

LAFCO 09-8: Las Canoas Reorganization: Annexation to City of Santa Barbara/ Detachment from Santa Barbara County Fire Protection District/ Detachment from County Service Area No. 12 / Detachment from County Service Area No. 32

The staff placed this proposal on the agenda in anticipation of the City Council and Board of Supervisors approving a property tax exchange agreement prior to the April 1 LAFCO meeting. Should this not occur the staff will recommend the item not be heard and it will be presented for action at a future Commission meeting.

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

April 1, 2010 (Agenda)

LAFCO 09-8: Las Canoas Reorganization: Annexation to the City of Santa Barbara/
Detachment from the Santa Barbara County Fire Protection District/
Detachment from the County Service Area No. 12 / Detachment from
County Service Area No. 32

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

ACREAGE &
LOCATION Approximately 1.7 acres south of and adjacent to Las Canoas Road,
approximately 1,400 feet west of the intersection with Las Canoas Place
(730 Las Canoas Place)

PURPOSE: To adjust municipal boundaries to reflect an approved lot line adjustment
between the parcels at 730 Las Canoas Road and 2030 Las Canoas Place.

PROJECT INFORMATION

Description of Project

The proposal will amend the boundaries of the City of Santa Barbara to conform with a revised
boundary between two legal parcels. There is an existing single-family home on each parcel.

Project Information

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

The proposal area is within the City Sphere of Influence. Land uses in the proposal area
consist of landscaping and open space that function as part of the back yard for the home
at 730 Las Canoas Place. No change in land use will result from this proceeding.

The County General Plan designates the site as agricultural; the City General Plan
designates the site as Major Hillside. Existing County zoning is AG-1-10 (Agriculture
with minimum lot size of 10 acres). Approved City zoning upon annexation is A-1 (One-
Family Residence) within the City. The existing use conforms with this designation.

Surrounding land uses are existing single-family residences.

2. Topography, Natural Features and Drainage Basins

The site has an approximate 20% slope with mature landscaping. The general topography
of the surrounding area is similar.

3. Population:

There are no dwelling units within the proposal area and none are proposed.

4. 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 on file. The City currently provides water for both the area that is to annexed and the remaining parcel that will remain unincorporated.

5. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 86004. The overall tax rate will not be affected by this change. The FY 2009-2010 assessed value is \$590,459.

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

6. Environmental Impact of the Proposal:

The City of Santa Barbara as lead agency found the proposal to be categorically exempt pursuant to CEQA Guidelines Section 15305 (Class 5 – Minor Alterations in Land Use Limitations). It is also categorically exempt pursuant to CEQA Guidelines Section 15319 (Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities).

7. Landowner and Subject Agency Consent:

The City affirms that written consent has been given by the affected property owner.

8. Boundaries, Lines of Assessment and Registered Voters:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. The territory is uninhabited; fewer than 12 registered voters reside in the affected territory.

9: Environmental Justice

Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

SPECIAL ANALYSIS:

Annexation of Additional Property

The enclosed letter from Pat Kelly, Assistant Public Works Director/City Engineer requests that an additional property be included as part of this reorganization. As explained in the letter it consists of a slim section of Calle Real, which is a public roadway.

The letter notes this portion of Calle Real was inadvertently overlooked when the St. Vincent's Reorganization (LAFCO 02-9) was approved in 2002 and was further overlooked when a portion of Calle Real was annexed as part of the Hart Reorganization (LAFCO 04-10) in 2005.

As shown on the enclosed map the site consists of less than one acre within State Right of Way for U.S. Highway 101 and it carries no Assessor Parcel Number and therefore no taxable value.

This portion of the Reorganization will consist of annexation to the City, detachment from the County Fire Protection District, detachment from County Service Area No. 32 and detachment from the Goleta Water District. The District has been informed on this request.

This action is consistent with Guidelines adopted by your Commission concerning inclusion of additional properties, i.e., they consist of small lots in developed or developing areas; do not represent an environmentally controversial land use; are within the City's Sphere of Influence; and are designated Urban on adopted plans.

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, with the additional change requested by the City.

- A. Find the proposal and annexation of the additional land to be categorically exempt.
- B. Adopt this report and approve the proposal known as the Las Canoas Reorganization consisting of Parcel A, Las Canoas property and Parcel B, a portion of Calle Real:

Parcel A: Las Canoas Reorganization: Annexation to the City of Santa Barbara/
Detachment from the Santa Barbara County Fire Protection District/
Detachment from the County Service Area No. 12 / Detachment from
County Service Area No. 32

Parcel B: Las Canoas Reorganization: Annexation to the City of Santa Barbara/
Detachment from the Santa Barbara County Fire Protection District/
Detachment from County Service Area No. 32/ Detachment from the
Goleta Water District/

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 payment of liability of payment of taxes for existing bonded indebtedness of the detaching Districts.

D. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 – APPROVE the proposal without the portion of Calle Real.

A Find the proposal to be categorically exempt.

B Adopt this report and approve the proposal known as the Las Canoas Reorganization Annexation to the City of Santa Barbara/ /Detachment from the Santa Barbara County Fire Protection District/ Detachment from the County Service Area No. 12/ Detachment from County Service Area No. 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 payment of liability of payment of taxes for existing bonded indebtedness of the detaching Districts.

D. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 3 – Adopt this proposal and DENY this proposal.

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

RECOMMENDED ACTION:

Approve OPTION 1.

A handwritten signature in black ink, appearing to read "Bob Braitman", with a long horizontal flourish extending to the right.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION



City of Santa Barbara

Public Works Department

www.SantaBarbaraCA.gov

February 16, 2010

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

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

Administration
Tel: 805.564.5377
Fax: 805.897.2613

SUBJECT: Las Canoas Reorganization (LAFCO 09-8)

Dear Mr. Braitman:

Engineering
Tel: 805.564.5363
Fax: 805.564.5467

As requested in your attached letter, on behalf of the City of Santa Barbara (City), this is to request approval by Santa Barbara Local Agency Formation Commission (LAFCO) to annex a traveled portion of Calle Real, now maintained by the City, near the intersection of Old Mill Road in concert with Las Canoas Reorganization (LAFCO 09-8). The portion of Calle Real proposed for annexation is described and shown on the annotated drafts (see attached Exhibit A and Exhibit B), as prepared by Stantec Consulting, Inc. (Stantec).

Facilities
Tel: 805.564.5415
Fax: 805.897.2577

On November 11, 1997, and on June 18, 2002, the City Council initiated steps to annex the campus of St. Vincent's Institution, which also intended for the annexation of the frontage portions of Calle Real. However, the annexation of this narrow portion of Calle Real was inadvertently overlooked in connection with St. Vincent's Reorganization (LAFCO 02-9), as previously described in the Certificate of Completion recorded on October 24, 2002, as Instrument No. 2002-0107674 of Official Records. It was also overlooked when a portion of Calle Real in the vicinity of Highway 154 fronting St. Vincent's was annexed with the Hart Reorganization (LAFCO 04-10), as described in the Certificate of Completion recorded on August 16, 2005, as Instrument No. 2005-0078552 of Official Records.

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

We understand that the meeting originally scheduled on March 4, 2010, by LAFCO to consider Las Canoas Reorganization, has been delayed until its next meeting on April 1, 2010.

With respect to Parcel A of the Reorganization, we understand Exhibit A and Exhibit B, prepared by Waters Land Surveying, Inc. (Waters), as recently approved by Santa Barbara County Surveyor's office, will be slightly updated to refer to "Parcel A." Accordingly, with respect to new Parcel B, we have also requested Stantec to revise its earlier Exhibits in order to comply with your letter. In particular, Stantec has been requested to revise its Exhibit A and Exhibit B to refer to "Parcel B" and to match graphic standards, that are now required.

If you have any questions concerning this request, please call Don Irelan, Senior Real Property Agent, at (805) 564-5384.

Sincerely,

Pat Kelly
Assistant Public Works Director/City Engineer

Las Canoas Reorganization (LAFCO 09-8)
February 10, 2010
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Attachments: Letter (February 1, 2010)
Exhibit A (description of Parcel B)
Exhibit B (survey plat of Parcel B)

cc: Christine F. Andersen, Public Works Director
Paul Casey, Community Development Director
Kathleen Kennedy, Associate Planner
Michael B. Emmons, P.L.S., Santa Barbara County Surveyor, 123 E. Anapamu, Santa
Barbara, CA 93101
Sharon Friedrichsen, Assistant to the County Executive Officer, 105 East Anapamu
Street, Suite 406, Santa Barbara, California 93101
Todd Amspoker, Esq., Price, Postel & Parma, 200 East Carrillo Street, Suite 400,
Santa Barbara, California 93101-2190
Barry J. Waters, P.L.S., Waters Land Surveying, Inc., 5553 Hollister Ave, Suite 7,
Goleta, CA 93117
Harold B. Vance, R.C.E., Stantec Consulting, Inc., 290 Conejo Ridge, Thousand Oaks,
CA, 93161