

Santa Barbara LAFCO

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

March 4, 2021

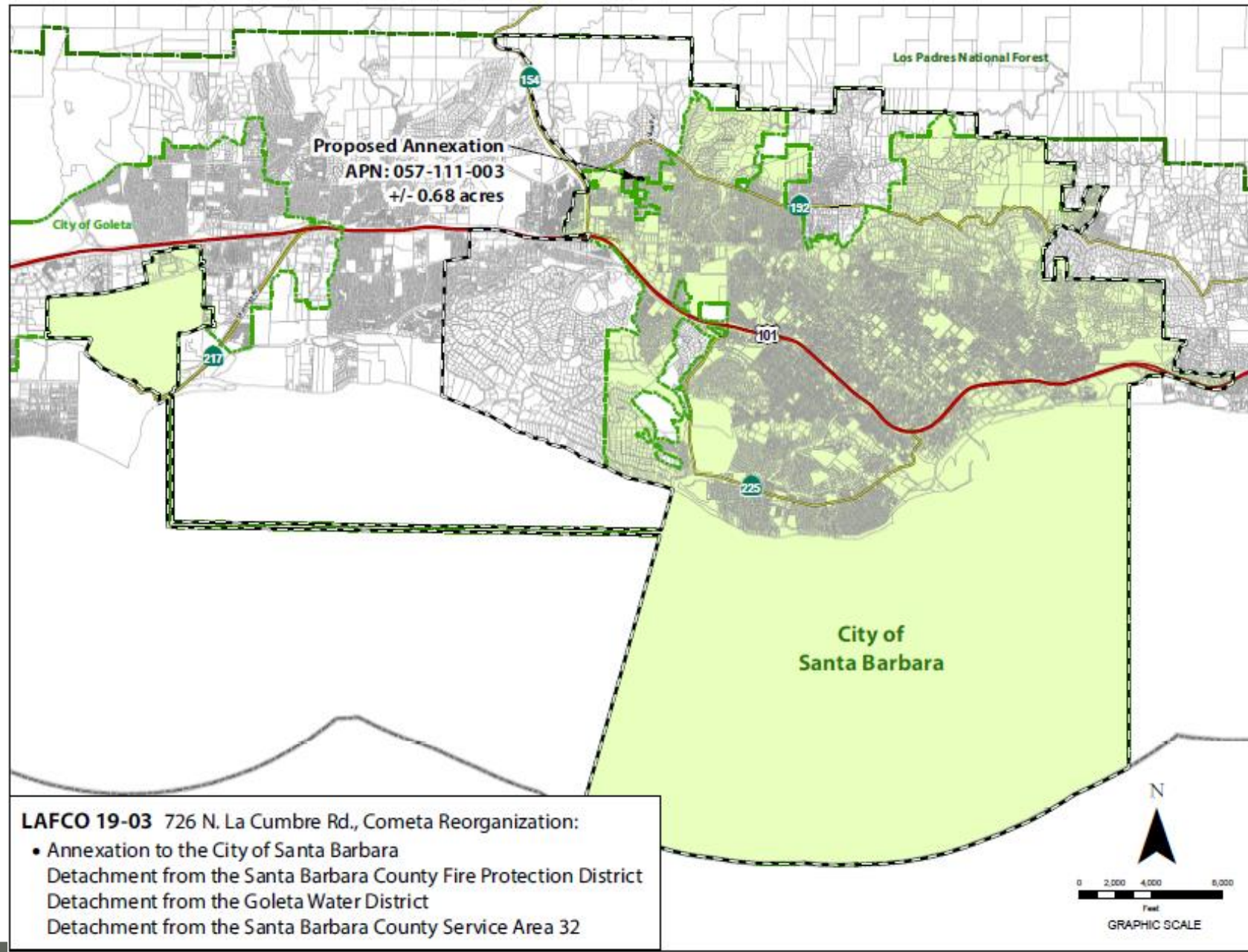
Addendum Notations

- The proposed annexation is stated as being **outside** of the sphere of influence.
- When in fact, the proposal property is located **within** the City's sphere of influence.
- Same notation is referenced in Attachment G – “LAFCO Resolution”
- Revise Attachment G under Now, Therefore #4 and #11 per addendum memo

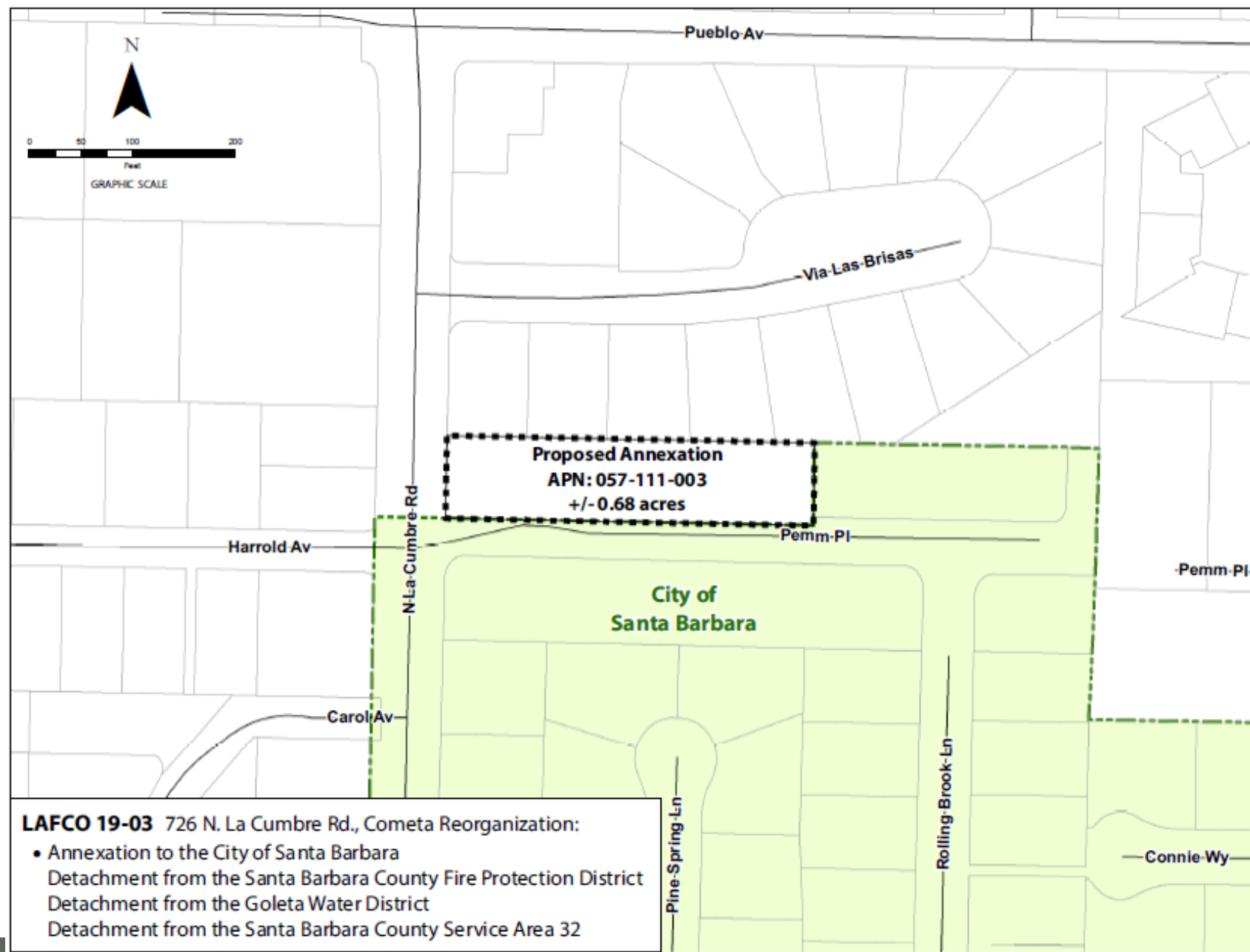
Background

- 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~~ within the City's Sphere of Influence

Vicinity Map



Annexation/ SOI Revision Map



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~~ within 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

LAFCO

Santa Barbara Local Agency
Formation Commission

- The City of Santa Barbara, as lead agency, in consultation with LAFCO, 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

Change of Organization Item
No 1

City and Landowner Consent

- Parcel is “uninhabited” – less than 12 voters (GC sec. 56079.5)
- The City has consented to waving 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.