

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

March 6, 2008 (Agenda)

LAFCO 06-6: Las Positas Reorganization: Annexation to the City of Santa Barbara/  
Detachment from the Santa Barbara County Fire Protection District/  
Detachment from the Goleta Water District.

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

ACREAGE &  
LOCATION

Approximately 162 acres in two components:

- Component A – 158 acres north of and including Cliff Drive, generally east of and including Las Positas Road and including Elings Park South
- Component B – 4 acres south of and adjacent to Modoc Road, including approximately 1,146 feet of Las Positas Road.

PURPOSE: Facilitate transfer of jurisdiction of a portion of SR 225 (also known as State Route 225) from CALTRANS to the City, reduce the size of unincorporated islands and promote orderly governmental boundaries.

PROJECT INFORMATION

Description of Project

The proposal will annex to the City of Santa Barbara portions of State Highway 225 right-of-way that are not already within the City in anticipation of the roadway being transferred to the City.

Included to avoid creating unincorporated “islands” are the Elings Park property, owned by Las Positas Park Foundation, and a small parcel owned by BNB Associates. Consent has been given by all affected landowners.

Project Information

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

The proposal includes the SR 225 roadway, private recreation facility at Elings Park, open space and a small area of residentially designated land. The construction of two single-family homes could eventually result or be facilitated by this annexation to the City.

The County General Plan designates the area as residential, with densities from 10 units per acre to one unit per 20 acres. County zoning is R-8-1, Single-Family Residential (8,000 square foot min. lot size) and RR – 5, Rural Residential (5 acres min. lot size).

The City General Plan designates the proposal area as Residential, Recreation and Open Space. Approved zoning upon annexation is PR (Undeveloped Park and Open space) and Residential – A-1 (1 unit per acre). No new uses are currently proposed, future uses will be consistent with City zoning.

The City application states of the proposal,

This would allow the City to implement City standards for right-of-way improvements rather than CALTRANS standards that are more focused on moving regional traffic through the area. These improvements could include construction of sidewalks, parkways, curbs, and gutters. Parkway could be included between curb and sidewalks to allow for the installation of landscaping that would soften the roadway's present appearance and provide a more pedestrian friendly environment."

Surrounding land uses are commercial and residential to the north, residential, education and recreation to the east, residential and open space to the west and recreation and recreation to the south.

2. Reduction of an Unincorporated Island:

The proposal is part of a larger area totally surrounded by the City. The annexation will decrease the size of this unincorporated "island" and promote orderly boundaries

3. Topography, Natural Features and Drainage Basins:

Topography varies with general 5% slopes. Arroyo Burro Creek flows along the west side of SR 225 (also known as Las Positas Road). The nearby areas have varying topography with small steep hillsides to the east and west.

4. Population:

There are no homes within the proposal area. Annexation might facilitate construction of up to two single-family homes in the future though no homes are presently proposed.

5. 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.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 86020. The overall tax rate will not be affected by this change. The 2006-2007 assessed value is \$2,011,143.

The subject 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.

The subject territory, upon detachment from the Goleta Water District, should be exempt from liability for payment to the District of all or any part of principal, interest and any other amounts that shall become due on account of all or any part of outstanding or authorized but presently unissued bonds or obligations of said District, and the levying or fixing and the collection of any (1) taxes or assessments, or (2) service charges, rentals, or rates, or (3) both, as may be necessary to provide for such payment, pursuant to Government Code Section 56886(c).

7. Environmental Impact of the Proposal:

The City of Santa Barbara, as lead agency, found the proposal to be categorically exempt. (Class 19 – Annexation of Existing Facilities and Lots for Exempt Facilities)

8. Landowner and Subject Agency Consent:

Written consent has been given by all property owners. The annexing city consents to waiving conducting authority proceedings.

9. Boundaries, Lines of Assessment and Registered Voters:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. A map sufficient to file with the State Board of Equalization is on file.

The territory is uninhabited; fewer than 12 registered voters reside in the affected territory.

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 as submitted.

- A. Find the proposal to be categorically exempt.
- B. Adopt this report and approve the proposal known as the Las Positas Reorganization: Annexation to the City of Santa Barbara/Detachment from Santa Barbara County Fire Protection District/Detachment from 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. Find: 1) all affected landowners have given written consent to the annexation and 2) the annexing agency has consented to waive conducting authority proceedings.
- E. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 – Adopt this proposal and DENY this proposal.

OPTION 3 - CONTINUE this proposal to a future meeting for additional information.

RECOMMENDED ACTION:

Approve OPTION 1.

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BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION