the Santa Barbara LAFCO website, www.sblafco.org. The noticing requirements of the CKH Act and CEQA has been met.

Conclusion:

The area proposed for annexation will also amend the city's sphere of influence. Annexation of the 726 North La Cumbre Reorganization property owned by the Cometa Trust to the City of Santa Barbara represents a reasonable and logical expansion of the City.

The site is located in an area that allows the City to best provide services in the future. The City serves the areas to south, west and east of the parcel. City infrastructure (water and wastewater pipes) is located adjacent to the area. The site's close proximity to the City provides for police and fire response.

ALTERNATIVES FOR COMMISSION ACTION

After consideration of this report and any testimony or additional materials that are submitted the Commission should consider taking one of the following options:

OPTION 1 – APPROVE the annexation as submitted.

- A. Find the proposal to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15183 as the project is consistent with the development density established by the City's General Plan for which an Environmental Impact Report (EIR) was certified.

- B. Condition approval upon the annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees and assessments of the City of Santa Barbara;
- 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; and.
- D. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 – Adopt this report and DENY the proposal.

OPTION 3 - CONTINUE consideration of the proposal to a future meeting.

RECOMMENDED ACTION:

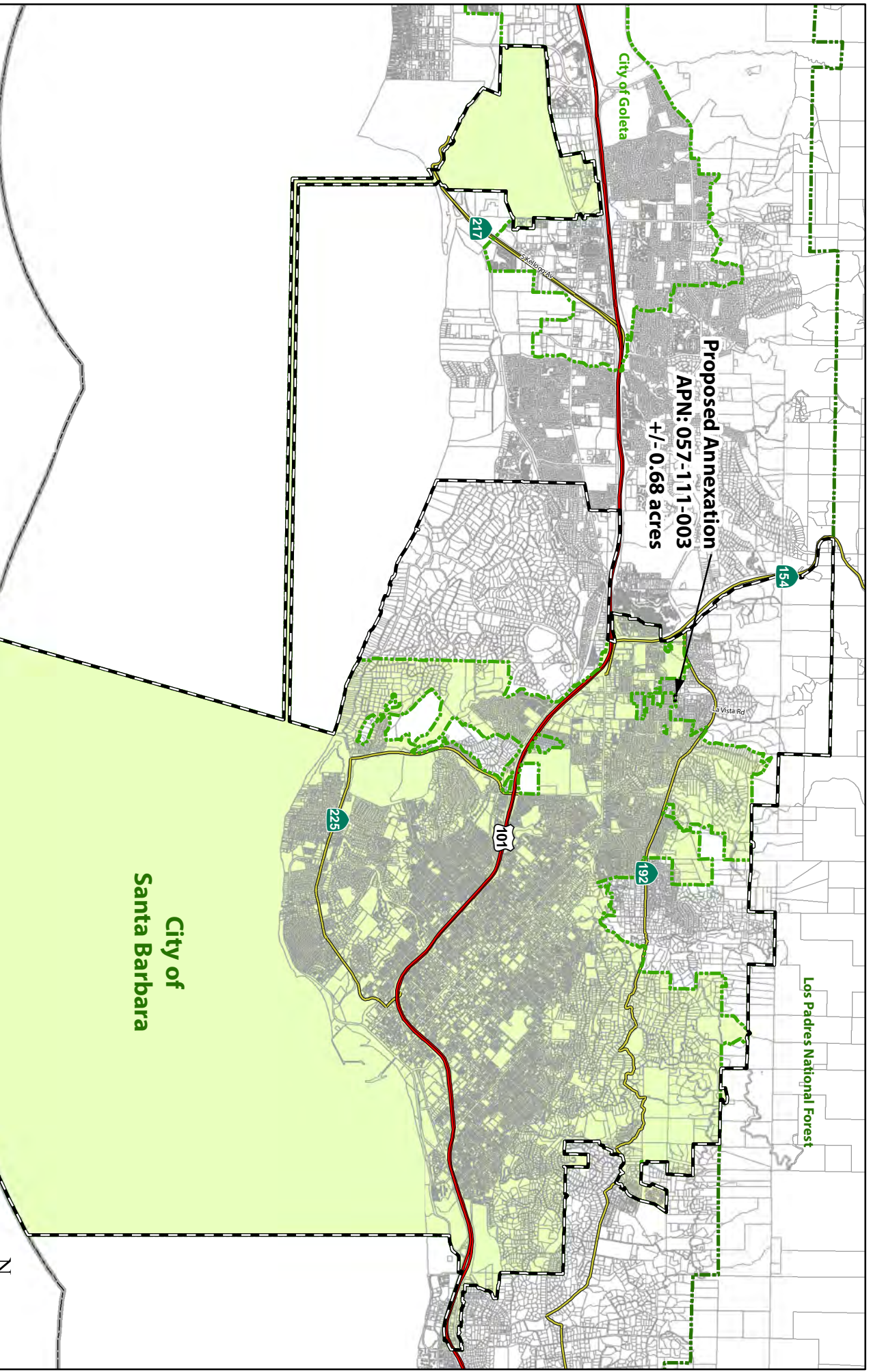
Approve **OPTION 1**.



Mike Prater
Executive Officer
LOCAL AGENCY FORMATION COMMISSION

ATTACHMENTS

| | |
|--------------|---|
| Attachment A | Maps of the Proposed Reorganization |
| Attachment B | City Resolutions 19-016 & 19-017 amending General Plan and pre-zoning |
| Attachment C | LAFCO Legislative Factors-Government Code Section 56668 (a-q) |
| Attachment D | CEQA Exemption Section 15183 |
| Attachment E | Consent to Waive Conducting Authority Proceedings |
| Attachment F | Plan for Services |
| Attachment G | LAFCO Resolution Approving the Sphere of Influence and Reorganization |



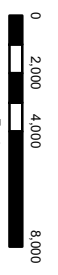
City of Goleta

Proposed Annexation
APN: 057-111-003
+/- 0.68 acres

**City of
 Santa Barbara**

Los Padres National Forest

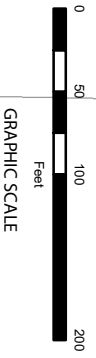
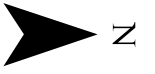
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GRAPHIC SCALE

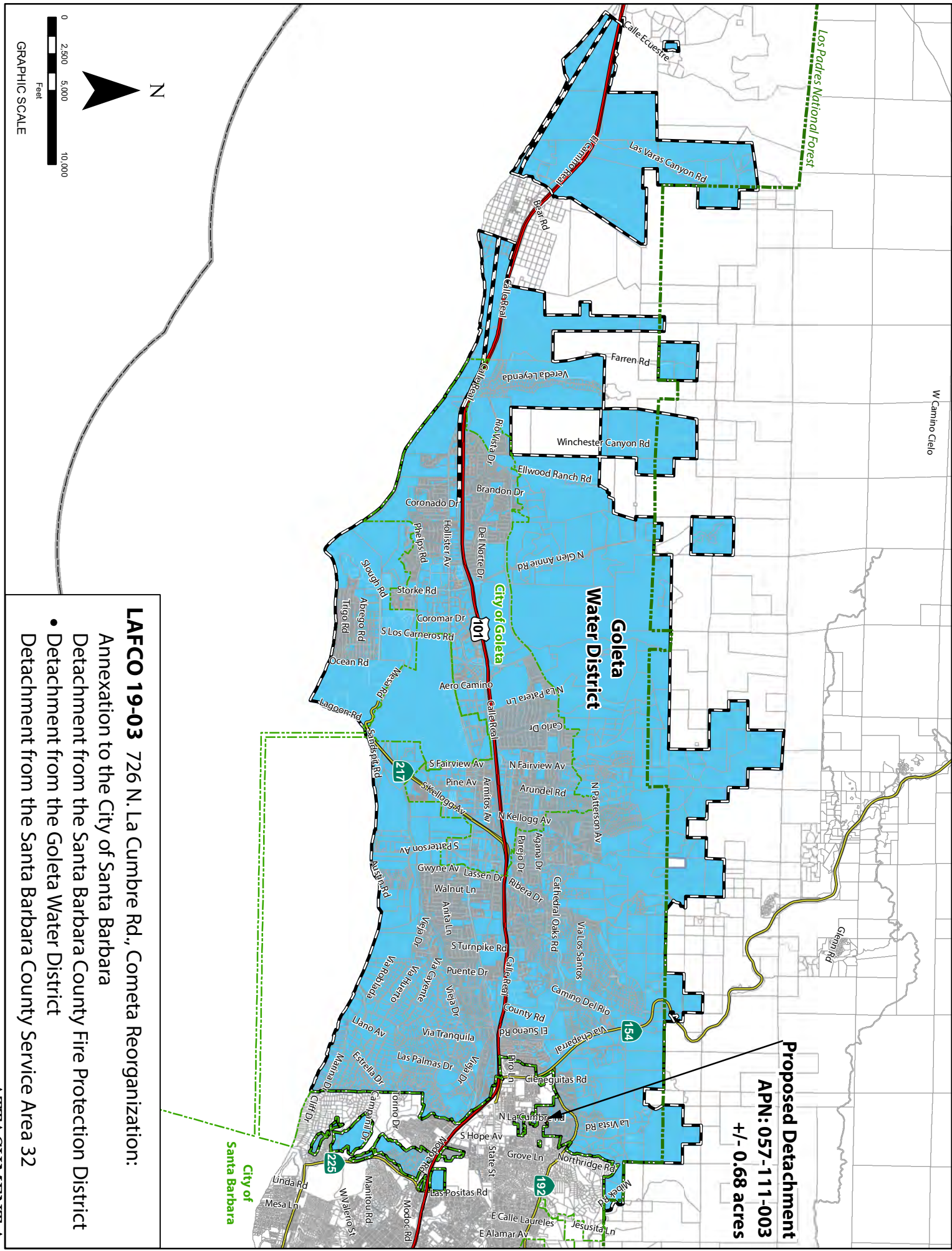
LAFCO 19-03 726 N. La Cumbre Rd., Cometa Reorganization:

- Annexation to the City of Santa Barbara
- Detachment from the Santa Barbara County Fire Protection District
- Detachment from the Goleta Water District
- Detachment from the Santa Barbara County Service Area 32



LAFCO 19-03 726 N. La Cumbre Rd., Cometa Reorganization:

- Annexation to the City of Santa Barbara
- Detachment from the Santa Barbara County Fire Protection District
- Detachment from the Goleta Water District
- Detachment from the Santa Barbara County Service Area 32



Proposed Detachment
APN: 057-111-003
+/- 0.68 acres

LAFCO 19-03 726 N. La Cumbre Rd., Cometa Reorganization:
 Annexation to the City of Santa Barbara
 Detachment from the Santa Barbara County Fire Protection District
 • Detachment from the Goleta Water District
 Detachment from the Santa Barbara County Service Area 32



Pueblo Av

Goleta Water District

Via Las Brisas

Harrold Av

N-La-Cumbre Rd

Carol Av

Proposed Detachment
APN: 057-111-003
+/- 0.68 acres

Pemm-Pl

Pemm-Pl

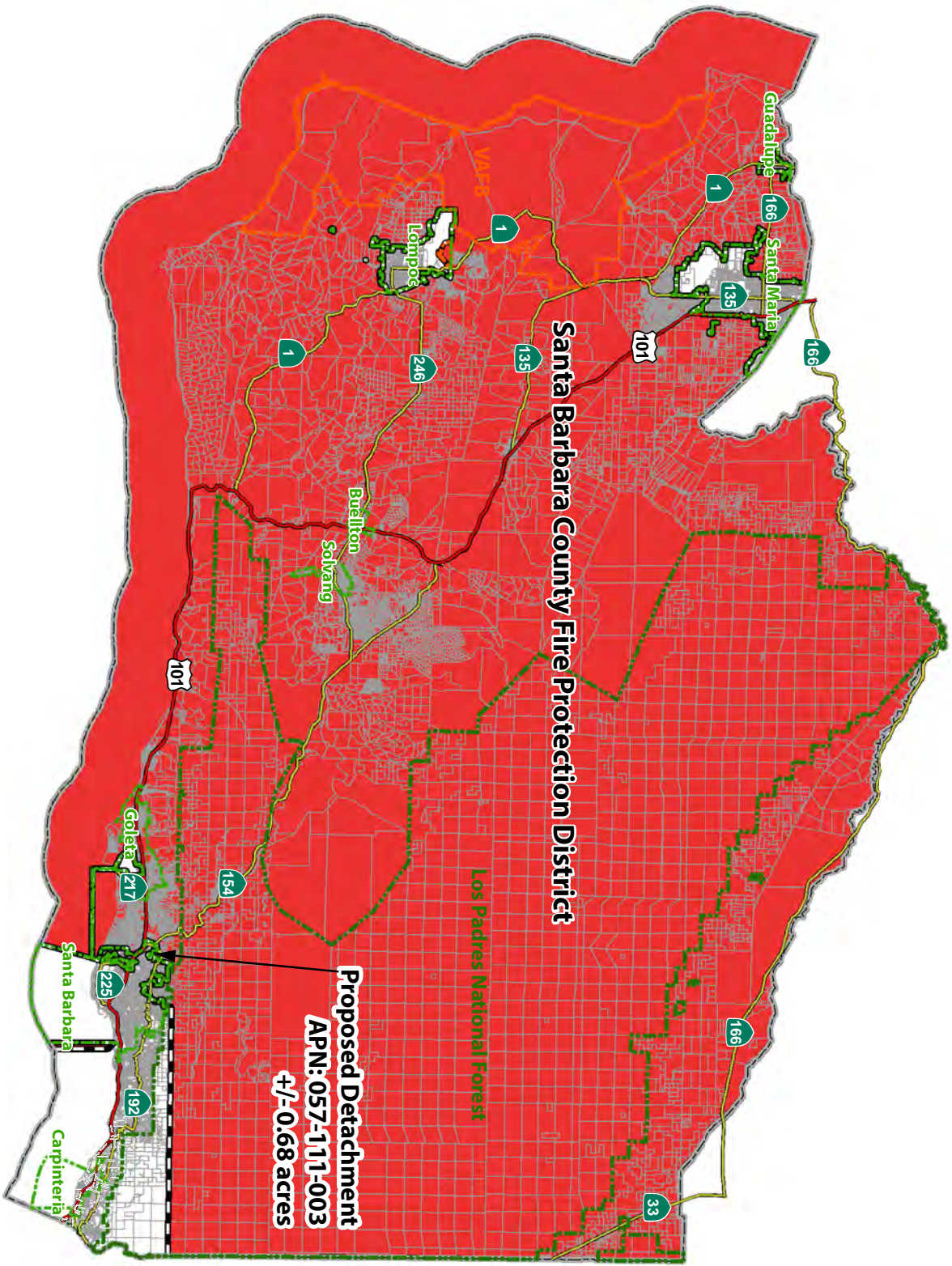
City of
Santa Barbara

Pine-Spring Ln

Rolling-Brook Ln

Connie-Wy

LAFCO 19-03 726 N. La Cumbre Rd., Cometa Reorganization:
Annexation to the City of Santa Barbara
Detachment from the Santa Barbara County Fire Protection District
• Detachment from the Goleta Water District
Detachment from the Santa Barbara County Service Area 32



GRAPHIC SCALE

LAFCO 19-03 726 N. La Cumbre Rd., Cometa Reorganization:
 Annexation to the City of Santa Barbara

- Detachment from the Santa Barbara County Fire Protection District

Detachment from the Goleta Water District
 Detachment from the Santa Barbara County Service Area 32



Pueblo Av

Santa Barbara County Fire Protection District

Via Las Brisas

Harrold Av

N-La-Cumbre Rd

Proposed Detachment
APN: 057-111-003
+/- 0.68 acres

Pemm-Pi

Pemm-Pi

City of
Santa Barbara

Carol Av

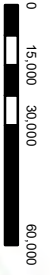
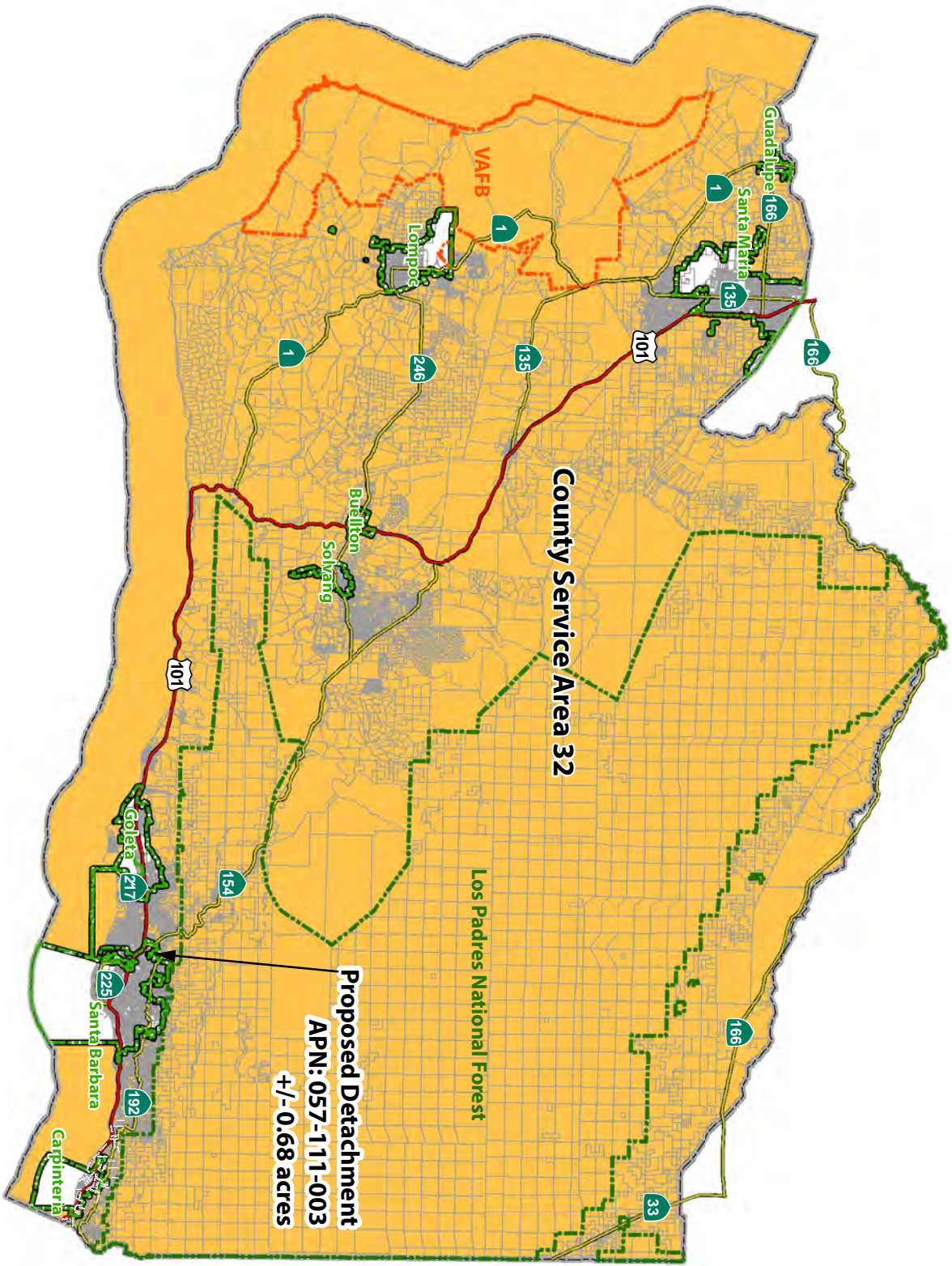
Pine-Spring Ln

Rolling-Brook Ln

Connie-Wy

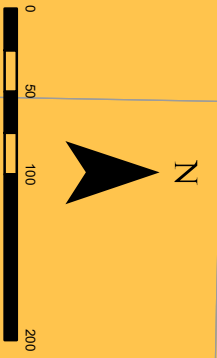
LAFCO 19-03 726 N. La Cumbre Rd., Cometa Reorganization:

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GRAPHIC SCALE

LAFCO 19-03 726 N. La Cumbre Rd., Cometa Reorganization:
 Annexation to the City of Santa Barbara
 Detachment from the Santa Barbara County Fire Protection District
 Detachment from the Goleta Water District
 • Detachment from the Santa Barbara County Service Area 32



Pueblo Av

County Service Area 32

Via Las Brisas

Proposed Detachment
APN: 057-111-003
+/- 0.68 acres

Harrold Av

N-La-Cumbre Rd

City of
Santa Barbara

Pemm-Pl

Pemm-Pl

Carol Av

Pine-Spring Ln

Rolling-Brook Ln

Connie-Wy

LAFCO 19-03 726 N. La Cumbre Rd., Cometa Reorganization:

- Annexation to the City of Santa Barbara
- Detachment from the Santa Barbara County Fire Protection District
- Detachment from the Goleta Water District
- Detachment from the Santa Barbara County Service Area 32

STATE OF CALIFORNIA)
)
COUNTY OF SANTA BARBARA) ss.
)
CITY OF SANTA BARBARA)

I, Allison Fore, Records Technician in and for the City of Santa Barbara, California, DO HEREBY CERTIFY that attached is a full, true and correct copy of City Council Resolution No. 19-016, adopted by the City Council of the City of Santa Barbara at their regular meeting held on March 19, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of said City to be affixed this 21st day of March, 2019.



(SEAL)

Allison Fore
Records Technician

RESOLUTION NO. 19-016

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA CONSENTING TO PROCEEDINGS FOR A REORGANIZATION OF BOUNDARIES, ANNEXATION TO THE CITY OF SANTA BARBARA, AND DETACHMENT FROM THE GOLETA WATER DISTRICT, SANTA BARBARA COUNTY FIRE PROTECTION DISTRICT, AND COUNTY SERVICE AREA 32 (UNINCORPORATED AREA – LAW ENFORCEMENT) AND FOR CERTAIN REAL PROPERTY PRESENTLY LOCATED AT 726 NORTH LA CUMBRE ROAD (ASSESSOR'S PARCEL NUMBER 057-111-003)

WHEREAS, the City accepted an application from Zoe Carlson, Dudek, agent for Cometa Trust, owner of 726 North La Cumbre Road, in order to process a request for: 1. Annexation of the subject property from the unincorporated area of Santa Barbara County to the City of Santa Barbara; 2. A General Plan Amendment Upon Annexation to add the property to the City's General Plan Map; 3. A Zoning Map Amendment Upon Annexation; and 4. A Tentative Subdivision Map.

WHEREAS, the proposed reorganization has been reviewed and recommended for approval by the Planning Commission with respect to environmental and planning matters;

WHEREAS, the City Council finds that the project qualifies for an exemption from further environmental review under the California Environmental Quality Act (CEQA) Guidelines Section 15183, based on the City staff analysis and the CEQA Certificate of Determination on file for this project; and

WHEREAS, the City consents to a proceeding for the adjustment of boundaries specified herein.

NOW, THEREFORE, the City Council does hereby resolve and order as follows:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code.
2. This proposal is a reorganization and consists of the following changes of organization:
 - a. Annexation to the City of Santa Barbara;

- b. Detachment from County Service Area No. 32 (Unincorporated Area Law Enforcement);
 - c. Detachment from the Santa Barbara County Fire Protection District; and,
 - d. Detachment from the Goleta Water District.
3. A description of the boundaries and a map of the affected territory are set forth in Exhibits A and B, respectively, attached hereto and incorporated herein by reference.
4. It is desired that the proposal be subject to the following term and condition: The affected territory will be subject to the existing general bonded indebtedness of the City of Santa Barbara.
5. Upon annexation to the City, the annexed area will be designated on the General Plan as Low Density Residential, Five Dwelling Units per Acre.
6. Upon annexation to the City, the annexed area will be zoned RS-7.5/USS, Single-Unit Residential / Upper State Street Area Overlay.
7. Upon annexation to the City, the annexed area will not be included in the Hillside Design District.
8. The reason for the proposal is to provide services to the subject property in a manner considered in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County, and to implement the City's General Plan Land Use Element Policy R4.
9. The territory to be annexed is within the City of Santa Barbara's Sphere of Influence.
10. The proceeding is subject to the terms and conditions approved by the Local Agency Formation Commission (LAFCO).
11. The regular County assessment roll will be utilized.
12. Consent is given to the waiver of conducting authority proceedings, with the condition that LAFCO does not subject completion of this annexation to the initiation or completion of annexations other than those listed in this Resolution.

13. The City Clerk is directed to transmit two (2) certified copies of this Resolution to the Santa Barbara Local Agency Formation Commission.

EXHIBIT "A"

**COMETA REORGANIZATION
ANNEXATION TO THE CITY OF SANTA BARBARA,
DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE PROTECTION DISTRICT,
GOLETA WATER DISTRICT AND COUNTY SERVICE AREA 32
(unincorporated police services)
ANNEXATION No. ____**

That portion of Lot 41 of the outside Pueblo Lands of the City of Santa Barbara, County of Santa Barbara, State of California according to the map made by W.H. Norway and approved by the Board of Trustees of the Town of Santa Barbara on November 16, 1867 as Map No. 2, more particularly described as follows:

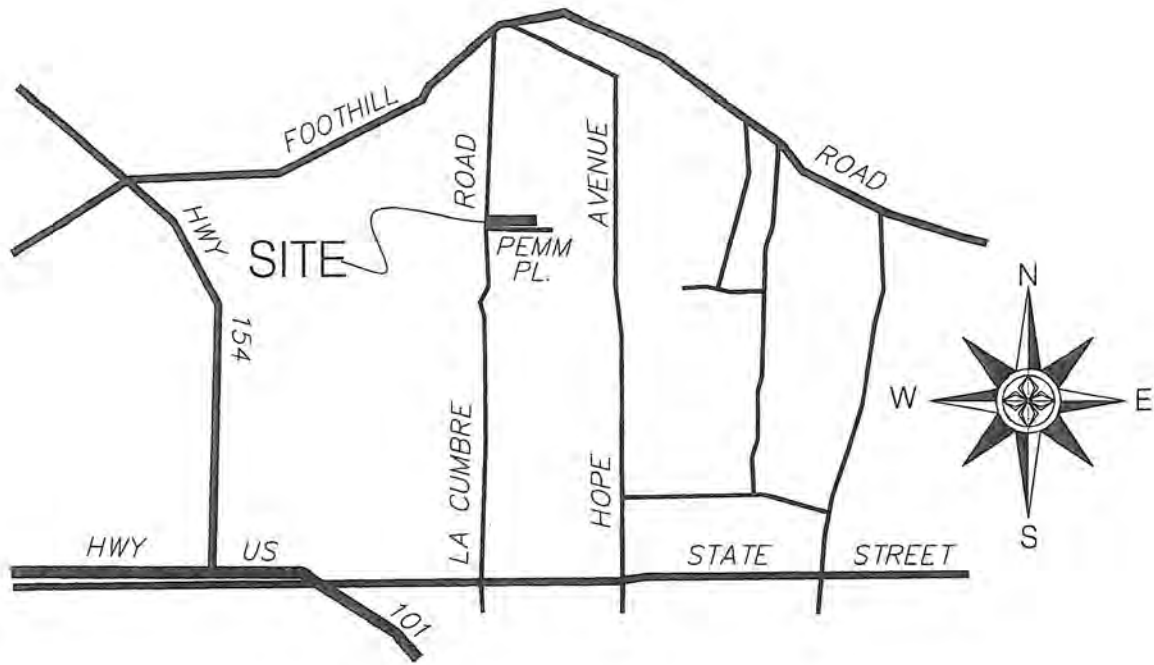
Commencing at a point on the West line of said Lot 41, a distance of 396 feet South from a brass cap survey monument set at the Northwest corner of said Lot 41 as shown on "Map of portion of Pueblo Lot 41, 1919, in Book 11, Page 194 of Maps and Surveys"; Thence East parallel with the Northerly line of said Lot 41, 30.00 feet to a point on the Easterly Right of Way of Lac Cumbre Road, said point also being the beginning point of an Annexation as described in Ordinance No. 3056 being the Blankenship Annexation to the City of Santa Barbara adopted June 14th 1966, said point also being the True Point of Beginning of the Annexation herein described:

- Thence 1st along said Easterly Right of Way line of La Cumbre Road North 00°06'49" West 80.00 feet;
- Thence 2nd leaving said Right of Way line of La Cumbre Road, North 89°53'11" East 370.00 feet to the Northerly terminus of the 2nd course as described in said Blankenship Annexation to the City of Santa Barbara;
- Thence 3rd along said 2nd course of said Blankenship Annexation, South 0°06'49" East 80.00 feet to the Easterly terminus of the 1st course of said Blankenship Annexation to the City of Santa Barbara;
- Thence 4th along said 1st course of said Blankenship Annexation to the City of Santa Barbara, South 89°53'11" West 370.00 feet to the True Point of Beginning.

End of Description

Containing 29,600.00 Sq.Ft./0.680 Acres more or less

Barry Waters
P.L.S. No. 6419



VICINITY MAP
NO SCALE

SITE LEGEND:

LAND USE DESIGNATIONS:

Ex. S.B. Co. Zone: 8-R1, Comp.Plan: Res. 4.6 Units Per Acre
Prop. City of S.B. Zone RS-7.5/USS,
Gen. Plan Low Density Residential (max 5du/ac)

EXISTING UTILITY SERVICES:

Water & Sanitary Sewer: City of Santa Barbara
Power: Southern California Edison Company
Gas: Southern California Gas Company
Phone: Verizon Phone Company
Cable: Cox Cable of Santa Barbara

MST 2016-00431
EXHIBIT "B"

COMETA REORGANIZATION:
ANNEXATION TO THE CITY OF SANTA BARBARA
DETACHMENT FROM THE SANTA BARBARA COUNTY
FIRE PROTECTION DISTRICT, GOLETA WATER
DISTRICT OR COUNTY SERVICE AREA 32
(UNINCORPORATED POLICE SERVICES)
OF APN 057-111-003; BEING A PORTION OF LOT 41 OF
THE OUTSIDE PUEBLO LANDS
OF THE CITY OF SANTA BARBARA
IN THE COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA

MAY 2018
PREPARED BY:

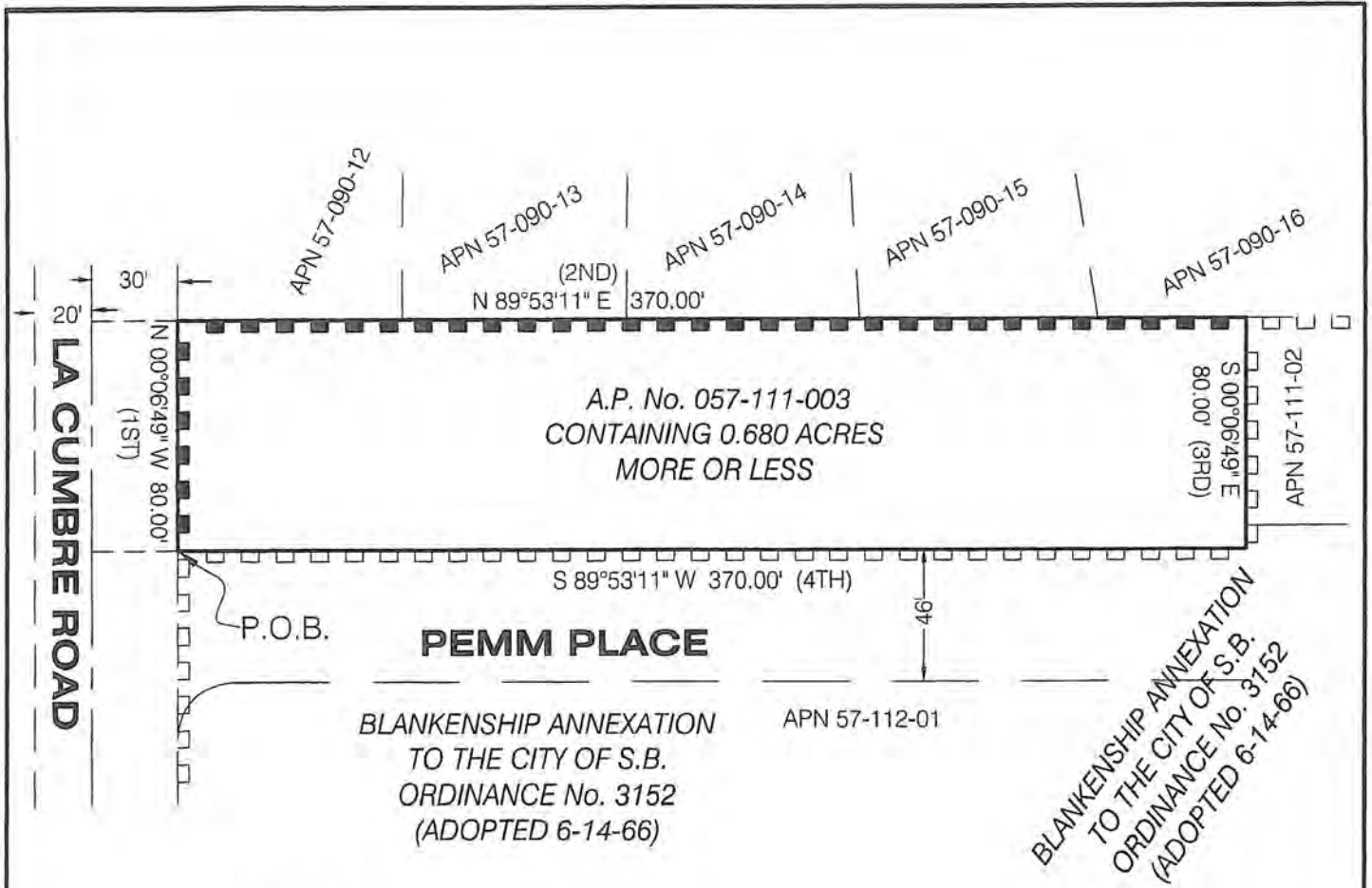
WATERS CARDENAS LAND SURVEYING LLP.
BARRY WATERS & JOSE CARDENAS
5553 HOLLISTER AVE. SUITE 7 Goleta, CA 93117
805-967-4416



BARRY J. WATERS, P.L.S. 6419 DATE

WC-17-052

SHEET 1 OF 2 SHEETS

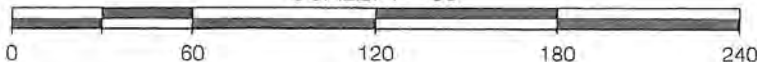


LEGEND

- = EXISTING CITY OF SANTA BARBARA BOUNDARY
- = PROPOSED CITY OF SANTA BARBARA BOUNDARY
- P.O.B. = POINT OF BEGINNING
- (2nd) = CORRESPONDING COURSE NUMBER TO ANNEXATION DESCRIPTION



SCALE: 1"=60'



MST 2016-00431
EXHIBIT "B"
COMETA REORGANIZATION:
ANNEXATION TO THE CITY OF SANTA BARBARA
DETACHMENT FROM THE SANTA BARBARA COUNTY
FIRE PROTECTION DISTRICT, GOLETA WATER
DISTRICT OR COUNTY SERVICE AREA 32
(UNINCORPORATED POLICE SERVICES)
OF APN 057-111-003; BEING A PORTION OF LOT 41 OF
THE OUTSIDE PUEBLO LANDS
OF THE CITY OF SANTA BARBARA
IN THE COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA
MAY 2018
PREPARED BY:
WATERS CARDENAS LAND SURVEYING LLP,
BARRY WATERS & JOSE CARDENAS
5553 HOLLISTER AVE. SUITE 7 Goleta, CA 93117
805-967-4416
WC-17-052 SHEET 2 OF 2 SHEETS

RESOLUTION NO. 19-016

STATE OF CALIFORNIA)
)
COUNTY OF SANTA BARBARA) ss.
)
CITY OF SANTA BARBARA)

I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Santa Barbara at a meeting held on March 19, 2019, by the following roll call vote:

AYES: Councilmembers Jason Dominguez, Eric Friedman, Oscar Gutierrez, Meagan Harmon, Randy Rowse, Kristen W. Sneddon; Mayor Cathy Murillo

NOES: None

ABSENT: None

ABSTENTIONS: None

IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on March 20, 2019.



Sarah P. Gorman, CMC
City Clerk Services Manager

I HEREBY APPROVE the foregoing resolution on March 20, 2019.



Cathy Murillo
Mayor

RESOLUTION NO. 19-017

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING THE GENERAL PLAN MAP OF THE CITY OF SANTA BARBARA PERTAINING TO ASSESSOR'S PARCEL NUMBER 057-111-003 LOCATED AT 726 NORTH LA CUMBRE ROAD, WHICH WILL BE ANNEXED TO THE CITY OF SANTA BARBARA

WHEREAS, the City accepted an application from Zoe Carlson, Dudek, agent for Cometa Trust, owner of 726 North La Cumbre Road, in order to process a request for: 1. Annexation of the subject property from the unincorporated area of Santa Barbara County to the City of Santa Barbara; 2. A General Plan Amendment Upon Annexation to add the property to the City's General Plan Map; 3. A Zoning Map Amendment Upon Annexation; and 4. A Tentative Subdivision Map.

WHEREAS, on October 5, 2017, the Planning Commission held a duly noticed public hearing to consider the proposed reorganization with respect to planning matters and initiated the annexation, General Plan Map Amendment and Zoning Map Amendment by a vote of 7-0.

WHEREAS, on January 17, 2019, the Planning Commission held a duly noticed public hearing to consider the proposed development request along with the reorganization for the project at 726 North La Cumbre Road with respect to environmental and planning matters, and approved the development request contingent upon completion of annexation, and recommended approval of the annexation, General Plan Map Amendment and Zoning Map Amendment to the City Council, by a vote of 5-0;

WHEREAS, on March 19, 2019, the City Council held a duly noticed public hearing concerning the requested Annexation, pursuant to the provisions of Chapter 3, Title 7 of the Government Code of the State of California;

WHEREAS, the City Council has introduced an Ordinance that will amend the current Zoning Map upon the annexation of the subject property;

WHEREAS, the City Council finds that the project qualifies for an exemption from further environmental review under the California Environmental Quality Act (CEQA) Guidelines Section 15183, based on the City staff analysis and the CEQA Certificate of Determination on file for this project;

WHEREAS, the City Council has reviewed and considered all materials and exhibits in the current record relative to this amendment, including, the project, and all staff reports. At the close of the public hearing, the City Council, on a unanimous vote, consented to the

annexation, and forwarded the request to the Local Agency Formation Commission (LAFCO) for their review; and

WHEREAS, the documents or other materials which constitute the record of the proceedings upon which this decision is based are on file at the City of Santa Barbara Planning Division, located at 630 Garden Street.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Santa Barbara as follows:

Upon annexation of the subject real property, the General Plan map of the City of Santa Barbara is amended by designating Assessor's Parcel Number 057-111-003 as Low Density Residential, Five (5) Dwelling Units per Acre, as depicted on the attached Exhibit. This Resolution shall not be operative unless and until the annexation of the subject property to the City of Santa Barbara.

RESOLUTION NO. 19-017

STATE OF CALIFORNIA)
)
COUNTY OF SANTA BARBARA) ss.
)
CITY OF SANTA BARBARA)

I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Santa Barbara at a meeting held on March 19, 2019, by the following roll call vote:


AYES: Councilmembers Jason Dominguez, Eric Friedman, Oscar Gutierrez, Meagan Harmon, Randy Rowse, Kristen W. Sneddon; Mayor Cathy Murillo

NOES: None

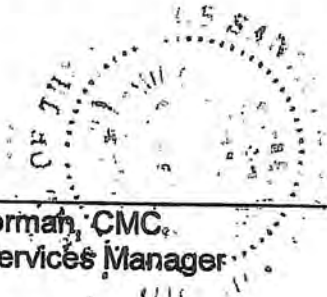
ABSENT: None

ABSTENTIONS: None

IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on March 20, 2019.



Sarah P. Gorman, CMC
City Clerk Services Manager

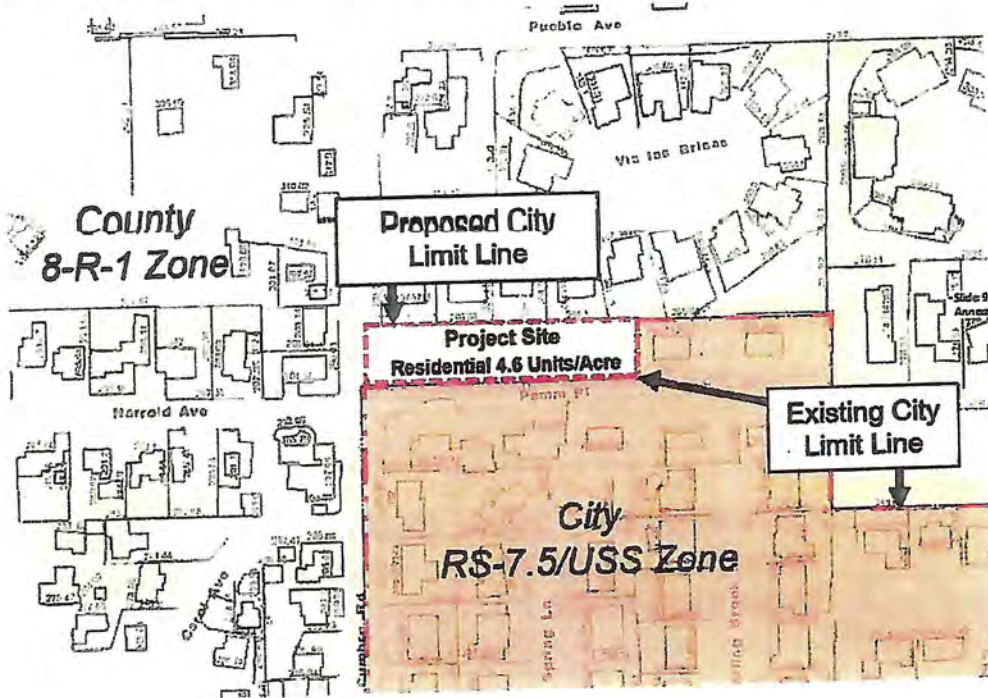


I HEREBY APPROVE the foregoing resolution on March 20, 2019.

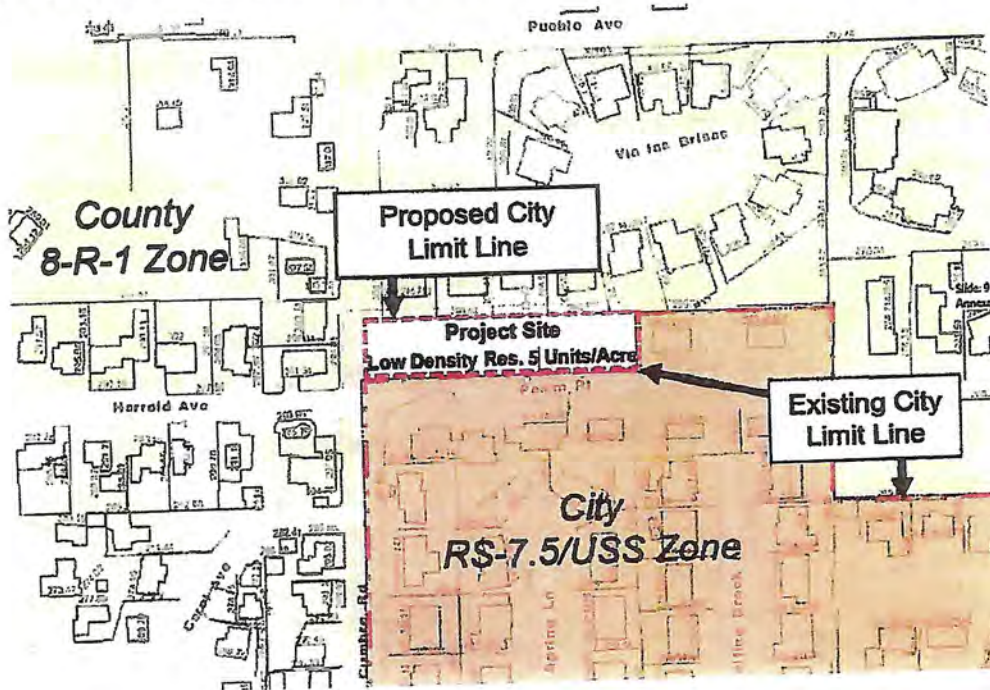


Cathy Murillo
Mayor

726 North La Cumbre Road – Current County General Plan Designation



726 North La Cumbre Road – Proposed City General Plan Designation



ATTACHMENT C
LAFCO Proposal Review Factors - Government Code 56668
La Cumbre Reorganization to the
City of Santa Barbara 19-03

Factor (a) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

Response. The La Cumbre Annexation is 29,600 square feet and is directly surrounded by residential uses to the north and to the east. The parcel is on the corner of N. La Cumbre Road and Pemm Place. Pemm Place is southerly adjacent to the property's frontage and N. La Cumbre is westerly adjacent to the property. Beyond both streets are residential uses on either side. The annexation area is relatively flat. The parcels proposed within the 3-lot subdivision would have average slopes of 6.1%, 8.5% and 8.9 %. No significant natural boundaries affect the proposal.

The existing land use is residential. The parcel is developed with a 1,420 square foot single-family residence and a 480 square foot detached two-car garage. The proposal is for continued residential uses. The application to the City includes a three-lot subdivision; no residential development on the two proposed vacant lots created by the subdivision is proposed at this time. The land use designations and zoning are residential in both the County (Residential 4.6 units/acre) and the City (Low Density Residential 5 units/acre).

The city's future population estimates were developed based upon housing projections included in the City's 2011 General Plan. The water service area does, however, substantially align with the combined U.S. Census areas for the City of Santa Barbara and the adjacent Census Designated Place, "Mission Canyon." Table on the next page shows current and projected population for the City's water service area.

| Year | City of Santa Barbara Population ¹ | Mission Canyon Census Designated Place Population ² | Total Water Service Area Population |
|------|--|--|--|
| 2010 | 88,733 | 2,381 | 91,114 |
| 2015 | 91,088 | 2,444 | 93,532 |
| 2020 | 92,763 | 2,516 | 95,279 |
| 2025 | 94,438 | 2,588 | 97,026 |
| 2030 | 96,113 | 2,660 | 98,773 |
| 2035 | 97,788 | 2,731 | 100,519 |

Notes:

1. Data sources: 2001-2010 (State of California. Department of Finance. 2012), 2015 (State of California. Department of Finance. 2015). Future City growth assumed to be 335 persons/year (AMEC Earth & Environmental, Inc. September 2010).
2. Data Sources: 2010 (U.S. Census Bureau 2011). Future growth in the Mission Canyon Census Designated Place assumed to be 14 persons/year. 2,731 persons are expected at buildout. Buildout assumed to occur in 2035. (County of Santa Barbara Planning and Development Department. Long Range Planning Division. April 2014.)

Source: City 2015 UWMP

Growth is likely in this area whether it's in the City or under the County. The City is prepared to provide services and has approved the three-lot subdivision with the goal of providing for the planned and well-organized growth.

Assessed Valuation: The property is presently within Tax Rate Area 069003. The assessed value of the parcel is \$862,000 for the land and \$248,000 for improvements for a total of \$1,110,000. (Tax roll 2019-2020.) This assessed valuation was used as the basis for property tax negotiations between the City and County.

Currently, the County General Fund receives 17.04648054% of the \$11,100 in property taxes paid. The Santa Barbara County Fire Protection District, Goleta Water District and County Service Areas 32 receive 19.99%, 0% and 0%; respectively. The matching tax allocation (TRA) paid to the City of Santa Barbara on adjoining properties in the City limits is 12.46%. In negotiations between the City of Santa Barbara and the County, the parties agreed that all of the County Fire Protection District's allocated percentage will be eliminated. The City of Santa Barbara will become the provider of all municipal services and will receive 12.46% of property taxes. With this tax exchange agreement, the County General Fund will receive \$2,728 per year and the City will receive \$1,383. No property tax revenue from these parcels is distributed to County Service Area 32.

Factor (b) The need for organized community services, the present cost and adequacy of governmental services and controls in the area, probable future needs for those services and controls, probable effect of the proposed incorporation, formation, annexation, or

exclusion and alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

Response. The present cost and adequacy of governmental services and controls in the area is technically the County's responsibility, however, in emergency response situations the City is normally the first responder. The properties are supplied water Goleta Water District. There are currently no moratoriums on new water connections. The City's Long Term Water Supply Plan, adopted in 2011, identifies water supplies available to the City that are sufficient to meet the projected demand of 14,000 acre-feet per year (AFY), plus a 10% safety margin. The City has a potable water main in the area.

Factor (c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

Response. The proposed action would allow the proposal approved by the City to be implemented upon compliance with the conditions of approval. The area would be removed from the County's unincorporated area and be within the City's incorporated service area. The eventual impact could be an increase of population for the City. The City would be responsible for providing services to the area. The residential development would increase the economic buying power in the area and contribute to local businesses, social and economic interests.

Factor (d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

Response. The City prepared their General Plan that provides for the planned, orderly and efficient development of the area coupled with the City approving the Pre-zoning and environmental documentation regarding this proposal both provide documentation that address a variety of issues, including:

- Utilities and Services
- Land Use
- Development Standards
- Circulation/Transportation
- Housing Affordability
- Community Design
- Public Services
- Public Facilities
- Financing

The City's "Procedures for Processing of Annexations to the City" (Resolution 96-118) require that the case planner request "fiscal impact analysis and ability to provide service" from the Public Works Department, Fire Department, and Police Department:

Policy 1. Any proposal for a change or organization or reorganization shall contain sufficient information to determine that adequate services, facilities, and improvements can be provided and financed by the

agencies responsible for the provision of such services, facilities, and improvements.

Analysis. The City's Plan for Services outline the adequate services, facilities, and improvements. The City's financial fiscal analysis determine the annexation request is negligible to the City services.

Policy 2. Proposal would eliminate islands, corridors, or other distortion of existing boundaries.

Analysis. The properties are adjacent to the City and are not difficult for the provision of City services. The Annexation provides for the efficient and effective provision of services by the City as planned for in its Planning documents and in its Sphere of Influence.

Policy 3. Proposed area is urban in character or urban development is imminent, requiring municipal or urban-type services

Analysis. The City will be able to provide an increased level of service and controls for the 3-lot subdivision. The Plan for Services approved by the City address the provision of governmental services and financing of improvements.

Policy 4. Proposed area can be provided all urban services by agency as shown by agency service plan and proposals would enhance the efficient provision of urban services.

Analysis. The City has demonstrated its ability to serve the area in the approved Plan for Services found in Attachment F of this Staff Report. The City has the capability to provide water, police and fire services and other services as well. The City already provides wastewater. To the site. The City has an allocation of 12,377 acre-feet per year of water availability to serve the proposed project demand for a 3-lot subdivision. Wastewater capacity is 11.0 mgpd to accommodate the proposed project.

Policy 5. An economically sound base for financing services without including territories which will not benefit from the services will be promoted.

Analysis. The City of Santa Barbara has an economically sound base to add a 3-lot subdivision. The Area is adjacent to the City and its social and economic communities of interest. The annexation of this area will promote the implementation of the City General Plan.

Policy 6. Where possible, a single larger agency rather than a number of adjacent smaller ones, established for a given service in the same general area, will be preferred.

Analysis. The proposed annexation is consistent with the City General Plan and detachment from the Goleta Water and CSA 32 and County Fire Protection District would reduce the serve area of smaller single serve districts.

Policy 7. Reorganization of overlapping and competing agencies or the correction of illogical boundaries dividing agency service areas is recommended. The Commission encourages reorganizations, consolidations, mergers, or dissolutions where the result will be better service, reduced cost, and/or more efficient and visible administration or services to the citizens.

Analysis. The proposed annexation would also detachment the area from the Goleta Water, CSA 32, and County Fire Protection District reducing the overlapping agencies resulting in a better service area.

Policy 8. All lands proposed for annexation to cities shall be pre-zoned prior to the submission of an application to the Local Agency Formation Commission. The City shall be lead agency for environmental review in such cases, and environmental documentation shall accompany the application.

Analysis. The City pre- zoned RS-7.5/USS (Residential Single Unit/Upper State Street Area) which has a minimum lot size of 7,500 square feet. The City also completed CEQA and filed a Categorical Exemption.

Government Code Section 56377 states:

56377. In reviewing and approving or disapproving proposals which could reasonably be expected to include, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses, the commission shall consider all of the following policies and priorities:

(a) Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.

(b) Development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open-space uses which are outside of the existing sphere of influence or the local agency.

Analysis. The annexation to the City promotes the development of lands proximate to the City, the annexation area does not have any agriculture land located within the boundaries of the annexation.

Factor (e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

Response. The area includes 3 parcels, under common ownership. The area is unincorporated and has seen development under County zoning consisting of a single-family residence. The three-lot subdivision would create two vacant parcels of land at this time, but has the potential for residential development by the City. No impacts or effect would occur on agricultural lands.

Factor (f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

Response. The annexation boundary follows lines of assessment and does not create an island or corridor of unincorporated territory subject to the condition that prior to the Executive Officer executing and recording the Certificate of Completion, the proponent shall obtain the County Surveyor's final approval of the legal description and map and submit such approval to the Executive Office.

Factor (g) A regional transportation plan adopted pursuant to Section 65080.

Response. The annexation of this small 3-lot subdivision is consistent with SBCAG RTP 2019 planning document.

Factor (h) Consistency with appropriate City or County General and Specific Plans.

Response. The property is within an area identified in the City's General Plan Land Use Element (Policy R4) to be annexed at the earliest opportunity. The existing land use is residential. The land use designations and zoning are residential in both the County (Residential 4.6 units/acre) and the City (Low

Density Residential 5 units/acre). The only proposed changes are from County zoning designation 8-R-1 (Single Family Residential with an 8,000 sq. ft. minimum lot size) to the comparable City zoning designation RS-7.5 (Residential Single-Unit with a 7,500 sq. ft. minimum lot size/Upper State Street.)

Factor (i) The Sphere of Influence of any local agency which may be applicable to the proposal being reviewed.

Response. The proposal site is outside of the City of Santa Barbara's current Sphere of Influence. This proposal would amend the SOI concurrently with the reorganization of the property. The last SOI update for the City was in 2016.

Efficient Service Provision. The site is located in an area that allows the City to best provide services in the future. The City serves the areas to south, west and east of the parcel. City infrastructure (water and wastewater pipes) is located adjacent to the area. The Project Site's close proximity to the City provides for police and fire response through mutual aid agreements.

LAFCO Process. The SOI Amendment does not allow the City to provide services. The Sphere recognizes that an area should receive services from a particular jurisdiction and the jurisdiction should plan to serve an area. The Sphere does not grant a jurisdiction the authority to serve a particular area. For the City to serve the area either an outside user agreement or an annexation would need to be approved by LAFCO. The SOI Amendment is being request concurrently with the City request for annexation to serve the Project Site with water, wastewater and other services provided by the city. These approvals are subject to the Cortese-Knox-Hertzberg Act and local policies and procedures adopted by Santa Barbara LAFCO. LAFCO has discretion in making its decision regarding these actions. The proposed Sphere of Influence Amendment would extend the City of Santa Barbara's Sphere of Influence to include the following property; Assessor's Parcel Numbers 057-111-003.

Municipal Service Review. The Cortese-Knox-Hertzberg Act advises that a current Municipal Service Review (MSR) be used to analyze a Sphere of Influence Amendment. The CKH Act requires LAFCO to update the Spheres of Influence for all applicable jurisdictions in the County every five years or as necessary. The MSR is a study of the City's service capabilities and addresses seven factors described in Section 56430 of the CKH Act. LAFCO adopted a Sphere of Influence Update and Municipal Services Review (SOI/MSR) for the City of Santa Barbara in November 2012.

Factor (j) The comments of any affected local agency or other public agency.

Response. No comments have been submitted by local agencies. Any comments will be addressed in the staff report.

Factor (k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

Response. The City of Santa Barbara is capable of providing services to all of the properties within the annexation area. This is documented in Plan for Services, and other studies completed by the City. The property tax agreement has been approved by the City and the County of Santa Barbara.

Factor (l) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

Response. The City's Long Term Water Supply Plan, adopted in 2011, identifies water supplies available to the City that are sufficient to meet the projected demand of 14,000 acre-feet per year (AFY), plus a 10% safety margin. This is further discussed in sphere of influence section of the staff report.

Factor (m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

Response. For this annexation, no Regional Housing Needs Allocation (RHNA) credits were negotiated as the RHNA exchange would only involve one or two above-moderate income units and the County does not need above-moderate income units for the current RHNA cycle.

Factor (n) Any information or comments from the landowner or owners.

Response. Letters from the property owners will be included and addressed in the Staff Report. No comment letters were received.

Factor (o) Any information relating to existing land use designations.

Response. The existing land use is addressed in the staff report.

Factor (p) Environmental Justice. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

Response. A three-lot subdivision is included as part of the contemplated service and annexation proposal. Any new development in the future would be

considered by the City with environmental justice topics considered. With regards to the location of public facilities and the provisions of public services, (pipelines and other infrastructure) associated with development will be located within public roadways or on the site. The City services such as police and fire are capable of serving the site and have adequate resources to serve all residents of the City of Santa Barbara. The annexation of the area shall not require the construction of facilities or connections to services and fees to be unfairly impacted by races, cultures and incomes.

Factor (q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.

Response. The 746 N. La Cumbre site is identified as a low fire hazard zone; and low liquefaction or landslide risk as identified in the local hazard mitigation plan.

2019 APR 22 PM 1:20

COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS



Posting Start Date (Above)

Posting End Date (Above)

County Clerk of the Board Signature _____

NOTICE OF EXEMPTION

TO: COUNTY CLERK OF THE BOARD
COUNTY OF SANTA BARBARA
105 E. ANAPAMU STREET
SANTA BARBARA, CA 93101

FROM: CITY OF SANTA BARBARA
PLANNING DIVISION
P.O. BOX 1990
SANTA BARBARA, CA 93102-1990

Project Title: 726 North La Cumbre Road
Project Applicant: Zoe Carlson, Dudek
MST Number: 2016-00431
Assessor's Parcel Number: 057-111-003
Land Use Zone: County Zoning 8-R-1, Single Family Residential 8,000 s.f. min. lot size
Projection Location (Specific): Northeast corner of North La Cumbre Road and Pemm Place
Project Location: City of Santa Barbara / County of Santa Barbara

Project Description:

The subject property is currently developed with one single residential unit, and is located in the jurisdiction of the County of Santa Barbara and within the Sphere of Influence of the City of Santa Barbara. The project proposes the subdivision of the 29,600 square foot parcel into three lots of 8,000, 8,500, and 13,100 square feet, and annexation of the parcel(s) into the city of Santa Barbara. The proposed residential density is consistent with existing City General Plan policies and City Zoning Ordinance, and compatible with the surrounding area. Proposed public improvements within the existing City public right-of-way for Pemm Place include re-grading, realigning, and repaving the street, a new sidewalk and parkway on the north side, tree removal, and installation of new street trees as part of the subdivision.

The project received the City Council's consent to the annexation, and approvals of General Plan Map and Zoning Map amendments, as well as the environmental finding that the project is exempt as described below. The project requires approval from the Local Agency Formation Commission of Annexation, and Detachment from the Goleta Water District, County Service Area 32 (unincorporated police services).

Name of Public Agency Approving Project: CITY OF SANTA BARBARA
Name of Person or Agency Carrying Out Project: Cometa Trust, Property Owner
Lead Agency Contact: Tony Boughman Telephone: (805) 564-5470



City of Santa Barbara

Community Development Department

SantaBarbaraCA.gov

April 18, 2019

19 03

Director's Office

Tel: (805) 564-5502

Fax: (805) 564-5477

Administration, Housing & Human Services

Tel: (805) 564-5461

Fax: (805) 564-5477

Building & Safety

Tel: (805) 564-5485

Fax: (805) 564-5476

Planning

Tel: (805) 564-5470

Fax: (805) 564-5477

Rental Housing

Mediation Program

Tel: (805) 564-5420

Fax: (805) 564-5477

630 Garden Street

PO Box 1990

Santa Barbara, CA

93102-1990

Paul Hood
Executive Officer
Santa Barbara LAFCO
105 East Anapamu Street
Santa Barbara CA 93101

Subject: Proposed Reorganization: Annexation to the City of Santa Barbara, and Detachment from Goleta Water District, County Fire Protection District and County Services Area 32, for property located at 726 North La Cumbre Road, Assessor Parcel Number 057-111-003

Dear Mr. Hood,

The undersigned hereby requests approval of the proposal described in the attached materials. It is proposed to process this application under the provisions of the Cortese/Knox/Hertzberg Local Government Reorganization Act (Government Code Section 56000 et seq.).

Enclosed in support of this proposal are the following:

1. Filing requirements checklist.
2. Resolution No. 19-016 consenting to Annexation, approved by the City Council of the City of Santa Barbara on March 19, 2019.
3. Resolution No. 19-017 amending the General Plan Map of the City of Santa Barbara, approved by the City Council of the City of Santa Barbara on March 19, 2019.
4. Ordinance No. 5878 amending the Sectional Zoning Map of the City of Santa Barbara, adopted by the Council of the City of Santa Barbara on March 26, 2019.
5. City Council Agenda Report with attachments (including Planning Commission staff report) for Initiation of Annexation.
6. Completed LAFCO Proposal Questionnaire (7 copies).
7. Assessor's Parcel Map with application area outlined in color.
8. Map and legal description of the proposed district (7 copies).
9. List of current and any known future landowners or lessees.

ATTACHMENT E

10. Notice of Exemption.
11. Letter from Ms. Rebecca Bjork, Public Works Director, dated January 28, 2019, regarding availability of City services.
12. Letter from Mr. James Austin, Fire Inspector III/Investigator, Supervisor Fire Prevention Bureau, regarding availability of City emergency services.
13. Letter from Mr. Anthony Wagner, Police Manager, dated December 18, 2018, regarding availability of City police services.
14. Processing fee payable to "Santa Barbara LAFCO" for \$2,000.00.
15. Fee payable to County of Santa Barbara for \$1,100.00.
16. Signed cost accounting and indemnification agreement.

Written consent has been given to this annexation by all affected property owners, and it is therefore requested that the Commission waive the protest hearing requirements.

If you have any questions regarding this proposal, please contact Tony Boughman, Assistant Planner at the City Planning Division, (805) 564-5470 ext. 4539.

Sincerely,



George Buell
Community Development Director

City Plan for Services



City of Santa Barbara

Public Works Department

SantaBarbaraCA.gov

January 28, 2019

Main Office

630 Garden Street
P.O. Box 1990
Santa Barbara, CA
93102-1990

Tel: (805) 564-5377

Fax: (805) 897-2613

Mr. Paul Hood, Executive Officer
Santa Barbara LAFCO
105 East Anapamu Street Room 407
Santa Barbara, CA 93101

SUBJECT: 726 North La Cumbre Road Annexation (APN 057-111-003)

Engineering

Tel: (805) 564-5363

Fax: (805) 564-5467

Dear Mr. Hood:

As part of the application for the subject annexation, the City of Santa Barbara (City), as the annexing agency, will need to provide for public services and the water supply. The applicant plans to detach from the Goleta Water District, obtaining all new water services from the City of Santa Barbara.

Facilities

Tel: (805) 564-5583

Fax: (805) 897-2577

The City will be the retail water purveyor for the subject project. The City has declared a Stage 3 Drought Condition, and although water use restrictions are in effect, there are currently no moratoriums on new water connections. The City's Long Term Water Supply Plan, adopted in 2011, identifies water supplies available to the City that are sufficient to meet the projected demand of 14,000 acre-feet per year (AFY), plus a 10% safety margin of 1,400 AFY, for a total target demand of 15,400 AFY. The safety margin was added to the demand target to address shortfalls that might occur as a result of supply disruptions, as well as unaccounted for increases in demand, including annexations. The City's planning policies also include required demand reductions during droughts and emergencies. The subject project is within the City's ability to serve, and will be subject to all rules and regulations that are applicable to other customers of the City water system, including the aforementioned drought water use restrictions.

Streets Operations & Infrastructure

Management

Tel: (805) 564-5413

Fax: (805) 897-1991

Transportation Planning & Parking

Tel: (805) 564-5385

Fax: (805) 564-5467

Water Resources

Tel: (805) 564-5387

Fax: (805) 897-1991

Sincerely,

Rebecca Bjork
Public Works Director

MJC/ks

cc: Tony Boughman, Assistant Planner
Joshua Haggmark, Water Resources Manager
Jim Dewey, Streets Operations & Infrastructure Manager
Catherine Taylor, Water System Manager
John McInnes, Goleta Water District General Manager



City of Santa Barbara

Fire Department

www.SantaBarbaraCA.gov

City of Santa Barbara, Community Development
Attention: Tony Boughman, Assistant Planner
630 Garden Street
Santa Barbara, CA 93101

Administration

Tel: 805.965.5254

Fax: 805.564.5730

Fire Prevention/ Public Education

Tel: 805.564.5702

Fax: 805.564.5715

121 W. Carillo St.
Santa Barbara, CA
93101

Subject: 726 N. La Cumbre Annexation Fiscal Impact Analysis – Fire

Dear Tony Boughman,

The subject property 726 N. La Cumbre Road (APN 057-111-003) is currently served for emergency services by the Santa Barbara City Fire Department per the Automatic Aid Agreement with the Santa Barbara County Fire Department. Station 4 located at 19 N. Ontare Road is the nearest firehouse to the subject property and serves the surrounding area.

The annexation of the subject property and the proposed development (MST2016-00431) will add no further fiscal impact than currently exists for emergency services.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Austin", with a long horizontal flourish extending to the right.

Jim Austin, Fire Inspector III/Investigator
Supervisor, Fire Prevention Bureau



City of Santa Barbara
Police Department

Memorandum

DATE: 12-18-18
TO: Tony Boughman, Assistant Planner, Community Development
FROM: Anthony Wagner, Police Manager
SUBJECT: Partial City Annexation of 726 NORTH LA CUMBRE ROAD
(MST2016-00431)

Mr. Boughman:

The City's "Procedures for Processing of Annexations to the City" (Resolution 96-118) require that the case planner request "fiscal impact analysis and ability to provide service" from the Public Works Department, Fire Department, and Police Department.

The procedures state that "These departments shall prepare and submit written comments on the potential fiscal impacts related to public services."

Project Description

The project proposes the subdivision of a 29,600 square foot parcel at 726 North La Cumbre Road into three lots of 8,000, 8,500, and 13,100 square feet, and annexation of the parcel(s) into the City of Santa Barbara. The property is currently developed with a 1,420 square foot single-residential unit and a 480 square foot detached garage. The parcel is accessed off of Pemm Place and is bounded by North La Cumbre Road to the west. Public improvements within the existing City public right-of-way for Pemm Place include re-grading, realigning, and repaving the street, a new sidewalk and parkway on the north side, tree removal, and installation of new street trees. The Planning Commission initiated the annexation on October 5, 2017.

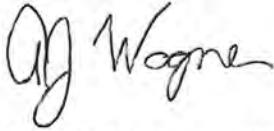
Police Analysis

The Santa Barbara Police Department already services properties adjacent to 726 North La Cumbre Road. The proposed annexation's financial impact is negligible to the

Santa Barbara Police Department. The Police Department will be able to provide service to the annexed site.

Respectfully,

Chief Lori Luhnnow

A handwritten signature in black ink that reads "Anthony Wagner". The signature is written in a cursive style with a large, stylized initial "A".

Anthony Wagner, Police Manager
(Under the Authority of the Chief of Police)

LAFCO 21-xx

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE 726 N. La CUMBRE REORGANIZATION INVOLVING AMENDMENT OF THE SPHERE OF INFLUENCE AND ANNEXATION TO THE CITY OF SANTA BARBARA AND DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE PROTECTION DISTRICT; GOLETA WATER DISTRICT; AND COUNTY SERVICE AREA 32

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, on February 4, 2021, the Executive Officer filed a Certificate of Filing regarding a request to consider a proposal for Annexation No. 123 to the City of Santa Barbara (726 N. La Cumbre); 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, a staff report was prepared, and the public hearing was duly conducted under the Covid-19 modified meetings laws; 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, Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Commission determined that the environmental review documentation adopted by the City of Santa Barbara meets the requirements of the California Environmental Quality Act, Public Resources Code section 21000 et seq., (CEQA); and

WHEREAS, the Commission has considered all factors required to be considered by Government Code Sections 56668 et seq.; and

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Commission as follows:

- (1) The proposal has been reviewed and is found to be Categorically Exempt from CEQA pursuant to CEQA Guidelines section 15183 because it is consistent with the development density established by the City of Santa

Barbara General Plan for which an EIR was certified, and the proposed project poses no project-specific environmentally significant effects peculiar to the project or the site;

- (2) The written statements of determinations set forth in the Executive Officer's Staff report dated March 4, 2021, are hereby incorporated by reference as though set forth in full and are adopted as determinations and findings of the Commission;
- (3) The proposal is found to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County;
- (4) The City of Santa Barbara's sphere of influence is revised to include the parcel located at 726 N. La Cumbre;
- (5) The subject proposal is assigned the distinctive short-form designation:
726 La Cumbre;
- (6) Said territory is found to be uninhabited;
- (7) All affected landowners have given written consent to the annexation and the annexing agency has consented to waive conducting authority proceedings.
- (8) The conducting authority proceedings are waived and staff is directed to complete the proceedings, subject to compliance with all conditions of this Resolution;
- (9) The boundaries of the affected territory as revised are found to be definite and certain as set forth in Exhibits A and B, attached hereto and made a part hereof, subject to the condition that prior to the Executive Officer executing and recording the Certificate of Completion, the proponent shall obtain the County Surveyor's final approval of the legal description and map and submit such approval to the Executive Office.
- (10) All subsequent proceedings in connection with this reorganization shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.
- (11) The Sphere of Influence amendment and reorganization shall become final upon the recordation of the Certificate of Completion.

This resolution is hereby adopted this 4th day of March, 2021 in Santa Barbara, California.

AYES:

NOES:

ABSTAIN:

Santa Barbara County Local Agency
Formation Commission

By: _____
Etta Waterfield, Chair

Date: _____

ATTEST:

Jacquelyne Alexander, Clerk
Santa Barbara County
Local Agency Formation Commission

LAFCO 19-03

EXHIBIT "A"

726 N. La Cumbre Rd. COMETA REORGANIZATION:
ANNEXATION TO THE CITY OF SANTA BARBARA/
DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE PROTECTION DISTRICT,
GOLETA WATER DISTRICT, AND COUNTY SERVICE AREA 32
(unincorporated police services)
APN: 057-111-003 City Application MST 2016-00431

That portion of Lot 41 of the outside Pueblo Lands of the City of Santa Barbara, County of Santa Barbara, State of California according to the map made by W.H. Norway and approved by the Board of Trustees of the Town of Santa Barbara on November 16, 1867 as Map No. 2, more particularly described as follows:

Commencing at a point on the West line of said Lot 41, a distance of 476 feet South from a brass cap survey monument set at the Northwest corner of said Lot 41 as shown on "Map of portion of Pueblo Lot 41, 1919, in Book 11, Page 194 of Maps and Surveys"; Thence East parallel with the Northerly line of said Lot 41, 30.00 feet to a point on the Easterly Right of Way of La Cumbre Road, said point also being the beginning point of an Annexation as described in Ordinance No. 3152 being the Blankenship Annexation to the City of Santa Barbara adopted June 14th 1966, said point also being the True Point of Beginning of the Annexation herein described:

- Thence 1st along said Easterly Right of Way line of La Cumbre Road, North 80.00 feet;
- Thence 2nd leaving said Right of Way line of La Cumbre Road, East parallel with said Northerly line of said Lot 41 and along the Northerly line of the property described in a Grant Deed recorded October 10, 2005 as Instrument No. 2005-0098335 of Official Records 370.00 feet to the Northerly terminus of the 2nd course as described in said Blankenship Annexation to the City of Santa Barbara;
- Thence 3rd along said 2nd course of said Blankenship Annexation, South 80.00 feet to the Easterly terminus of the 1st course of said Blankenship Annexation to the City of Santa Barbara;
- Thence 4th along said 1st course of said Blankenship Annexation to the City of Santa Barbara and parallel with said Northerly line of said Lot 41, West 370.00 feet to the True Point of Beginning.


End of Description

Containing 29,600.00 Sq.Ft./0.680 Acres more or less

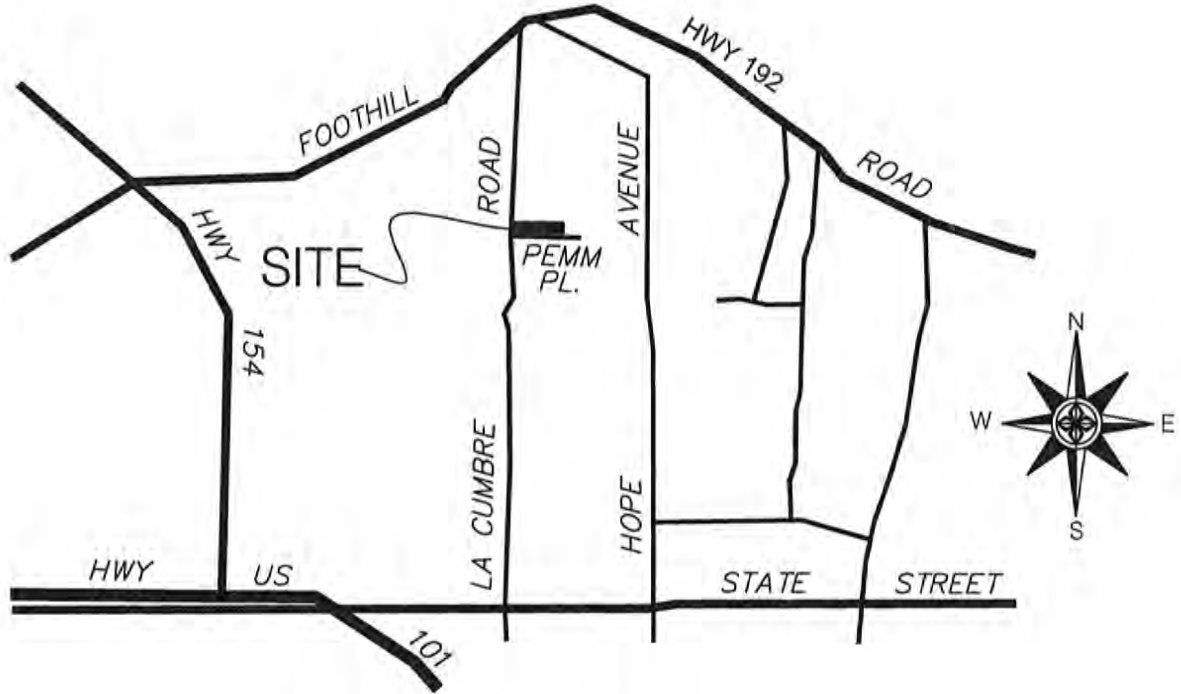
 1-20-2020
 Barry Waters date:
 P.L.S. No. 6419



APPROVED AS TO FORM AND SURVEY CONTENT


 Deputy
 COUNTY SURVEYOR





VICINITY MAP
NO SCALE

APPROVED AS TO FORM
AND SURVEY CONTENT

E. Tenell Matlovsky
Deputy
COUNTY SURVEYOR



[Signature] 1/20/2020
BARRY J. WATERS, P.L.S. 6419 DATE

LAFCO 19-03
EXHIBIT "B"

726 N. La Cumbre Rd.; COMETA REORGANIZATION:
ANNEXATION TO THE CITY OF SANTA BARBARA /
DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE
PROTECTION DISTRICT, GOLETA WATER DISTRICT, & COUNTY
SERVICE AREA 32 (UNINCORPORATED POLICE SERVICES)

City Application: MST 2016-00431
OF APN 057-111-003; BEING A PORTION OF LOT 41
OF THE OUTSIDE PUEBLO LANDS
OF THE CITY OF SANTA BARBARA
IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

JANUARY 2020

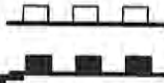
PREPARED BY:

WATERS CARDENAS LAND SURVEYING LLP.
BARRY WATERS & JOSE CARDENAS
5553 HOLLISTER AVE. SUITE 7 Goleta, CA 93117
805-967-4416

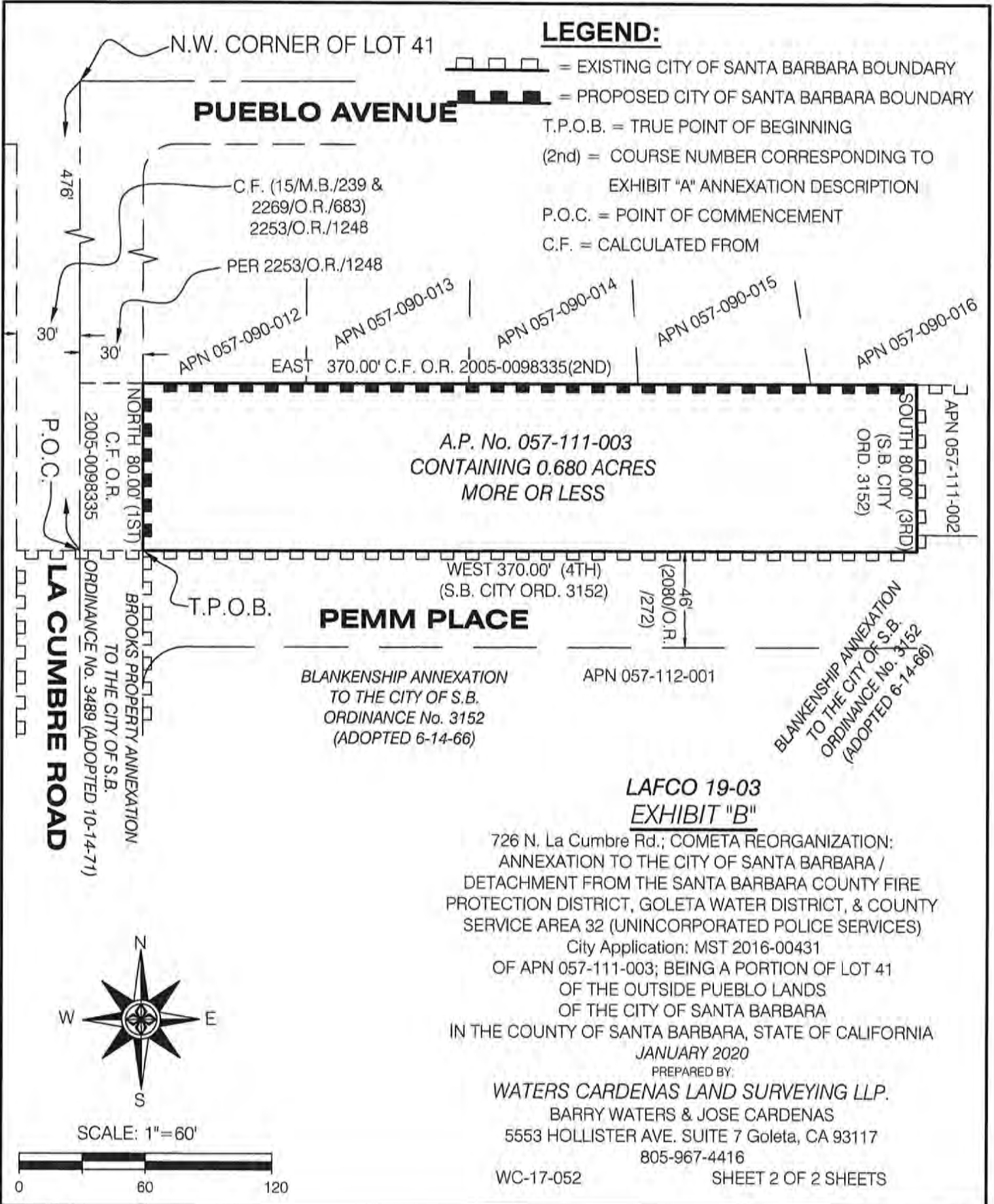
WC-17-052

SHEET 1 OF 2 SHEETS

LEGEND:



- = EXISTING CITY OF SANTA BARBARA BOUNDARY
- = PROPOSED CITY OF SANTA BARBARA BOUNDARY
- T.P.O.B. = TRUE POINT OF BEGINNING
- (2nd) = COURSE NUMBER CORRESPONDING TO EXHIBIT "A" ANNEXATION DESCRIPTION
- P.O.C. = POINT OF COMMENCEMENT
- C.F. = CALCULATED FROM



A.P. No. 057-111-003
CONTAINING 0.680 ACRES
MORE OR LESS

BLANKENSHIP ANNEXATION
TO THE CITY OF S.B.
ORDINANCE No. 3152
(ADOPTED 6-14-66)

BLANKENSHIP ANNEXATION
TO THE CITY OF S.B.
ORDINANCE No. 3152
(ADOPTED 6-14-66)

**LAFCO 19-03
EXHIBIT "B"**

726 N. La Cumbre Rd.; COMETA REORGANIZATION:
ANNEXATION TO THE CITY OF SANTA BARBARA /
DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE
PROTECTION DISTRICT, GOLETA WATER DISTRICT, & COUNTY
SERVICE AREA 32 (UNINCORPORATED POLICE SERVICES)
City Application: MST 2016-00431
OF APN 057-111-003; BEING A PORTION OF LOT 41
OF THE OUTSIDE PUEBLO LANDS
OF THE CITY OF SANTA BARBARA
IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA
JANUARY 2020

PREPARED BY:
WATERS CARDENAS LAND SURVEYING LLP.
BARRY WATERS & JOSE CARDENAS
5553 HOLLISTER AVE. SUITE 7 Goleta, CA 93117
805-967-4416

WC-17-052 SHEET 2 OF 2 SHEETS

Santa Barbara LAFCO

726 N. La Cumbre Sphere of Influence Revision
and Annexation to the City of Santa Barbara

March 4, 2021

SANTA BARBARA LAFCO

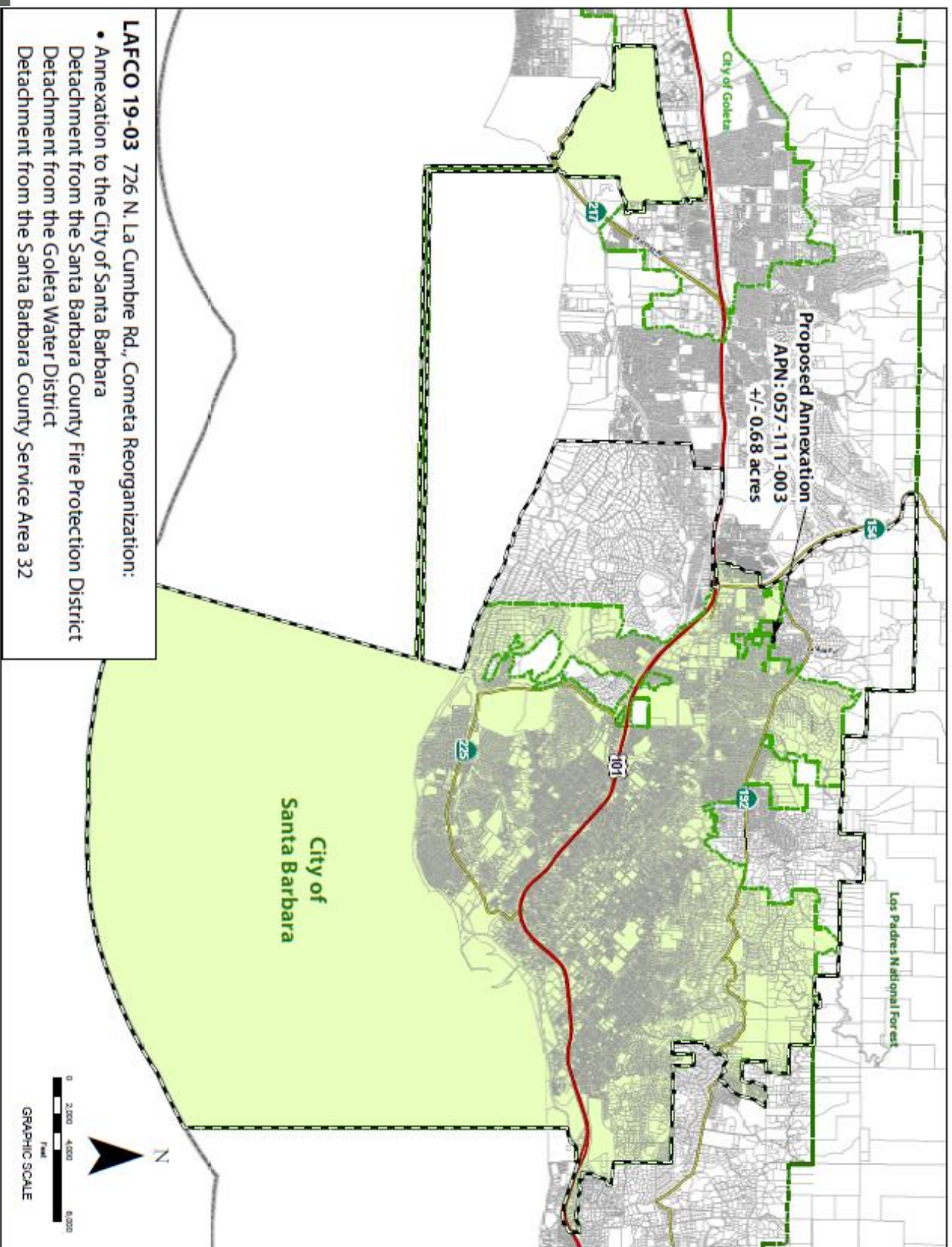
105 East Anapamu Street ♦ Santa Barbara CA 93101
805/568-3391 ♦ FAX 805/568-2249

www.sblafco.org ♦ lafco@sblafco.org

Background

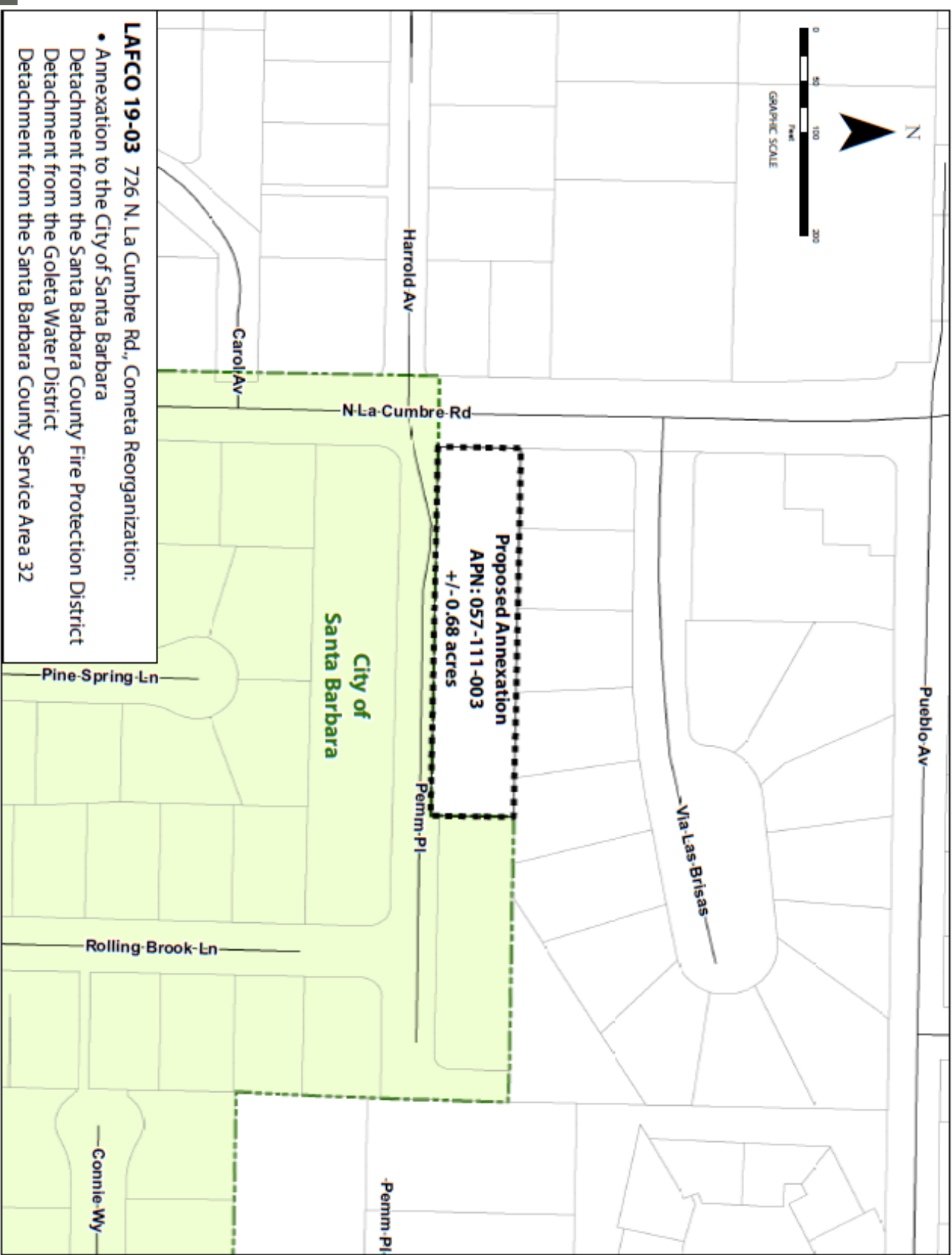
- Applicant: City Council, by resolution
- Location: parcel is located at 726 N. La Cumbre Road (APN 057-111-003) 29,600 sq. ft.
- Purpose: subdivide the lot into three single-family residential lots, annex into the City of Santa Barbara and detachment from the Goleta Water District, Santa Barbara County Fire Protection District, and County Services Area 32
- Sphere of Influence: The proposal area is outside the City's Sphere of Influence

Vicinity Map



- LAFCO 19-03** 726 N. La Cumbre Rd., Cometa Reorganization:
- Annexation to the City of Santa Barbara
 - Detachment from the Santa Barbara County Fire Protection District
 - Detachment from the Goleta Water District
 - Detachment from the Santa Barbara County Service Area 32

Annexation/ SOI Revision Map



LAFCO 19-03 726 N. La Cumbre Rd., Cometa Reorganization:

- Annexation to the City of Santa Barbara
- Detachment from the Santa Barbara County Fire Protection District
- Detachment from the Goleta Water District
- Detachment from the Santa Barbara County Service Area 32

Land Use, Planning and Zoning

- The land use is residential with one developed Single-Family residence includes a three-lot subdivision; no residential development on the two proposed vacant lots at this time
- No changes in land use will be facilitated by the proposed boundary change
- Land use designations and zoning are residential in both the County (Residential 4.6 units/acre) and the City (Low Density Residential 5 units/acre)

Sphere of Influence

- Area is outside the City's Sphere of Influence
- SOI was updated in 2016
- Sphere would be amended to include this area

Present and planned land uses

- Consistent with the County's and City's General Plan

Present and probable need for services

- Consist of all city services for build-out of 3-lot subdivision. City prepared to serve future growth

Sphere of Influence

Present capacity and adequacy of services

- City is able to accommodate service to this project

Social or economic communities of interest

- City provides places for shopping and services for the people living in the area

Disadvantage Unincorporated Communities

- This amendment does not qualify as a disadvantage unincorporated community

Plan for Services

- The City's Plan for Services outline the adequate services, facilities, and improvements
- The Plan for Services approved by the City address the provision of governmental services and financing of improvements
- Plan for Services found in Attachment F

Environmental Determination

- The City of Santa Barbara, as lead agency, in consultation with LAFCCO, has prepared a Notice of Exemption pursuant to Public Resources Code Sections 21000, Section 15183
- Consistency with the development density established by the City's General Plan for which an EIR was certified

City and Landowner Consent

- Parcel is “uninhabited” – less than 12 voters (GC sec. 56079.5)
- The City has consented to waiving conducting authority proceedings
- The Property owners have also consented to the annexation
- Therefore, the annexation can proceed without notice, hearing and election

Conclusion

- The site is located in an area that allows the City to best provide services in the future
- The proposed sphere of influence revision and annexation represents a reasonable and logical extension of city services

Recommendation

OPTION 1 – APPROVE the proposal and resolution as follows:

- Find the proposal to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15183 as the project is consistent with the development density established by the City's General Plan for which an Environmental Impact Report (EIR) was certified.
- Condition approval upon the annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees and assessments of the City of Santa Barbara;
- 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; and.
- Waive the conducting authority proceedings and direct the staff to complete the proceeding.