

LAFCO MEMORANDUM

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

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September 3, 2026 (Agenda)

TO: Each Member of the Commission

FROM: Mike Prater
Executive Officer

SUBJECT: REPORT ON MUNICIPAL SERVICE REVIEW PROGRAM

This is an Informational Report. No Action is Necessary

DISCUSSION

This status report is to bring the Commission and public up-to-date with regard to the Sphere of Influence (SOI) Update and Municipal Service Review (MSR) being prepared for Fire, Law Enforcement, Safety & Crime, and EMS Services. LAFCO is required by the Cortese-Knox-Hertzberg Act to update the Sphere of Influence for a jurisdiction every five years or as needed.

The Update is consistent with LAFCO's work plan adopted by the Commission. LAFCO Staff has completed an Administrative Draft of the MSR that agency's staff are reviewing and providing comments on. This status report is informational in nature and provides an opportunity to identify issues and questions prior to the public review draft and hearings. Also, the public is invited to provide any feedback or questions about the documents or the process. No action is requested by the Commission at this time. Please provide us with any comments, insights and questions you may have about the documents or the process.

Administrative Review Draft

The Admin Review Draft SOI/MSR Update will describe the various population trends, opportunities and challenges and service capabilities, and governmental structure for each jurisdiction as required by the Cortese-Knox-Hertzberg Act. The MSR along with the analysis and determinations called for by the Government Code are used to support the Sphere of Influence Update. The following 4 agencies SOI will be updated as part of this current review:

Carpinteria/Summerland Fire District (CSFD)
Montecito Fire District (MFD)
Santa Barbara CFPD (SBCFD)
Isla Vista Community Services District (IVCSD)

Background

The Sphere of Influence Update and Municipal Service Reviews for the Fire, Law Enforcement, Safety & Crime, and EMS Services agencies is out for Administrative review by the agencies. The scheduled release for public review is expected to start October/November 2026. The Admin Review includes seven Study Areas covering the Cities of Buellton, Santa Maria, Lompoc, and Solvang, and Santa Barbara County Fire District.

Study Areas. For study purposes, staff included one area combining all three UGB areas to be considered for City of Buellton's sphere of influence covering Measure C2024 UGB. One area to be considered as the Study Areas for City of Santa Maria's Sphere of Influence considered in their General Plan update. One area to be considered as the Study Areas for City of Lompoc's Sphere of Influence as Bodger Meadow project a current Builders Remedy application under County Planning. Two areas are considered as the Study Areas for City of Solvang's Sphere of Influence. Two areas are considered as the Study Areas for County Fire Protection District's Sphere of Influence as clean-up action items. The Study Areas are used to help analyze and identify which properties should remain/be included and which should be excluded from the respective Spheres of Influence. A summary of the Study Areas is listed in the table below.

Table 1: **City of Buellton** Study Areas

Study Area	Description	Acres	Existing Zoning	Prime AG Land	Constraints
1	Measure C2024 (UGB) Sites A, B, C	123	AG-I-40 & 100	Yes	Unknown
	Totals	123			

This area includes six parcels approximately 123-acres in size all located contiguous to the city's northeastern quadrant. These parcels consist of (APNs 137-090-005 (17ac), 137-090-004 (19.8ac), 137-090-003 (16.7ac), 137-090-002 (18.7ac) all with irrigated field crops. APN 137-170-055 is vacant 1.7ac parcel within prime soils, and 137-090-068 is a 47-acres single-family rural rancho estate consisting of 2,130 sqft home.

The intent is to study the area for appropriate governance options. The voters have adopted the initiative to amend the Urban Growth Boundary (UGB) line of the City of Buellton. The measure was to fosters and protects the small-town character, encourage efficient growth patterns and protect the City of Buellton's quality of life by concentrating future development largely within existing developed areas, while allowing the City to continue to meet its reasonable housing needs for all economic segments of the population, especially low- and moderate-income households.

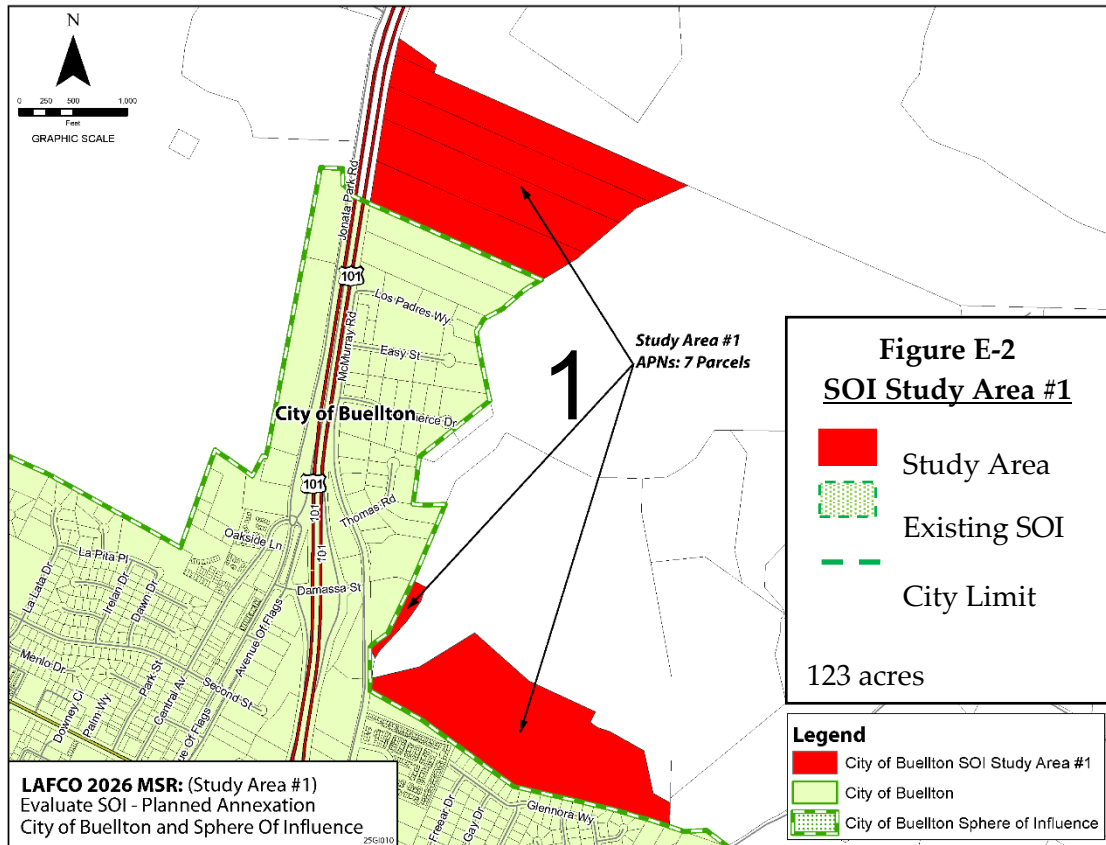


Table 2: City of Santa Maria Study Areas

Study Area	Description	Acres	Existing Zoning	Prime AG Land	Constraints
1	SOI Expansion Area	985	AG-II-40 & AG-II-100	Yes	Unknown
	Totals	985			

This area includes seventeen parcels' totals 985-acres located east of City limits one parcel wide from Prell Road northerly to West Betteravia Road to Main Street and between Panther Drive and Santa Maria River. The area includes existing agricultural lands. The intent is to allow for a mix of commercial, housing, and institutional uses on annexed land, providing employment, entertainment, retail, and recreational opportunity for existing and new residents alike. New residential neighborhoods outside City limits will be "complete neighborhoods," where residents

can conveniently access new neighborhood commercial areas, parks, and public facilities like schools, government facilities, and recreation centers.

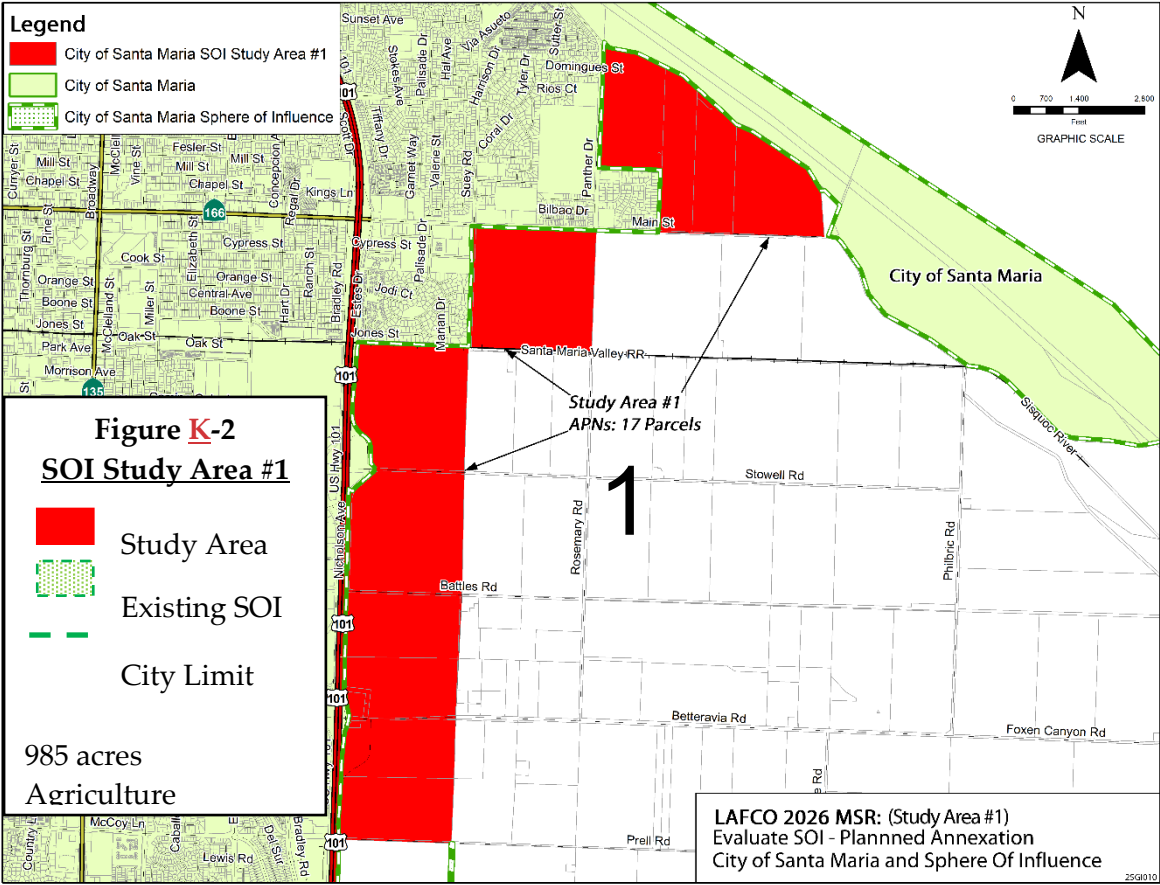


Table 3: City of Lompoc Study Areas

Study Area	Description	Acres	Existing Zoning	Prime AG Land	Constraints
1	Bodger Meadow	49.11	Agricultural Commercial AG-II-40	Yes	
	Totals	49.11			

The Bodger Meadow proponents have submitted an application to the County as part of a Senate Bill 330 builders remedy project to develop a residential sub-division of 226 single family parcels which are approximately 7,000 square feet each and 96 townhomes that are approximately 1,450 square feet each. Proposed single family homes are one and two story and range between 1,800 and

2,800 square feet and townhomes are two story. Either an out-of-agency service agreement for water and sewer service with the City of Lompoc for utilities or annexation application is anticipated following the County entitlement process. The project is a request for a Development Plan and Vesting Tentative Tract Map. The Development plan will allow construction of 322 residential units consisting of 226 single-family dwelling (SFD) units and 96 townhome units. There will be 24 townhome buildings, each consisting of four units

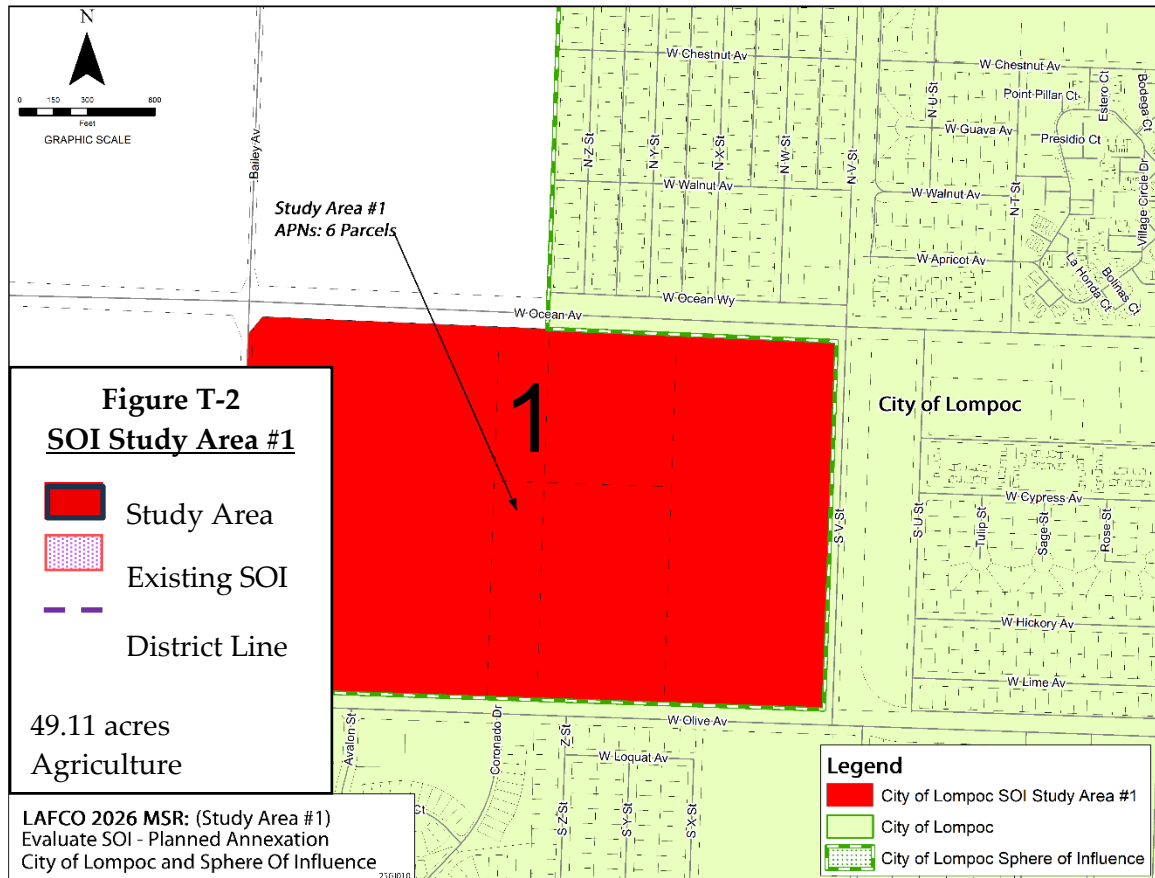
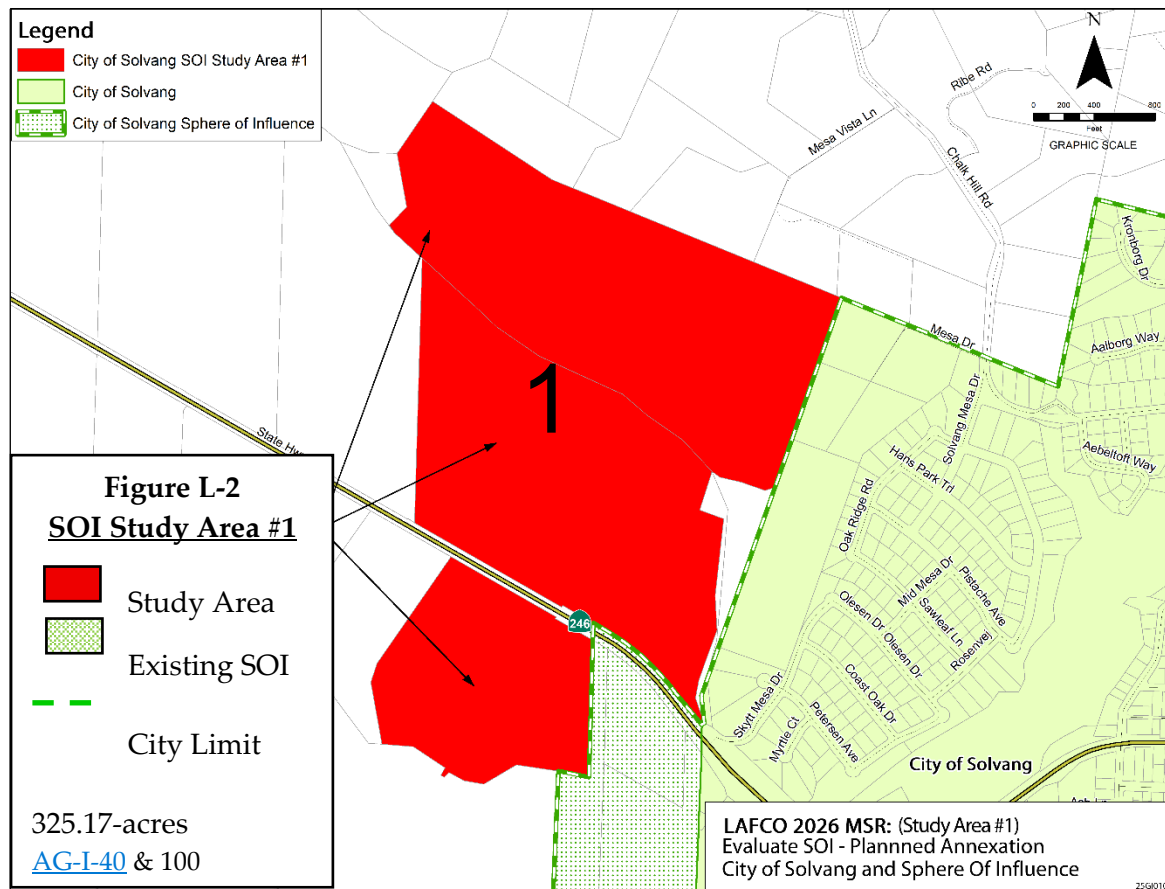


Table 4: City of Solvang Study Areas

Study Area	Description	Acres	Existing Zoning	Prime AG Land	Constraints
1	Sobhani properties (137-120-100, 137-250-079, 137-250-076)	184.83	AG-I-40	Yes	Portions within an adopted Greenbelt Preservation area, Wildland Urban Interface, prior unknown crop use
2	Alisal Ranch (137-310-012, 137-310-011, 137-310-013)	325.17	AG-I-40 & 100	Yes	Unknown
	Totals	510			

SOI Study Area #1 includes three parcels approximately 188-acres in size all located contiguous to the city's northwestern quadrant bisected by Hwy 246. These parcels consist of (APNs 137-120-100 (78.2ac), 137-250-079 (71.5ac), 137-250-076 (35.13ac) all with prime soils with some historic crop use.

The area includes either side of Hwy 246 and along the Skytt Mesa ridge with the intent to develop a Master Planned Community. The land on the south side of Hwy 246 could be zoned light industrial to diversify Solvang's economy; the alignment for a portion of the SYV River Trail; and, an additional road along the SM ridge and down the western edge of the property to help in an emergency evacuation and/or potentially provide an alternate route for E/W travelers through the valley. The northern portion would be a residential planned development.



SOI Study Area #2 includes three parcels approximately 325-acres in size all located contiguous to the city's southern boundary along Alisal Road. These parcels consist of (APNs 137-310-011 (4.64ac), 137-310-013 (320.31ac), 137-310-012 (0.22ac) portions within prime soils. Access is located directly east and south of the existing Alisal Ranch. Land use designations would consist of Agriculture/Guest Ranch. The Alisal Ranch is a working ranch that encompasses over 10,000 acres of which only approximately 29.8 acres are within the City of Solvang. The area within the City includes lodging with 66 units, employee housing, equestrian facilities, two dining rooms, a lounge/cocktail lounge, tennis club, golf course and golf club. The current Conditional Use Permit for the facility allows a total of 75 guest units. APN 137-310-011 has various rodeo and equestrian facilities and is currently used for guest equestrian activities, equestrian accommodations, grazing, and general ranch support. The Alisal Ranch expansion would add approximately 40 guest units that will provide a "glamping" experience distinct from the existing guest room experience.

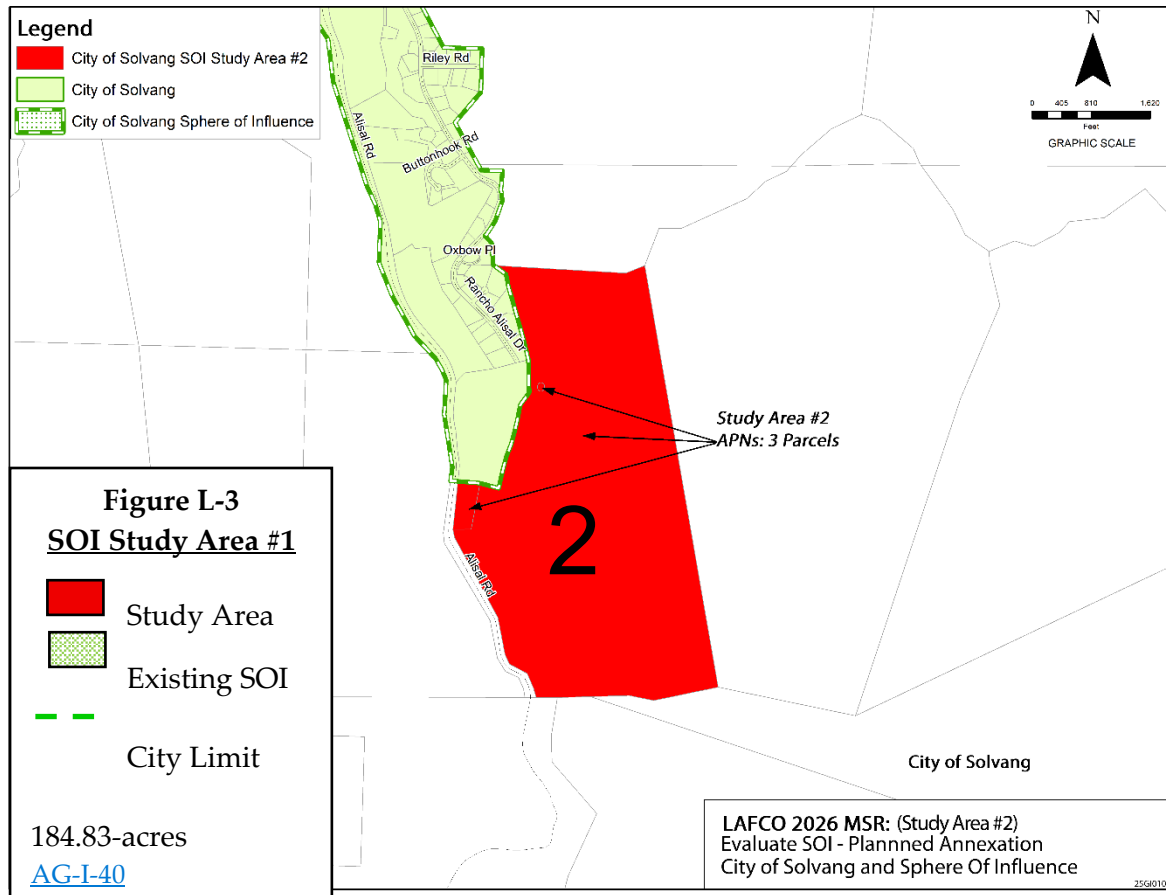
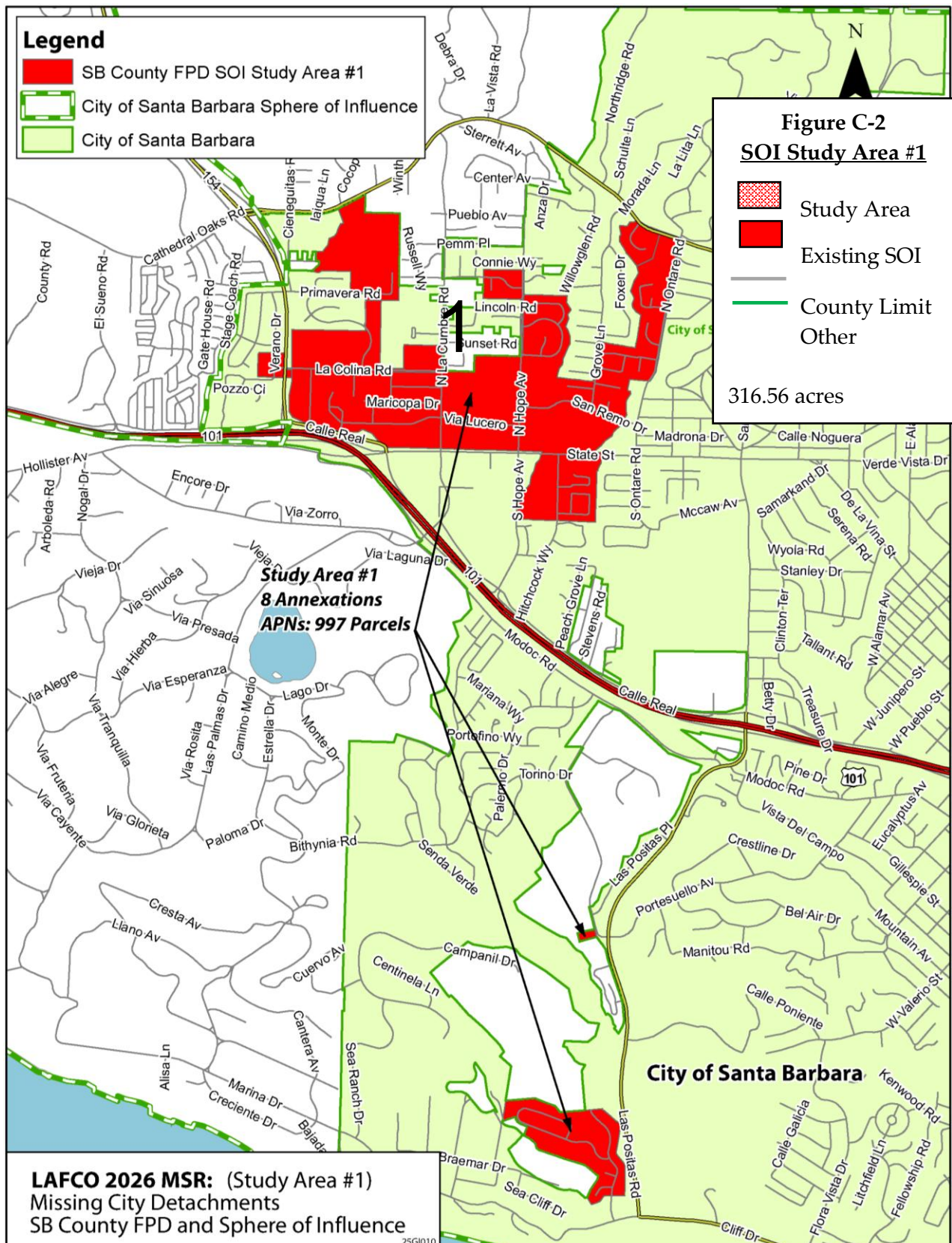


Table 5: **Santa Barbara County Fire Study Areas**

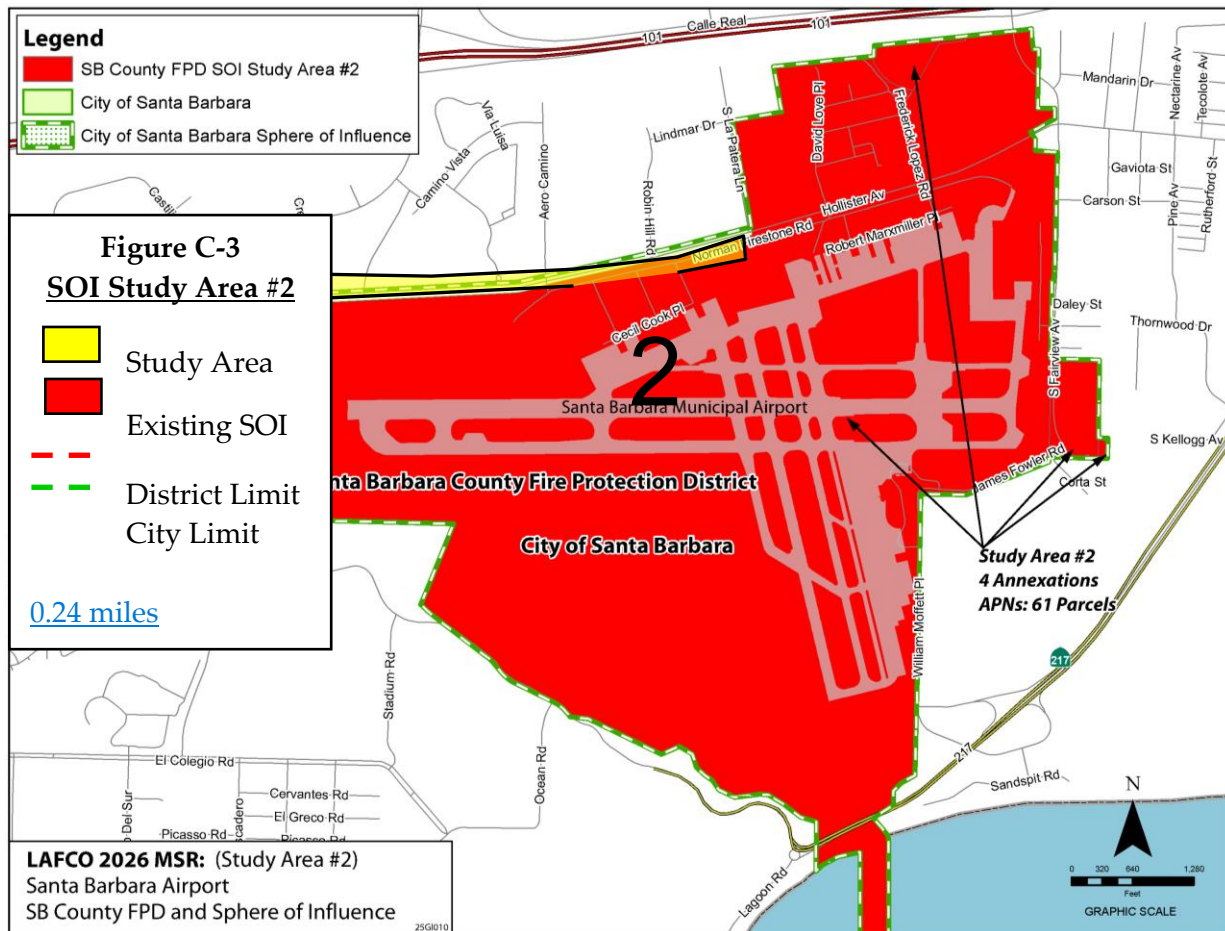
Study Area	Description	Acres	Existing Zoning	Prime AG Land	Constraints
1	Reorganization Action Clean-up	316.56	RS-7.5/USS CR-USS R-M/ACS	No	None
2	Santa Barbara Airport – Hollister Ave. ROW	0.24 miles	Airport	No	Unknown
	Totals	60.24			

SOI Study Area #1 These 997 parcels include 316.56-acres located near the west portion of northwest City limits. A total of 997 parcels exists that were annexed into the City under eight separate actions prior to LAFCOs creation. The areas are now buildout under existing city zoning. A mix of uses make-up the area from residential, commercial, office, hospital, hotel, warehousing, churches, parking lots, and schools. All services are provided by the City of Santa Barbara. The

area runs from San Marcos Pass Rd. to the west Foothill to the north, along State Street to the south, and Ontare Rd. to the east. Along with a few areas further south.



SOI Study Area #2 The City of Santa Barbara Airport is served by the City Fire Department. The area includes 0.24 miles located just south of Goleta and north of Santa Barbara Airport. Consists of right-of-way adjacent to the airport. The Santa Barbara Airport was annexed in 1961 and services from the Santa Barbara County Fire Protection District was decided to remain as back-up and never detached. In 1967 the Hollister Avenue annexation added the Hollister Ave. right-of-way to the City of Santa Barbara while detaching the same street portion from the CFPD.



Public Agencies included in the MSR Report

- Carpinteria/Summerland Fire Protection District,
- Montecito Fire Protection District,
- Santa Barbara County Fire Protection District,
- Isla Vista Community Services District,
- City of Buellton,
- City of Carpinteria,
- City of Goleta,
- City of Guadalupe,
- City of Lompoc,

- City of Santa Barbara,
- City of Santa Maria,
- City of Solvang.

Public Outreach

Staff has initiated updates regarding the MSR Program at your February 5, 2026 meeting. All agencies and staff are providing responses on the Administrative Draft. A short Community Survey is available at our website www.sblafco.org for community members to participate in expressing their level of satisfaction with the level of service. Staff continues to offer meetings with any agencies and their respective Boards/Councils to further discuss the MSR/SOI Update.

Notice of Exemption (Appendix). The purpose of the environmental review process is to provide information about the environmental effects of the actions and decisions made by LAFCO and to comply with the California Environmental Quality Act (CEQA). In this case, no recommended Study Area will be added to the respective agencies Sphere of Influence with the exception of County Fire District Hollister Avenue right-of-way, therefore with certainty that there is no possibility that the project will have a significant environmental effect on the environment and therefore found to be exempt from CEQA pursuant to section 15061(b)(3) of the State Guidelines. This determination will be presented once all recommended Study Areas have been completed and the Local Agency Formation Commission has made its approval of the Sphere of Influence Update to re-affirm all four agencies.

Please contact the LAFCO office if you have any questions.