

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

**Proposal Justification Questionnaire for Annexations,
Detachments and Reorganizations**

(Attach additional sheets as necessary)

1. Name of Application: (The name should match the title on the map and legal description; list all boundary changes that are part of the application)

Initiation of Annexation of Territory into the Santa Barbara County Fire Protection District

2. Describe the acreage and general location; include street addresses if known:

The activity involves the annexation by the Santa Barbara County Fire Protection District of all territory within Santa Barbara County that is not presently located within the Santa Barbara County Fire Protection District, with the exception of areas served by an incorporated City or other fire district and excluding the Channel Islands (Santa Barbara, Santa Cruz, San Miguel and Santa Rosa). A list of Tax Rate Areas (TRAs) included in the annexation is contained in Attachment B. Approximately 1,925 parcels, comprising 629, 941 acres, would be annexed. The vast majority of land, 629,563 acres, is located within Los Padres National Forest. The remaining 378 acres are located outside the National Forest boundaries. Although not presently located within the Santa Barbara County Fire Protection District, the parcels to be annexed are already served by the Santa Barbara County Fire Protection District. Annexation would apportion property tax revenue to compensate the Santa Barbara County Fire Protection District for provision of fire protection services within the annexation area and ensure that all territory within Santa Barbara County is located within the jurisdiction of a local fire protection agency. No physical development is proposed or would occur as a result of the annexation.

3. List the Assessor's Parcels within the proposal area:

There are 1,925 Assessors Parcels within the annexation area. See Attachment A for a complete list.

4. Purpose of proposal: (Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.)

The proposal is to annex territory to the Santa Barbara County Fire Protection District in order to apportion property tax revenue to compensate the Santa Barbara County Fire Protection District for providing services within the annexation area and ensure all territory within Santa Barbara County is located within the jurisdiction of a local fire protection agency.

5. Land Use and Zoning - Present and Future

- A. Describe the existing land uses within the proposal area. Be specific.

The majority of land uses within the proposed annexation area are agricultural and rural in nature, including 805 parcels of grazing land, 256 of dry farms, and 180 of recreational open space. There are also 434 parcels with residential uses and three with commercial uses, in addition to miscellaneous other uses.

- B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.

There will be no change in land use as a result of this annexation.

- C. Describe the existing zoning designations within the proposal area.

Zoning designations are as follows:

Zoning	Acreage	# of Parcels	Zoning	Acreage	# of Parcels
100-AG	43,706.0	159	AG-II-40	303.4	7
100-AG-D-T	29.5	2	A-I-X-O	706.0	2
100-AL-O	1,504.6	6	CH	3.0	2
10-AG	183.3	6	MT-100	3,417.7	87
20-AG	235,561.0	419	MT-320	7,953.3	25
20-AL-O	4,903.0	10	MT-40	46.8	2
10-R-1	1.2	1	DR-6	1.5	1
20-R-1	5.0	4	PU	84.0	3
40-AG	12.5	1	RMZ-100	743.4	6
40-AL	775.8	12	RMZ-320	3,902.4	11
40-AL-O	24.7	5	RMZ-40	214.3	9
40-E-1	6,701.1	70	RR-10	238.2	120
40-E-1-O	640.0	1	RR-20	394.6	37
50-AG	162,563.0	298	RR-5	302.4	147
AG-I-10	0.6	1	U	134,029.9	349
AG-I-40	503.5	25	WA-D	2,560.0	8
AG-II-100	17,925.4	89			
Total Acreage			629,941.1		
Total Parcels			1,925		

- D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?

There will be no change in zoning as a result of this annexation.

- E. (For City Annexations) Describe the rezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this rezoning?

Not applicable

- F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements).

There are 40 known applications pending within the proposed annexation area. See Attachment C for a complete list.

6. Describe the area surrounding the proposal

Using Table A, describe existing land uses, general plans and zoning designations for lands adjacent to and surrounding the proposal area. The application is incomplete without this table.

7. Conformity with Spheres of influence

- A. Is the proposal area within the sphere of influence of the annexing agency? **Yes**
- B. If not, include a proposal to revise the sphere of influence.

8. Conformity with County and City General Plans

- A. Describe the existing County General Plan designation for the proposal area.

General Plan designations are as follows:

Land Use	Acreage	# of Parcels
Agriculture	601,129.2	1,386
Commercial	3.0	2
Mountainous Area	25,543.0	209
Open Lands	1,840.7	15
Recreation	400.0	2
Residential	938.7	308
Utility	84.0	3
Total	629,941.1	1,925

- B. (For City Annexations) Describe the City general plan designation for the area.

Not applicable.

- C. Do the proposed uses conform with these plans? If not, please explain.

There are no proposed land uses associated with this annexation.

9. Topography and Natural Features

- A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal.

The topography is primarily hilly and mountainous with drainage areas and canyons. There are major rivers, including the Sisquoc and Santa Ynez, as well as smaller streams and creeks. Forested land includes mixed evergreen forests, oak woodland, pinyon-juniper woodland, and conifer forest. The area is comprised of a wide variety of unique rock types and landforms. There are no significant natural features that will affect the proposal.

- B. Describe the general topography of the area surrounding the proposal.

The surrounding areas have similar topography to the west and east, with Cuyama Valley to the north and the coastal hills and plains to the south.

10. Impact on Agriculture

- A. Does the affected property currently produce a commercial agricultural commodity? **There are numerous agricultural commodities produced within the annexation area, including: Apples, Avocados, Bananas, Cherimoyas, Lemons, Limes, Macadamias, Olives, Persimmons, Orchards, Vineyards and Grazing Lands.**

- B. Is the affected property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program? **Information not available.**

- C. Is the affected property Prime Agricultural Land as defined in Government Code §56064? **Approximately 61 parcels, encompassing roughly 6,200 acres, are Prime Agricultural Land.**

- D. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract? **Yes, there are 87 parcels encompassing approximately 18,128 acres under Williamson Act contract within the proposal area.**

1) If “yes,” provide the contract number and the date the contract was executed. **See Attachment D for a list of all contract numbers.**

2) If “yes”, has a notice of non-renewal been filed? If so, when? **None of the parcels under Williamson Act contract have filed a notice of non-renewal.**

3) If this proposal is an annexation to a city, provide a copy of any protest filed by the annexing city against the contract when it was approved. **N/A**

11. Impact on Open Space

Is the affected property Open Space land as defined in Government Code Section 65560? **Yes.**

12. Relationship to Regional Housing Goals and Policies (City annexations only)

If this proposal will result in or facilitate an increase in the number of housing units, describe the extent to which the proposal will assist the annexing city in achieving its fair share of regional housing needs as determined by SBCAG. **N/A**

13. Population

A. Describe the number and type of existing dwelling units within the proposal area.

There are approximately 350 single-family residences, rancho estates, and mobile homes in the territory to be annexed.

B. How many new dwelling units could result from or be facilitated by the proposal? **None**
Single-family _____ Multi-family _____

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.

Fire prevention and suppression, emergency medical response, rescue, hazardous material response, and other emergency response.

B. Describe the level and range of the proposed services.

Services to areas within the annexation area will be provided at the same level as other areas within the Santa Barbara County Fire Protection District boundaries with the exception of wildland fire protection. Wildland fire protection within the Los Padres National Forest is the sole responsibility of the US Forest Service. The annexation will not affect the responsibilities of the Los Padres National Forest to provide wildland fire protection for National Forest lands.

C. Indicate when the services can feasibly be provided to the proposal area.

Upon completion of the annexation.

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. **None.**

E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

Property tax revenues currently apportioned to other agencies that receive property taxes within the annexation area would be reallocated in part to the Santa Barbara County Fire Protection District upon completion of the annexation.

- F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services. **None.**

15. Ability of the annexing agency to provide services

Attach a statement from the annexing agency describing its ability to provide the services that are the subject of the application, including the sufficiency of revenues (per Gov't Code §56668j).

The services of the Santa Barbara County Fire Protection District are currently being provided to the proposed annexation area with the Santa Barbara County Fire Protection District bearing the full cost. This annexation, while not covering the full cost of Santa Barbara County Fire Protection District services, will help to offset the fiscal impact through the collection of property taxes with a portion of these taxes allocated to the Santa Barbara County Fire Protection District.

16. Dependability of Water Supply for Projected Needs (as per §56653)

If the proposal will result in or facilitate an increase in water usage, attach a statement from the retail water purveyor that describes the timely availability of water supplies that will be adequate for the projected needs. **Not applicable.**

17. Bonded indebtedness and zones – These questions pertain to long term debt that applies or will be applied to the affected property.

- A. Do agencies whose boundaries are being changed have existing bonded debt? **No**
If so, please describe.
- B. Will the proposal area be liable for payment of its share of this existing debt? If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.) **Not applicable.**
- C. Should the proposal area be included within any 'Division or Zone for debt repayment? If yes, please describe. **No.**
- D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? If yes, please describe. **Not applicable.**

18. Environmental Impact of the Proposal

- A. Who is the "lead agency" for this proposal? **Santa Barbara County Fire Protection District**
- B. What type of environmental document has been prepared?

Notice of Exemption. The proposed annexation is Categorically Exempt per CEQA Guidelines Section 15378.

EIR _____ Negative Declaration _____ Mitigated ND _____

Subsequent Use of Previous EIR _____ Identify the prior report. _____

- C. If an EIR has been prepared, attach the lead agency's resolution listing significant impacts anticipated from the project, mitigation measures adopted to reduce or avoid significant impacts and, if adopted, a "Statement of Overriding Considerations."

19. Boundaries

- A. Why are these particular boundaries being used? Ideally, what other properties should be included in the proposal?

The activity involves the annexation by the Santa Barbara County Fire Protection District of all territory within Santa Barbara County that is not presently located within the Santa Barbara County Fire Protection District, with the exception of areas served by an incorporated City or other fire district and excluding the Channel Islands (Santa Barbara, Santa Cruz, San Miguel and Santa Rosa). A list of Tax Rate Areas (TRAs) included in the annexation is contained in Attachment B. Approximately 1,925 parcels, comprising 629, 941 acres, would be annexed. The vast majority of land, 629,563 acres, is located within Los Padres National Forest. The remaining 378 acres are located outside the National Forest boundaries. Although not presently located within the Santa Barbara County Fire Protection District, the parcels to be annexed are already served by the Santa Barbara County Fire Protection District. Annexation would apportion property tax revenue to compensate the Santa Barbara County Fire Protection District for provision of fire protection services within the annexation area and ensure that all territory within Santa Barbara County is located within a local fire protection agency. No physical development is proposed or would occur as a result of the annexation.

- B. If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included.

No. The Los Padres National Forest continues into Ventura and San Luis Obispo Counties.

20. Final Comments

- A. Describe any conditions that should be included in LAFCO's resolution of approval. **None.**
- B. Provide any other comments or justifications regarding the proposal. **None.**
- C. Enclose all pertinent staff reports and supporting documentation related to this proposal. Note any changes in the approved project that are not reflected in these materials.

22. Notices and Staff Reports

TABLE A

Information regarding the areas surrounding the proposal area

	Existing Land Use	General Plan Designation	Zoning Designation
East	Ventura County	Ventura County	Ventura County
West	Grazing Pasture, Rancho Estates, Vineyards, Irrigated Farms, Golf Courses,	Open Lands, Agriculture, Recreation	AG-II-100, 100-AG, 20-AG, AG-I-40, REC, U
North	Grazing Pasture, Field Crops, Vineyards, Rancho Estates,	Agriculture, San Luis Obispo County	AG-II-100, U, 100-AG, San Luis Obispo County
South	Grazing Pasture, Rights of Way Sewer Land Fills Etc, Orchards, Irrigated Farms, Camps and Cabins, Utility, Pasture-Irrigated, Rancho Estates, Vacant, Single Family Residence, Schools, Hotels, Residential Income 2-4 Units	Open Lands, Agriculture, Utility, Residential, Recreation, Mountainous Area, Educational Facility	100-AG-O, 40-AL, AG-I-40, AG-I-10, AG-I-20, AG-II-40, AG-II-100, 5-E-1, MT-TORO-40, MT-40, 10-E-1, RR-5, RR-10, RR-20, RMZ-40, 1-E-1, 2-E-1, 3-E-1, U, PU, City of Santa Barbara

Other comments or notations: