

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

November 1, 2012 (Agenda)

LAFCO 12-4: Cieneguitas Reorganization: Annexation to the City of Santa Barbara/
Detachment from Goleta Sanitary District/Detachment from Goleta Water
District/Detachment from Santa Barbara County Fire Protection District/
Detachment from County Service Area No. 3 /Detachment from County
Service Area 32

PROPONENT: City Council of the City of Santa Barbara, by resolution.

ACREAGE &
LOCATION Approximately five acres located south of and adjacent to Foothill Road,
west of and adjacent to Cieneguitas Road, east of San Marcos Road (675
and 681 Cieneguitas Road, 4151 Foothill Road)

PURPOSE: To obtain municipal services to allow development of two medical office
building totally approximately 60,000 square fee.

PROJECT INFORMATION

Description of Project

The proposal will annex territory to the City of Santa Barbara to allow the construction of two
medical office buildings. An adjacent parcel housing a veterinary hospital is included in the
annexation; it was connected to the City sewer system following an earlier septic failure.

Project Information

1. Land Use, Planning and Zoning - Present and Future:

The proposal is included within the City's adopted Sphere of Influence.

The site contains an abandoned service station approved for demolition by the County.

There are three parcels. The medical office buildings are proposed for the northerly two
parcels. The veterinary clinic is located on the most southerly parcel.

The County General Plan designates the site as Neighborhood Commercial. County
zoning is "SC" Shopping Center.

The City General Plan designates the site Commercial/Medium High Density Residential.

Approved zoning upon annexation is C-1/S-D-2 (Limited Commercial/Special District 2 Upper State Street Area). The existing and proposed uses are consistent with this zoning.

Surrounding land uses include the San Marcos Pass and Foothill Road interchange to the west; residential uses to the east, residences and the San Marcos Pass corridor to the south and an electric sub-station to the north.

3. Topography, Natural Features and Drainage Basins

The site slopes gently from north to south. There are no significant natural features that would affect the proposal.

4. Population:

There are no homes within the proposal area, nor are any proposed.

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

The City's "Plan for Providing Services Within the Affected Territory" as required by the Government Code is attached. (Exhibit A)

Also attached is a July 19, 2012 letter by City Public Works Director Christine Anderson describing the availability of City Services. (Exhibit B)

6. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 069006. The overall tax rate will not be affected by this change. The 2012-2013 assessed value is \$3,075,532.

The City Council of the City of Santa Barbara and Board of Supervisors, on October 16, each adopted resolutions determining the distribution of property taxes for the annexation area. (Exhibit C and Exhibit D)

The subject territory, upon annexation to the City, shall be liable for payment of its share of existing City indebtedness and be subject to all existing City taxes and assessments.

The subject territory, upon detachment from the Goleta Water District and Goleta Sanitary District, shall be exempt from liability for payment to said Districts of all or any part of principal, interest and any other amounts that shall become due on account of all or any part of outstanding or authorized but presently unissued bonds or obligations of

said Districts, and the levying or fixing and the collection of any (1) taxes or assessments, or (2) service charges, rentals, or rates, or (3) both, as may be necessary to provide for such payment, pursuant to Government Code Section 56886(c).

7. Environmental Impact of the Proposal:

The City of Santa Barbara, as the lead agency, prepared a Mitigated Negative Declaration for the project, which was previously distributed to the members of the Commission. The City's Notice of Determination is attached. (Exhibit E)

8. Landowner and Annexing Agency Consent:

The property owners, Foothill Centre, LP and Britschgi I, LLC have given written consent to the boundary change; the consent forms are attached (Exhibit F).

The City of Santa Barbara consents to the waiver of conducting authority proceedings in its resolution of application.

9. Boundaries, Lines of Assessment and Registered Voters:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. The map and legal description will not be recorded until approved by the County Surveyor.

The proposal is uninhabited; fewer than 12 registered voters reside in the territory.

In staff's view the three parcels included in the proposal constitute an integral annexation that is surrounded on the east by the City and on the other sides by major roadways.

GENERAL ANALYSIS

Traffic Safety Issues

Supervisor Janet Wolf received the enclosed letter from Rosanne and James Reid asking to delay approval of the annexation based on traffic issues. (Exhibit G) The City response regarding traffic safety at the intersection of Foothill Road and Highway 154 is attached. (Exhibit H)

Having reviewed the materials submitted by all the parties with respect to traffic safety, the staff feels there is insufficient justification to delay the proposed reorganization.

Relationship to Unincorporated "Island" at La Barbara Drive

The three parcels that comprise this proposal are located on the west side of Cieneguitas Road, south of Foothill Road and east of San Marcos Pass Road, and are the only parcels located within this area. They constitute a logical, orderly annexation boundary. Written consent has been provided by the affected property owners.

The staff has received a suggestion that the most southerly parcel at 675 Cieneguitas should be excluded from this proceeding and annexed to the City at some unknown time in the future when parcels located on La Barbara Drive on the east side of Cieneguitas Road are annexed

The attached map shows the La Barbara Drive area to be an unincorporated "island" completely surrounded by the City. (Exhibit I) While two parcels on La Barbara Drive are within the City, the remaining eight parcels comprise the island. Of these, five are connected to the City sewer system and three still rely on individual septic systems.

The City provided the enclosed table about parcels that constitute this island. (Exhibit J) The parcels that are connected to the City sewer may have recorded "consents to annex." The best time to annex the entire island may be when one or more of the remaining three parcels seek to connect to the City sewer system.

For the following reasons staff recommends that the parcel located at 675 Cieneguitas Road not be removed from the current Cieneguitas Reorganization proceeding:

- All property owners have given their written consent to the annexation and the map and legal description have been prepared accordingly.
- It would delay completion of this annexation – and add cost to redraw the existing map and legal description - to exclude this parcel. It may also require renegotiation of the property tax exchange agreement.
- Excluding the 675 Cieneguitas Road parcel would leave one isolated parcel on the west side of Cieneguitas Road
- There does not seem to be any advantage to delaying the annexation of the parcel until sometime in the future. It is located within the City Sphere of Influence, the only

access is from a City street and the parcel shares a boundary contiguous with the parcel being developed.

- It would complicate future annexation of the La Barbara Drive area if it were necessary to draw the map and legal description to include a parcel that is not a part of that "island" and is, in fact, separated from that area by Cieneguitas Road which is within the City.

ALTERNATIVES FOR COMMISSION CONSIDERATION

After reviewing this report and any testimony or materials that are presented, the Commission can take one of the following actions:

OPTION 1 – APPROVE the proposal as submitted.

- A. Certify your Commission has reviewed and considered the information contained in Negative Declaration.
- B. Adopt this report and approve the proposal known as the Cieneguitas Reorganization: Annexation to City of Santa Barbara/ Detachment from Goleta Sanitary District/ Detachment from Goleta Water District/ Detachment from Santa Barbara County Fire Protection District/ Detachment from County Service Area No. 3/ Detachment from County Service Area 32
- C. Subject the proceedings to the following terms and conditions:
 - 1. The territory shall be liable for existing bonded indebtedness of the City.
 - 2. The territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the City.
 - 3. The territory shall be exempt from liability for payment of taxes for existing bonded indebtedness of the detaching Districts.
- D. 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.
- E. Waive conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 – APPROVE the proposal without the parcel at 675 Cieneguitas Road and adopt the recommended actions outlined for Option 1.

OPTION 3 – Adopt this report and DENY the proposal.

OPTION 4 - CONTINUE this proposal to a future meeting for additional information.

EXHIBITS

Exhibit A – City Plan for Providing Services

Exhibit B – Christine Anderson letter dated July 19, 2012

Exhibit C – Tax Exchange Agreement Resolution – City of Santa Barbara

Exhibit D - Tax Exchange Agreement Resolution – Board of Supervisors

Exhibit E - City Notice of Determination

Exhibit F – Executed Landowner Consent Forms

Exhibit G - Rosanne and James Reid letter dated September 12, 2012

Exhibit H – Allison DeBusk letter dated October 16, 2012 with attachments

Exhibit I – Map of La Barbara Drive Island

Exhibit J – Sanitation Connection Table for La Barbara Drive

Exhibit K – Map Showing the Location of the Annexation

Exhibit L - Map of Proposed Annexation

Exhibit M – Proposed Resolution Approving the Reorganization

RECOMMENDED ACTION:

Approve OPTION 1.



BOB BRAITMAN

Executive Officer

LOCAL AGENCY FORMATION COMMISSION