

14. Government Services and Controls – Plan for Providing Services (per §56653)

- A. Describe the services to be extended to the affected territory by this proposal. *Upon annexation the property would receive city services comparable to other properties within the City, including fire protection, law enforcement, sanitation collection, land use planning and regulation, public works services including water supply, treatment and disposal, drainage, street maintenance, street lighting and street sweeping.*
- Private utilities such as electricity, gas and telephone service will be extended to the property in connection with future development.*
- B. Describe the level and range of the proposed services. *All services will be available and are adequate. The level of services would be similar to other City properties.*
- C. Indicate when the services can feasibly be provided to the proposal area. *All public services are available upon connection.*
- D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal. *The project proposal includes construction of road frontage improvements along Foothill and Cieneguitas Roads. These include street lights, sidewalks, landscaping, curb and gutter, fire hydrants, etc. The project would include the extension of the existing sewer main on Cieneguitas Road approximately 800 feet to the north.*
- E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation. *Construction of all public improvements will be financed by the project applicant and will subsequently become part of the public system. City buy-in fees are required as part of the annexation to offset the City's costs for providing services for on-going maintenance and operation. Ongoing maintenance and operation will be funded by payments for utility services including water and sewer fees and by general city revenues including property tax and sales tax revenues.*
- F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services. *There are no reasonable or feasible alternatives.*



City of Santa Barbara

Public Works Department

www.SantaBarbaraCA.gov

July 19, 2012

Main Office

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

Administration

Tel: 805.564.5377
Fax: 805.897.2613

Engineering

Tel: 805.564.5363
Fax: 805.564.5467

Facilities

Tel: 805.564.5415
Fax: 805.897.2577

Street Maintenance

Tel: 805.564.5413
Fax: 805.897.1991

Transportation

Tel: 805.564.5385
Fax: 805.564.5467

Water Resources

Tel: 805.564.5387
Fax: 805.897.2613

Bob Braitman
Executive Director
Local Agency Formation Commission
105 East Anapamu Street
Santa Barbara, CA 93101

SUBJECT: Cieneguitas Reorganization: 4151 Foothill Road, APN: 059-160-017; 675 Cieneguitas Road, APN 059-160-021; and 681 Cieneguitas Road, APN 059-160-023

Dear Mr. Braitman:

As a part of the application for the subject area, the City of Santa Barbara (City), as the annexing agency, will need to provide public services and water supply. The applicant (The City of Santa Barbara) intends to detach from the Goleta Water District, the Goleta Sanitary District, the Santa Barbara County Fire Protection District, County Service Area 3 (Goleta Valley – Multipurpose) and County Service Area 32 (unincorporated area - law enforcement), and will connect to the City's infrastructure.

The City will be the retail water purveyor for the subject project. The City's Long-Term Water Supply Program, adopted in June 2011, identifies the water supplies available to the City. The water supplies are sufficient to meet the projected demand of 14,000 acre-feet per year (AFY), plus a safety margin of 1,400 AFY, for a total demand target 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 subject properties are well within the City's ability to serve.

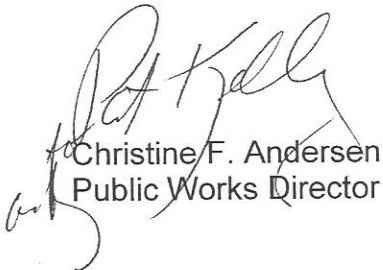
The City's wastewater collection system has the hydraulic capacity to accept the flows that would be generated by this project. The existing 8-inch sewer main on Cieneguitas Road will need to be extended approximately 360 feet along the length of the property frontage to connect the subject project with the City collection system. An easement will not be required since the existing and proposed sewer mains are within the City limits and no flows other than sewer will be directed to the City collection system.

Exhibit B

The City is already providing public street maintenance for Cieneguitas Road and will continue to maintain this road after the required public improvements are completed, as outlined in the Conditions of Approval associated with the annexation. The City's Public Works Department has existing programs and a budget for street maintenance. This type of street maintenance is a part of the City's Pavement Management System, which is funded in annual Streets Capital Budget in the amount of approximately \$3,800,000. There is a budget of \$2,800,000 for pavement management. The Foothill Road frontage will remain in the unincorporated County, within Caltrans' right of way. The Foothill Road frontage improvements, including the street trees, will be maintained by the developer, which will be outlined in an agreement between the developer and Caltrans.

Please feel free to call Mark Wilde, Supervising Civil Engineer, at (805) 564-5552 with any questions.

Sincerely,



Christine F. Andersen
Public Works Director

MW/kts

cc: Pat Kelly, Assistant Public Works Director/City Engineer
Rebecca Bjork, Water Resources Manager
Browning Allen, Transportation Manager
John Ewasiuk, Principal Civil Engineer
Steve Foley, Supervising Transportation Planner
Mark Wilde, Supervising Civil Engineer
Danny Kato, Supervising Planner
Allison De Buske, Associate Planner
Theresa Lancy, Water Supply Specialist

RESOLUTION NO. 12-070

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA IN THE MATTER OF PROVIDING FOR A NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUES PERTAINING TO THE CIENEGUITAS (FOOTHILL CENTER) REORGANIZATION, AN ANNEXATION OF PROPERTIES LOCATED AT 4151 FOOTHILL ROAD (ASSESSOR'S PARCEL NUMBER 059-160-017), 675 CIENEGUITAS ROAD (ASSESSOR'S PARCEL NUMBER 059-160-021) AND 681 CIENEGUITAS ROAD (ASSESSOR'S PARCEL NUMBER 059-160-023) TO THE CITY OF SANTA BARBARA, DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE PROTECTION DISTRICT, GOLETA SANITARY DISTRICT, GOLETA WATER DISTRICT, COUNTY SERVICE AREA 3 AND COUNTY SERVICE AREA 32.

WHEREAS, Section 99 of the Revenue and Taxation Code of the State of California provides that no change of jurisdictional boundaries shall become effective until each city and county whose service areas or service responsibilities would be altered by such change agree by resolution to a negotiated exchange of property tax revenue; and

WHEREAS, the City of Santa Barbara (CITY) and the County of Santa Barbara (COUNTY) have negotiated and reached a mutually acceptable agreement for an exchange of property tax revenue for the proposed reorganization which is commonly referred to as the Hope Avenue Reorganization.

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF SANTA BARBARA approves and adopts the following formula for the exchange of property tax revenue from the subject property:

1. Definitions:

a. Reorganization" shall mean the recordation by LAFCO of a certificate of completion and the filing by LAFCO with the State Board of Equalization and the Santa Barbara County Assessor of a statement of boundary change pursuant to Government Code Section 54900 et seq., annexing the area to the City of Santa Barbara.

b. Property tax revenue" shall include the base property tax revenue.

2. The Auditor-Controller of Santa Barbara County shall allocate and pay directly to the CITY and the COUNTY General Fund those portions of the property tax revenue generated from the parcels making up the Cieneguitas Reorganization area as expressed in LAFCO Proposal 12-004, which otherwise would be allocated to the Santa Barbara County Fire Protection District. The CITY's future share of the allocation shall be that equal to 13.11810176% percent of taxes generated by these parcels with any shortfall or overage being allocated from/to the COUNTY General Fund.

3. CITY and COUNTY agree that those portions of the property tax revenue generated from the parcels making up the Cieneguitas Reorganization area as expressed in LAFCO Proposal 12-004, which otherwise would be allocated to County Service Area (CSA) No. 32, shall cease to be collected the first full fiscal year for which the change in property tax allocation specified by this resolution and the corresponding adjustments to affected tax rate allocation system becomes effective as specified by the State Board of Equalization in accordance with Government Code Section 54902.

4. CITY and COUNTY agree that those portions of the property tax revenue generated from the parcels making up the Cieneguitas Reorganization area as expressed in LAFCO Proposal 12-004, which otherwise would be allocated to the Goleta Water District, shall cease to be collected the first full fiscal year for which the change in property tax allocation specified by this resolution and the corresponding adjustments to affected tax rate allocation system becomes effective as specified by the State Board of Equalization in accordance with Government Code Section 54902.

5. Payment to CITY and COUNTY General Fund will commence the first full fiscal year for which the change in property tax allocation specified by this resolution and the corresponding adjustments to affected tax rate allocation system becomes effective as specified by the State Board of Equalization in accordance with Government Code Section 54902. At the time of adoption of this resolution, that is anticipated to be Fiscal Year 2013-14.

6. Should LAFCO include any additional parcels to this proposal prior its recordation, the same allocated percentage as set forth in paragraph 2 above shall apply.

RESOLUTION NO. 12-070

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 October 16, 2012, by the following roll call vote:

AYES: Councilmembers Dale Francisco, Frank Hotchkiss, Grant House, Cathy Murillo, Randy Rowse; Bendy White, Mayor Helene Schneider

NOES: None

ABSENT: None

ABSTENTIONS: None

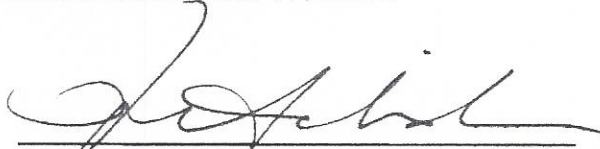
IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on October 17, 2012.





Gwen Peirce, CMC
City Clerk Services Manager

I HEREBY APPROVE the foregoing resolution on October 17, 2012.



Helene Schneider
Mayor

**RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

A RESOLUTION PROVIDING FOR A
NEGOTIATED EXCHANGE OF PROPERTY TAX
REVENUES PERTAINING TO THE CIENEGUITAS
REORGANIZATION (LAFCO #12-4), AN
ANNEXATION TO THE CITY OF SANTA BARBARA
AND DETACHMENT FROM THE SANTA
BARBARA COUNTY FIRE PROTECTION DISTRICT,
GOLETA WATER DISTRICT, GOLETA
SANITATION DISTRICT, COUNTY SERVICE AREA
3 AND COUNTY SERVICE AREA 32

RESOLUTION NO. 12-250

WHEREAS, Section 99 of the Revenue and Taxation Code of the State of California provides that no change of jurisdictional boundaries shall become effective until each city and county whose service areas or service responsibilities would be altered by such change agree by resolution to a negotiated exchange of property tax revenue; and

WHEREAS, Section 99(b)(5) of the Revenue and Taxation Code provides that in the event that a jurisdictional change would affect the service area or service responsibility of one or more special districts, the board of supervisors of the county in which the districts are located, shall, on behalf of the district or districts, negotiate any exchange of property tax revenues; and

WHEREAS, the County of Santa Barbara (COUNTY) has consulted with the affected districts; and

WHEREAS, the City of Santa Barbara (CITY) and the COUNTY have negotiated and reached a mutually acceptable agreement for an exchange of property tax revenue for the purpose of the proposed reorganization known as LAFCO Proposal #12-4, which is also commonly referred to as the Cieneguitas Reorganization.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Santa Barbara that the COUNTY approves and adopts the following formula for the exchange of property tax revenue from the subject property:

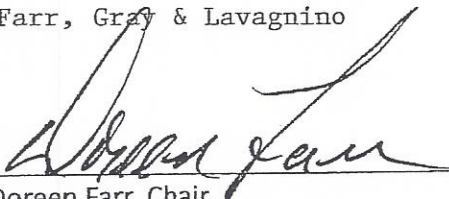
1. Definitions:

- a. "Reorganization" shall mean the recordation by LAFCO of a Certification of Completion and the filing by LAFCO, with the State Board of Equalization and Santa Barbara County Assessor, of a statement of boundary change pursuant to Government Code Section 54900 et seq., annexing the unincorporated area to the City of Santa Barbara.
- b. "Property Tax Revenue" shall include the base property tax revenue and the future property tax increment.

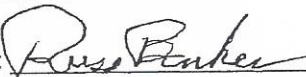
2. The Auditor-Controller of the County of Santa Barbara shall re-allocate and pay directly to the CITY and the COUNTY General Fund those portions of the Property Tax Revenue generated from the parcels making up the Cieneguitas Reorganization area as expressed in LAFCO Proposal #12-4, which otherwise would be allocated to the detached Goleta Sanitation District, Goleta Water District, County Service Area 3, County Service Area 32 and the Santa Barbara County Fire Protection District as follows: The CITY's future Property Tax Revenue allocation will be equal to 13.11810176 percent of Property Tax Revenue generated by these parcels and the COUNTY General Fund's existing allocation percentage will be adjusted for the difference. The allocation percentages of taxing entities not included in this reorganization are not affected.
3. Payment to the CITY and COUNTY General Fund will commence the first full fiscal year for which the change in property tax allocation specified by this resolution and corresponding adjustments to affected tax rate allocation system becomes effective as specified by the State Board of Equalization in accordance with Government Code 54902. At the time of this resolution, that is anticipated to be fiscal year 2013-14.
4. COUNTY agrees to accept the exchange of Property Tax Revenue.
5. Should LAFCO include any additional parcels to this proposal prior to its recordation, the same allocated percentage as set forth in paragraph 2, above, shall apply.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, this 16th day of October 2012.


AYES: Supervisors Carbajal, Wolf, Farr, Gray & Lavagnino
 NOS: None
 ABSTAIN: None
 ABSENT: None


 Doreen Farr, Chair,
 Board of Supervisors
 County of Santa Barbara

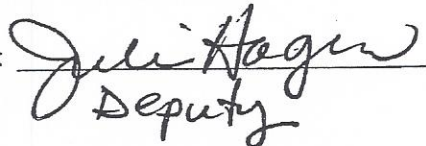
ATTEST:
 CHANDRA WALLAR,
 CLERK OF THE BOARD

By: 
 Deputy Clerk

APPROVED AS TO FORM:
 Dennis Marshall,
 COUNTY COUNSEL

By: 
 Anne Rierson,
 Deputy County Counsel

APPROVED AS TO FORM:
 Robert W. Geis,
 AUDITOR-CONTROLLER

By: 
 Deputy

Notice of Determination

Appendix D

To:

Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
 County of: Santa Barbara
 Address: 1100 Anacapa Street
Santa Barbara, CA 93101

From:

Public Agency: City of Santa Barbara
 Address: P.O. Box 1990
Santa Barbara, CA 93102
 Contact: Allison De Busk, Project Planner
 Phone: 805-564-5470, ext. 4552

Lead Agency (if different from above):
 Address: _____
 Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2012042003

Project Title: Foothill Triangle Annexation and Development

Project Applicant: Steve Fort, Suzanne Elledge Planning and Permitting Services

Project Location (include county): 4151 Foothill Road and 675 and 681 Cieneguitas Road (Santa Barbara Co.)

Project Description:

Annexation of three parcels into the city of Santa Barbara and detachment from applicable special districts; and development of 4151 Foothill Road and 681 Cieneguitas Road with a 60,122 square foot office development for use as an outpatient surgery center, medical clinic and administrative offices for Sansum Clinic.

This is to advise that the City of Santa Barbara has approved the above
 Lead Agency or Responsible Agency

described project on 6-21-12 and has made the following determinations regarding the above
(date)
described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

630 Garden Street, Santa Barbara, CA 93101

Signature (Public Agency): Allison De Busk Title: Project Planner

Date: 7-24-12 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

Exhibit E



October 22, 2012

Mr. Bob Braitman
Executive Officer
Santa Barbara LAFCO
105 East Anapamu Street
Santa Barbara CA 93101

RE: Landowner Consent to Boundary Changes

Dear Mr. Braitman:

The undersigned is the owner of record of the following properties:

Assessor Parcel Nos. 059-160-017 and 059-160-023

I hereby consent to the annexation of these properties to the City of Santa Barbara and detachment from the Goleta Sanitary District, Goleta Water District, Santa Barbara County Fire Protection District, County Service Area No. 3 and County Service Area 32.

Sincerely yours,

FOOTHILL CENTRE, L.P.

By Foothill Centre, LLC

By MICHAEL TOWBES
Manager

/bjr

Ret. to:
City Clerk's Office
City Hall
Santa Barbara, Calif.

BOOK 2586 PAGE 691

32527

RECORDED AT REQUEST
CITY CLERK

BOOK 2586 PAGE 691

SEP 16 3 43 PM '75

WITNESSED

OFFICIAL RECORDS
SANTA BARBARA CO., CALIF.
HOWARD E. HAYES
CITY CLERK-RECORDER

FEE \$6.00

Item No. 10
of Preliminary Report

AGREEMENT FOR SEWER CONNECTION

THIS AGREEMENT made and entered into this 22nd day of
July, 19 75.

by and between

CITY OF SANTA BARBARA, a
Municipal Corporation,
hereinafter referred to
as "City";

and

RAYMOND A. BUELOW
hereinafter referred to
as "Owner".

W I T N E S S E T H:

WHEREAS, Owner is the legal owner of certain real property referred to as Assessor's Parcel No. 59-160-21 on the Official Parceling Maps of the County of Santa Barbara dated 7/71, and which is located outside the corporate limits of the City of Santa Barbara at 675 Cieneguitas Road and recorded in the Book of Deeds Book 2335 Page 854 Dated Feb. 4, 1971 of official records in the office of the County Recorder of said County, and

WHEREAS, the sanitary sewer system of the City of Santa Barbara extends into unincorporated territory and beyond the said City limits, particularly in the area in which said real property of Owner is situated; and

WHEREAS, Owner's property has been improved by construction of a residential structure, and for an adequate consideration hereinafter referred to, Owner has requested permission to connect the sewage facilities of said structure to the sewer system of City;

NOW, THEREFORE, the parties hereto mutually agree as follows:

1. The City of Santa Barbara hereby agrees to permit upon terms and conditions hereinafter set forth a connection to the City sewer system from the real property of Owner referred to as Assessor's Parcel No. 59-160-21 and located at 675 Cieneguitas Road, Santa Barbara, California. Said sewer connection may serve the existing structure only and none others upon the above described land as it now exists.

2. Owner understands, agrees, and acknowledges, that the construction of the sewer connection and all expenses in connection therewith, shall be borne by Owner. All sewer construction performed pursuant to this agreement shall be done in conformance with City standards and Owner shall not be permitted to complete the connection to the City's sewer system until aforementioned construction has been inspected and approved by City's inspectors.

3. Owner agrees to pay to City a sewer connection charge of \$ N/A, and a sewer service charge as provided in Resolution No. 7842 or amendments thereto for property located outside the corporate limits of the City of Santa Barbara, on the first day of each and every month during the term of this agreement, and commencing on the first day of the month next following the final inspection and approval of said construction, installation and connection. The service charge provided for herein is based upon special and unique considerations between the parties hereto. This agreement shall be null and void if the sewer connection subject hereof is not completed within ninety (90) calendar days after execution of this agreement.

4. Owner agrees that in the event the real property affected by this agreement is proposed for annexation to City under proceeding initiated by property owner petition or otherwise, Owner hereby expressly waives any right of protest to such annexation, except that owner shall have the right to be heard in any hearing in which the zoning of the subject property is being considered.

5. Owner agrees that in the event of any annexation of the property to the City of Santa Barbara, Owner will pay to City the annexation fees provided in the Santa Barbara Municipal Code, whether such annexation is initiated by either Owner, other property owners or the City.

6. Owner understands, agrees and acknowledges, that the City may discontinue sanitary sewer service to the above stated premises of Owner and terminate this agreement if Owner shall fail for longer than ten (10) days to pay fees and service charges when due and payable hereunder or if Owner fails to comply with any of the terms and conditions of this agreement.

7. All of the provisions of this agreement shall run with the land and shall be binding on any and all successors in interest of Owner to the subject property.

8. This agreement shall be recorded at the Office of the Recorder of the County of Santa Barbara and Owner shall bear the cost of any recording costs.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in duplicate the day and year first written.

CITY OF SANTA BARBARA
a Municipal Corporation

By [Signature]
Mayor

[Signature]
Owner



[Signature]
City Clerk

675 Conejitas Road, S.B.
Address 93110

APPROVED AS TO FORM:

[Signature]
City Attorney

TO 407 c
(Individual)

DCGR2586 PAGE 694 (11)

STATE OF CALIFORNIA
COUNTY OF Santa Barbara } SS.

On August 4, 1975 before me, the undersigned, a Notary Public in and for said State, personally appeared Raymond A. Buslow

STAPLE HERE

to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Signature Janette M. Smith
Name (Typed or Printed) Janette M. Smith



(This area for official notarial seal)

////// END OF DOCUMENT //////////////////////////////////

J