



**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
OFFICE OF LONG RANGE PLANNING
MEMORANDUM**

DATE: August 6, 2007

TO: Bob Braitman, Executive Officer, LAFCO

FROM: John McInnes, Director, Office of Long Range Planning

SUBJECT: Gowing Reorganization: Annexation to the City of Guadalupe; Detachment from the Santa Barbara County Fire Protection District; and Detachment from the Santa Barbara Coastal Vector Control District

(No. 7-10)

Project Description:

The application proposes to annex a parcel located immediately adjacent to the City of Guadalupe city limits. The parcel which is the subject of the application (APN 115-121-01), approximately 0.03 A, is within the County and is part of a single lot (remaining parcel number APN 115-121-02, 0.09 A) with both parcels and the single lot owned by the same property owner (Rebecca Gowing Family Trust).

The subject parcel could then be re-zoned and developed as high density residential (1- 4 units). The subject parcel is vacant. The parcel now within the city limits appears either partially developed or burdened with a structural encroachment. Concurrently, the vacant parcel would be detached from both the County Fire Protection District and Mosquito and Vector Management District.

This is in response to your July 6, 2007 Request for Reportback regarding the above referenced proposal. Based on our review of the application materials:

General Information:

- The property **is** unincorporated.
- The property **is not** within a Community Plan Area.

General Plan and Zoning Designations:

- The General Plan designation information in the Proposal Questionnaire **is not** accurate.

X The County General Plan designates the proposal area as A-II, agricultural - minimum parcel size 40 acres.

X The County has zoned the property: U – minimum parcel size 10 acres, unless parcel exists

| ZONING DESIGNATIONS | PARCEL NUMBER(S) |
|----------------------------------|------------------|
| U – open land uses – agriculture | 115-121-01 |

X The property is **not** Prime Agricultural Land as defined by G.C. § 56064.

X The property **is not** Open Space as defined by G.C. § 65560.

X The property **is not** within a Land Conservation Act (Williamson Act) contract.

X The property **is not** within a Farmland Security Zone.

General Plan Consistency and Other Comments:

Surrounding Area

| | Existing Land Uses | General Plan Designation | Zoning Designation |
|-------|---------------------------|--------------------------------------|---------------------------------------|
| East | Residential | High Density Residential per city | R-3 per city |
| West | Agriculture – field crops | A II , agriculture, minimum 40 acres | U – unlimited agriculture, open space |
| North | Vacant-Residential | High Density Residential per city | R-3 per city |
| South | Residential | Low Density Residential | R-1 per city |

5. Land Use and Zoning – Present and Future

B. The new zoning for the subject parcel would be R-3 (High Density Residential), therefore allowing for greater development density.

12. Relationship to Regional Housing Goals and Policies.

The City notes that the annexation will allow for high density residential development consistent with its General Plan.

The proposed annexation is unlikely to impact the County’s ability to meet its share of the affordable housing allocation through the RHNA process, since the subject parcel is currently

zoned for agricultural use and was not considered in the County's inventory process. Given the size of the parcel being annexed, there will be no perceptible impacts to agriculture.

cc: John Baker, Director of Planning and Development
David Matson, Deputy Director, Office of Long Range Planning
Sharon Friedrichsen, Assistant to the CEO, County Executive Office
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