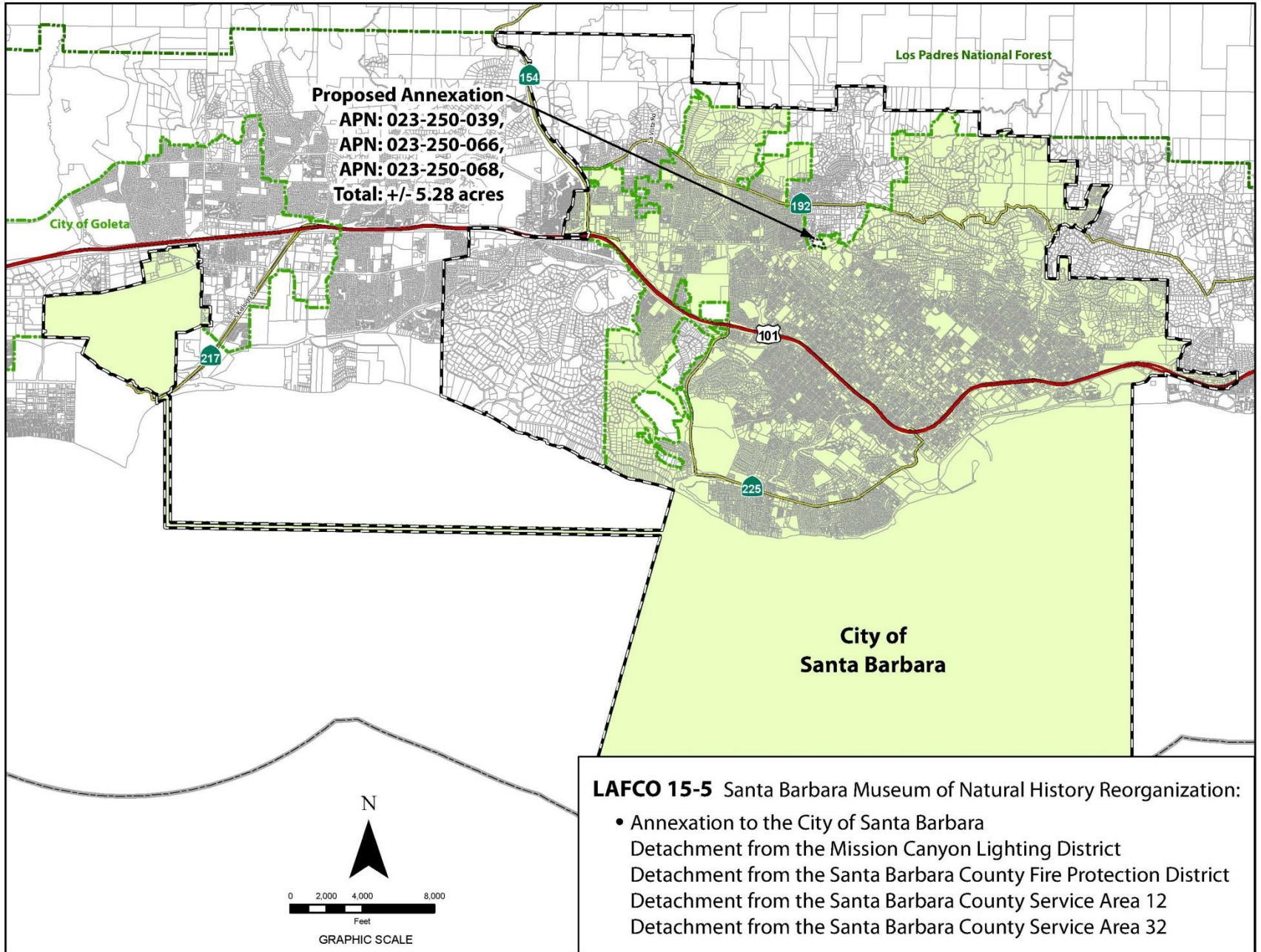


Santa Barbara LAFCO

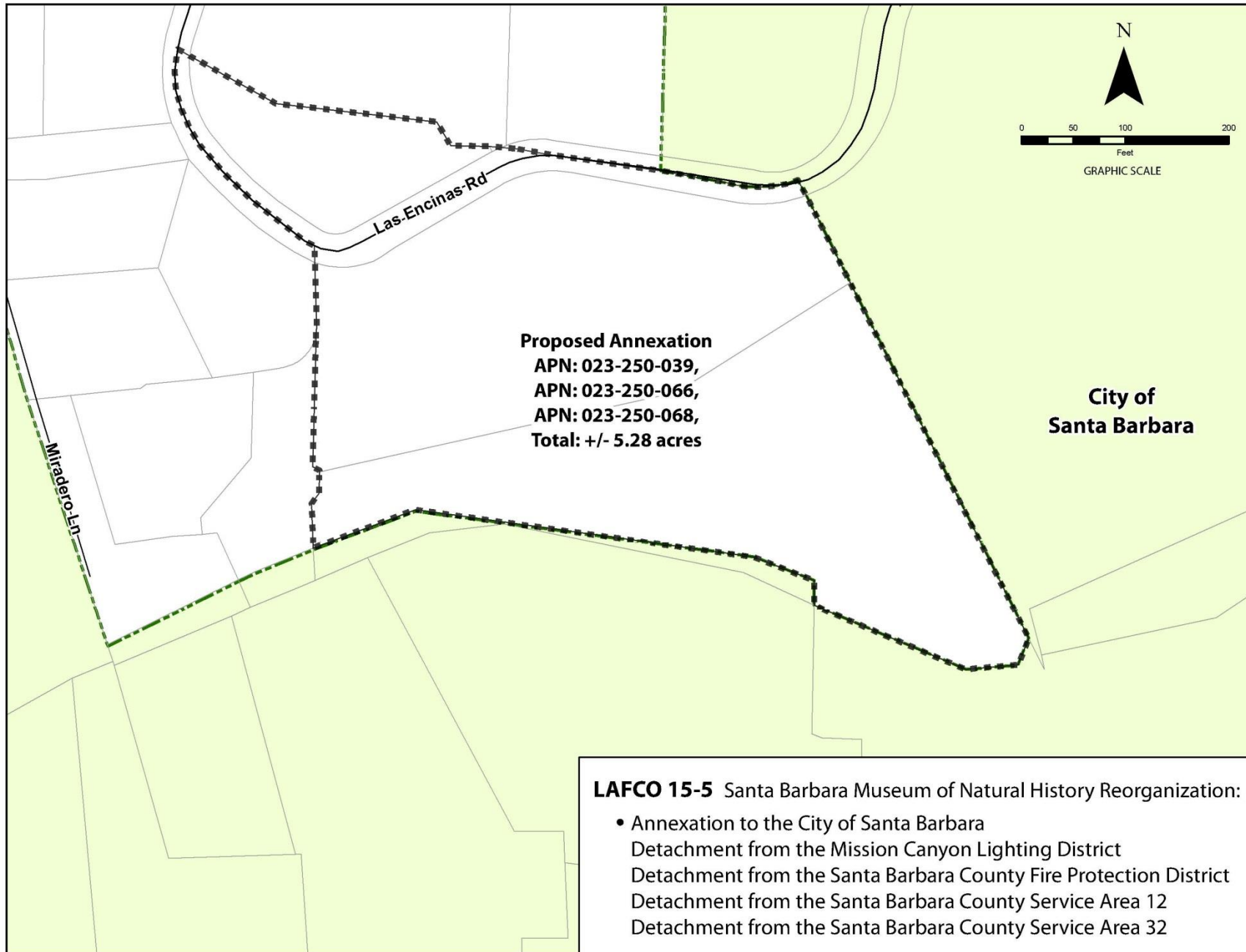
Santa Barbara Museum of Natural History Reorganization: Annexation to the City of Santa Barbara/Detachment from the Mission Canyon Lighting District, the Santa Barbara County Fire Protection District, County Service Area 12, and County Service Area 32

July 7, 2016



LAFCO 15-5 Santa Barbara Museum of Natural History Reorganization:

- Annexation to the City of Santa Barbara
- Detachment from the Mission Canyon Lighting District
- Detachment from the Santa Barbara County Fire Protection District
- Detachment from the Santa Barbara County Service Area 12
- Detachment from the Santa Barbara County Service Area 32



Background

- The area proposed for reorganization is comprised of approximately 5.28 acres in the western portion of Museum owned properties at 2559 Puesta del Sol, Santa Barbara, CA 93105. The current boundaries are bisected by the Santa Barbara city limits. The property is owned by a non-profit corporation. The Museum is located along Mission Creek in the Mission Canyon area.
- The City of Santa Barbara is the applicant on behalf of the Museum
- The proposed annexation is within the City of Santa Barbara's sphere of influence.
- The reorganization area is already served by City water, sewer, and other services to the area. This will continue after the area becomes part of the city.
- The Museum has updated its Conditional Use Permit (CUP) in the city of Santa Barbara and requested annexation so that the property is within one jurisdiction and regulated by the updated Conditional Use Permit. No change in the use of the property is proposed or allowed by the amended CUP.

Land Use and Development

- The land uses contained in the CUP, describes any future development. For the Western Parcels, these uses are Single Family Residential, Passive Recreation, including public use of the trail network, and Museum educational activities. The CUP "Development Rights Restrictions" states that, other than improvements shown on the plans and improvements within the building envelope, no development shall occur within the "Native Woodland Garden" (which is the entirety of the Western Parcels outside of the building envelope for the single family residence). The CUP sets the limit for permitted development and activities on the Museum property.
- The zoning in the County is 20-R-1 (Single Family Residential 20,000 Min. Lot Size). For parcel one, at 0.63 acres (27,442.8 sq.ft.), this would allow a maximum of 1 unit. For parcel two at 4.95 acres (215,622 sq.ft.), this would allow a maximum of 10.78 units.
- City's rezoning is 1-E, maximum density of 3 dwellings/acre. This would allow 1 unit on parcel one and a maximum of 14.85 units on parcel two.
- Although the County's zoning is more restrictive, the CUP will still restrict future development without going through a discretionary permit process.

Environmental Determination

- The City of Santa Barbara has prepared a Categorical Exemption for the annexation and general plan amendment under California Environmental Quality Act Guidelines Sections under CEQA Sections 15305, 15319, and 15061(b)(3). In addition, LAFCO staff have identified CEQA Sections 15301, 15303, 15307, and 15333. These additional sections will be included in the Commission's Notice of Exemption, if the annexation is approved.
- RE: CEQA Exemptions 15305, 15319 & 15061(b)(3) - LAFCO also relies on factual justifications stated in City's NOE, Staff Report Exhibit D."

ENVIRONMENTAL DETERMINATION (Cont'd)

Regarding other LAFCO exemptions:

- Sec. 15301: Existing facilities - minor repairs/landscaping for existing house. Improvements are minor in nature and will cause no impacts.
- Sec. 15303: New small structures. Improvements minor in nature and cause no impacts.
- Sec. 15305: Minor alterations to land - applies to property with slope less than 20%, as is case here.
- Sec. 15307: Protection of Natural Resources - restoration of less than 5 acres. (Relies on the De La Garz bio report).

LAFCO will file a NOE stating all exemptions.

Property Tax Exchange

- The City Council of the City of Santa Barbara, April 19, 2016, adopted a resolution agreeing to a negotiated exchange of property tax revenues for the reorganization area. The City's future share of the property tax allocation will be equal to 10.837 percent of the property tax revenues generated by the three parcels.
- Pursuant to a resolution adopted on April 5, 2016, the County's allocation will be adjusted by the difference between the 9.53 percent to the Santa Barbara County Fire Protection District and the 0.187 percent to the Mission Canyon Lighting District.

Conduction Authority Proceedings

- The annexing property owner, the Museum, has consented to waiving conducting authority proceedings.
- In addition, the City of Santa Barbara, as the applicant, consents to the waiver of conducting authority proceedings.
- Therefore, a protest hearing will not be required if the annexation is approved by the Commission.

Conclusion

- The Santa Barbara Museum of Natural History Reorganization: Annexation to the City of Santa Barbara/Detachment from the Mission Canyon Lighting District, the Santa Barbara County Fire Protection District, County Service Area 12, and County Service Area 32, represents a reasonable and logical extension of the City limits.

Recommendation

OPTION 1 – APPROVE the annexation as submitted and adopt a resolution that will take the following actions:

- Find that the proposal to be Categorically Exempt from environmental review under California Environmental Quality Act Guidelines Sections 15301, 15303, 15305, 15307, 15319, 15333, and 15061 (b)(3).
- Approve the proposal, known as the Santa Barbara Museum of Natural History Reorganization: involving Annexation to the City of Santa Barbara/Detachment from the Mission Canyon Lighting District, the Santa Barbara County Fire Protection District, County Service Area 12, and County Service Area 32

Recommendation(Cont'd)

- That the subject territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within 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.
- Waive the conducting authority proceedings and complete the proceedings.