

**4 SUNRISE HILL LANE:
AMEND SPHERE OF INFLUENCE &
APPROVE SERVICE AGREEMENT**

STAFF PRESENTATION

SEPTEMBER 3, 2020

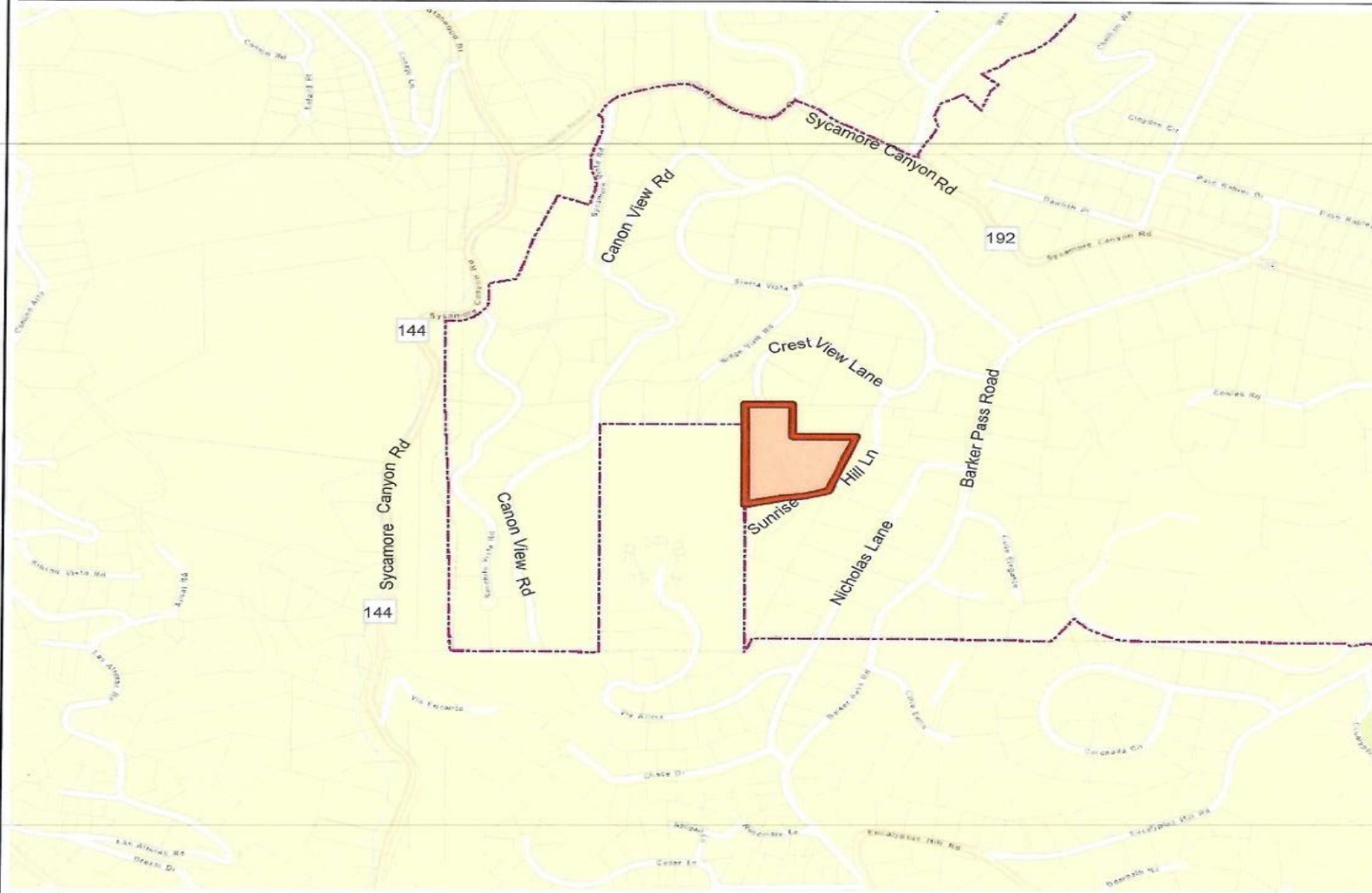
LAFCO AGENDA: CHANGE OF ORGANIZATION ITEM NO. 1

PROJECT

- City of Santa Barbara seeks LAFCO approval to provide water and sewer services to 3.94-acre vacant property located at 4 Sunrise Hill Lane, Montecito.
- Owners applied for County permit for single family residence; however, they need water and sewer services
- City provides water and sewer services to other properties in the area



4 Sunrise Hill Lane



Legend

- City Limits and Sphere of Influence Boundary
- Assessor's Parcels - City World Street Map

1: 10,445



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Notes

20-1

OUT OF AGENCY SERVICE AGREEMENT

- A city or district may provide services outside its jurisdiction if approved by LAFCO. (GC sec. 56133.).
- TWO OPTIONS UNDER Section 56133:
 - (1) “an impending threat to health and safety” (Not present here) or
 - (2) property is within the sphere of influence of the agency and done in anticipation of future annexation

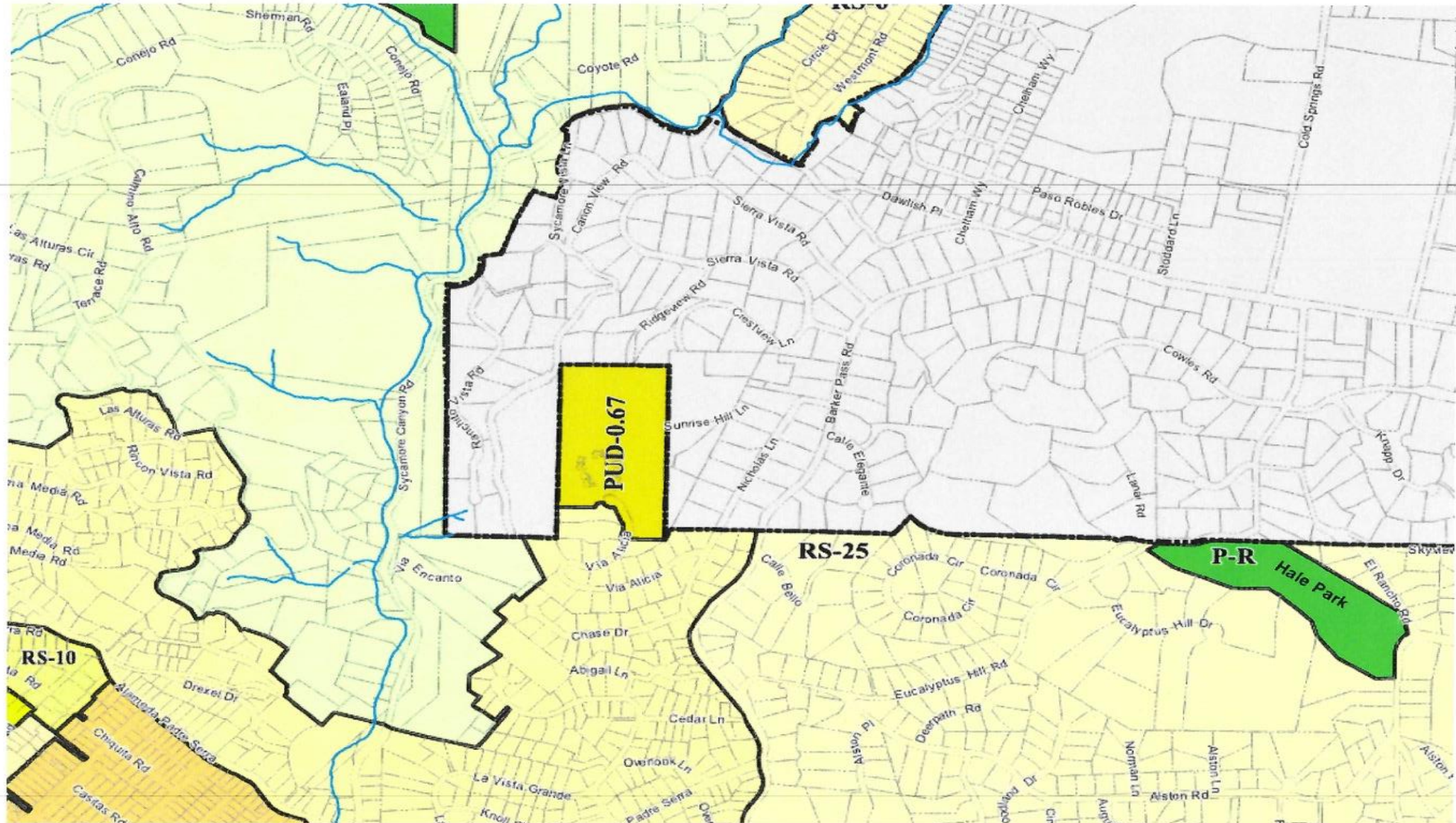
SPHERE AMENDMENT – GOV. CODE 56425(E) – 4 DETERMINATIONS

- **1) present and planned land uses in the area, including agricultural and open-space lands**
 - County's land use designation is SRR-0.5 (Semi-Rural Res, 0.5 units per acre, 2-acre minimum parcel size)
 - Land nearby in the City is zoned RS-15 "Res. Single Unit, 15,000 sq.ft. lot min., RS 25 "Res. Single Unit, 25,000 sq.ft. lot min," and PUD-0.67 "Planned Unit Development."
 - Under either the City or County's land use designations, the Property would be used for low density residential.
 - no plans to use the Property for agriculture or open space.

CITY ZONING

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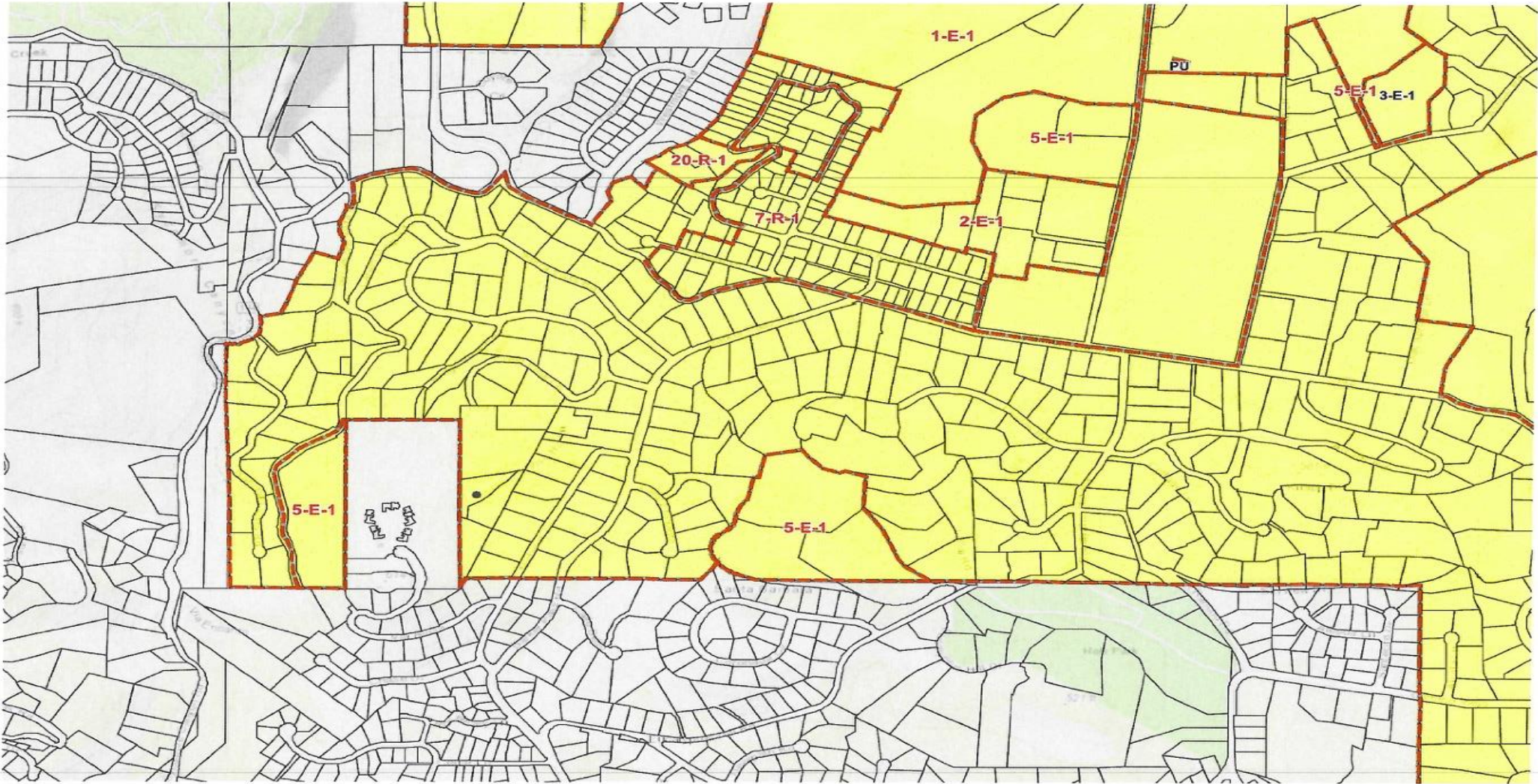
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COUNTY ZONING

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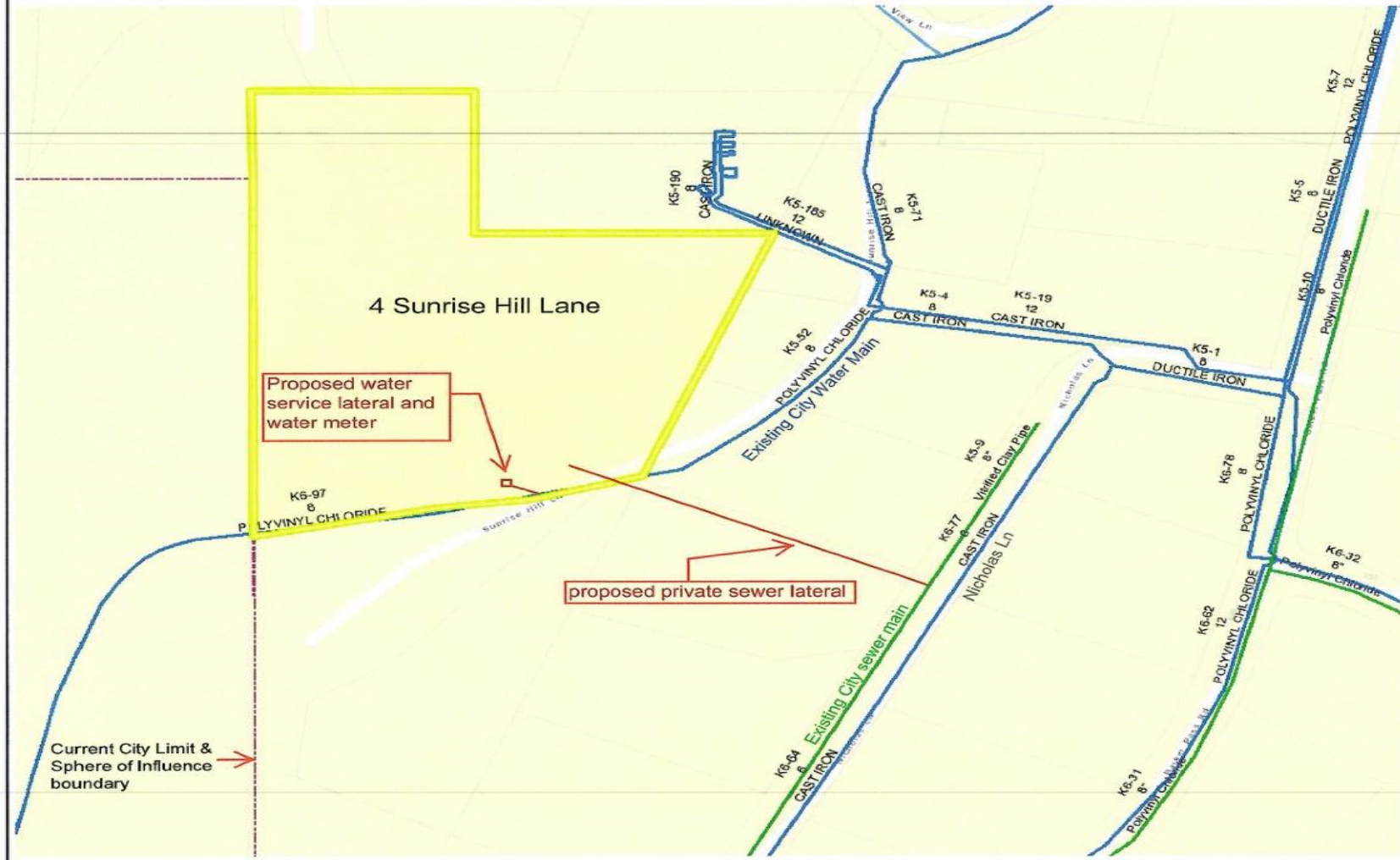


2) PRESENT AND PROBABLE NEED FOR PUBLIC FACILITIES AND SERVICES IN THE AREA

- City has water and sewer mains in the area with sufficient capacity to provide service to the Property.
- City water main is on Sunrise Hill Lane adjacent to the Property
- Sewer main is on Nicholas Lane - one street over to the east.
- Owners will have to obtain a private sewer lateral access easement across a neighboring property to access the sewer main .



City of Santa Barbara - MAPS



Legend

- City Limits
- Assessor's Parcels - City
- Sewer Mains
 - <all other values>
 - LIVE; <Null>-Gravity, Buried
 - ABAN
 - Force Main
- Water Mains
 - FACILITIES
 - GOLETA CITY WATER DISTRICT
 - MAIN
 - MONTECITO CITY WATER DISTR
 - PRIVATE
 - PUMP
 - TRANSMISSION
- World Street Map

1: 2,259

Notes
Enter Map Description

376.475 0 188,237 376.475 Feet

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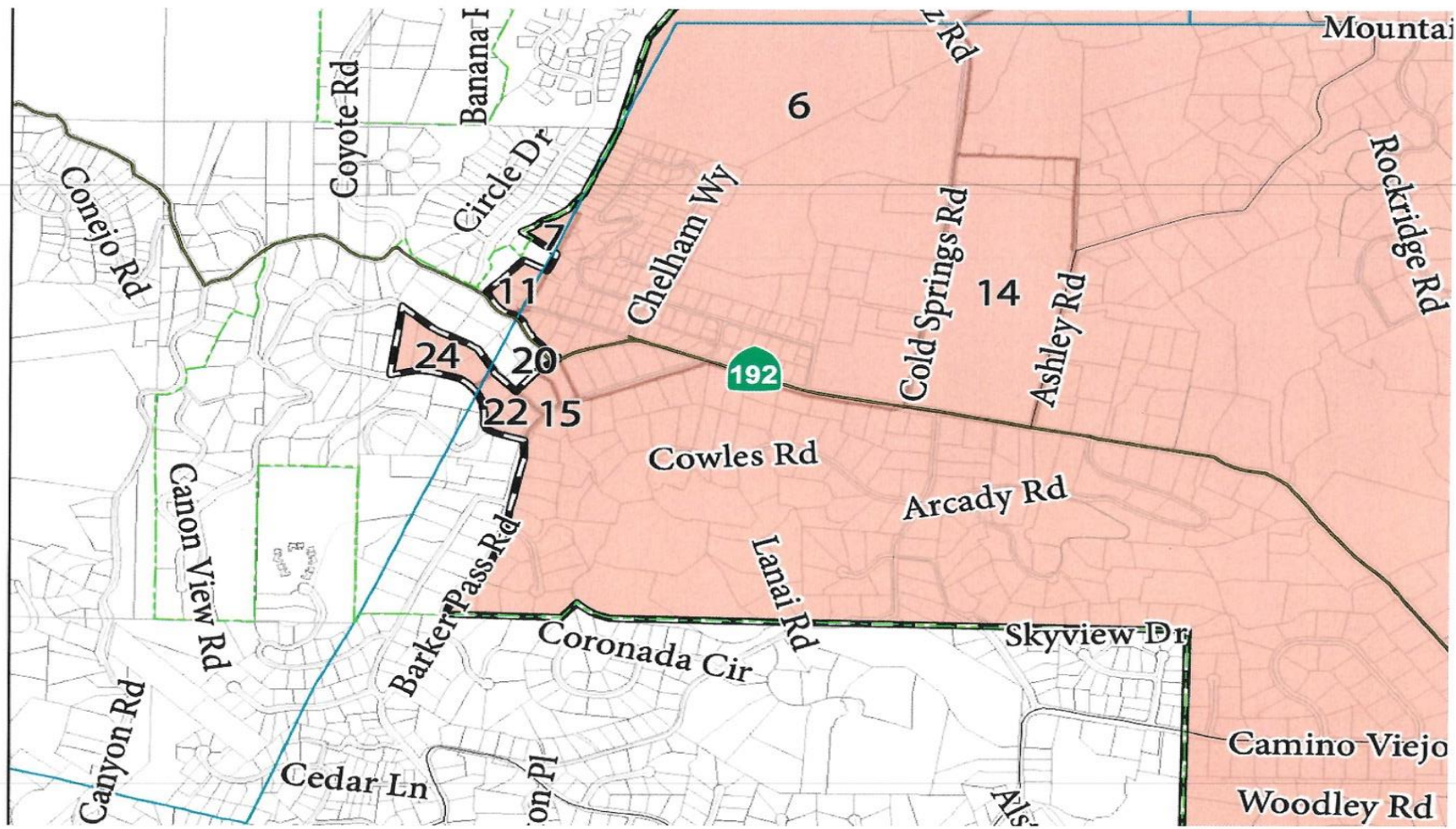
3. CAPACITY OF PUBLIC FACILITIES AND ADEQUACY OF PUBLIC SERVICES

- City staff consulted with County Planning and Development Department
- **City Staff Report:** “City already provides water and wastewater service to other properties in the vicinity of 4 Sunrise Hill Land, and the property is fronted by an existing City water main. No other water or sanitary districts operate in the vicinity of the project site.”
- **Questionnaire -** City “has water and sewer mains in the area with capacity sufficient to provide service to the subject parcel.”

MONTECITO SANITARY DISTRICT BORDER

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SPHERE DETERMINATION NO. 4

- **Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency**
- No such communities have been identified.

OUT OF AGENCY SERVICE AGREEMENT

- City and the Owners have signed and recorded an “Agreement for Provision of Water and Sewer Services to Real Property Located Outside City Limits Government Code section 56133.” (**Attachment D.**)
- Agreement will become operative upon the Commission’s approval of the sphere of influence amendment
- Condition 7 - Owners consent to and waive the right of protest and all objections to any future annexation of the Property to the City.
- Agreement is recorded and is binding on successors in interest.

CEQA

- CEQA Guidelines section 15303(a) - construction and location of limited numbers of new, small facilities or structures, including one single-family or a second dwelling unit in a residential zone.
- Section 15061(b)(3) the “common sense” exemption because the project has the same effect as approval of an annexation exempt pursuant to CEQA Guidelines Section 15319 “annexations of existing facilities and lots for exempt facilities.”

RECOMMENDATION

- Adopt the Resolution that includes following:
 - CEQA: Project is categorically.
 - Approve City's sphere of influence amendment.
 - Approve service agreement subject to the terms and conditions in the Resolution, including Owners compliance with Condition 7 waiver.

