

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

May 2, 2002 (Agenda)

Modification of the County Service Area No. 11 Sphere of Influence and

LAFCO 02-2: County Service Area No. 11 Reorganization: Dissolution of Summerland Lighting District/Annexation to County Service Area No. 11

PROPONENT: Board of Supervisors, by resolution.

ACREAGE & LOCATION Approximately 207 acres consisting of territory within the Summerland Lighting District and the adjacent Lookout Park, Ocean View Park and Greenwell Preserve.

PURPOSE: To promote economy in public services administered by the County, reflect the common use of staff resources and promote orderly governmental boundaries.

GENERAL ANALYSIS:

The proposal before the Commission is to (a) amend the sphere of influence of County Service Area No. 11 to include the proposed annexation area, (b) dissolve Summerland Lighting District that is governed by the Board of Supervisors and (c) annex its territory and transfer its service obligations to County Service Area No. 11 that is also governed by the Board of Supervisors.

In addition, it is proposed to annex three County parks to CSA 11 as part of this proceeding. These are Lookout Park (1.97 acres), Ocean View Park (3.16 acres) and Greenwell Preserve (1.77 acres). These are located near the Summerland Lighting District.

In a separate matter the County has requested the Commission to allow CSA 11 to provide road maintenance as an additional extended County service. That request is presented as a separate item on the May 2 LAFCO meeting agenda since the annexation is not dependent upon the CSA being able to provide road maintenance services.

PROJECT INFORMATION

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

The annexation area consists of about 67 acres of residential uses, 13 acres of commercial uses, an elementary school and 223 acres of recreation and open space. No change in use is proposed or anticipated as a result of this proposal.

Current zoning includes various Residential (7-R-1, 10-R-1, 10-R-2, DR-9, DR-25 and MHP), Commercial (C-1) and Recreational designations. No zone changes are proposed.

Surrounding uses are residential and open space to the east, residential and offices to the west, low-density residential to the north and Highway 101 and residential to the south.

2. Topography, Natural Features and Drainage Basins

The topography of Summerland and the surrounding area is generally hilly. There are no significant natural boundaries affecting the proposal.

3. Population:

There are 262 single-family homes, 20 condominiums, 37 mobile homes and 59 multi-family homes in the annexation. No change in the number of dwelling units is proposed.

4. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The City's "Plan for Providing Services within the Affected Territory" is attached and included as part of this report as required by Government Code section 56653.

CSA 11 provides or is authorized to provide (a) street and highway lighting, (b) development and maintenance of open space, parkway and recreation facilities and services and (c) street tree planting and maintenance.

In addition, as a separate agenda item, the County is requesting that CSA 11 be authorized to provide road maintenance services.

The County reports that the annexed area will received the same level and range of services as other properties currently within CSA 11.

The County also reports that no improvements are required as a result of this proposal and that future capital improvements will be funded by available reserves in CSA 11 and reserves made available by the reorganization with the Summerland Lighting District.

5. Assessed Value, Tax Rates and Indebtedness:

The proposal is within tax rate areas 56068 and 59077. The overall tax rates will not be affected by this reorganization. The assessed value is \$ 132,183,901 (2001-2002 roll).

6. Environmental Impact of the Proposal:

The County is the lead agency and, in consultation with LAFCO, found the proposal to be categorically exempt from CEQA (Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities and Class 20 - Changes in Government Organization).

7. Registered Voters:

The territory is inhabited; namely, there are more than 12 registered voters.

8. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. A map sufficient for filing with the State Board of Equalization has not yet been received from the proponent.

ALTERNATIVES FOR COMMISSION ACTION

Following its review of any testimony or additional materials which are submitted the Commission should consider taking one of the following options:

Option 1 Approve the reorganization as submitted:

- A. Find the proposal to be categorically exempt.
- B. Adopt this report and approve the proposal, to be known as the County Service Area No. 11 Reorganization: Dissolution of Summerland Lighting District and Annexation to County Service Area No. 11, subject to the following conditions:
 - 1. CSA 11 shall be the successor agency to Summerland Lighting District.
 - 2. All physical and monetary assets of Summerland Lighting District shall be transferred to CSA 11.

3. Properties in the annexation area shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within current CSA 11 boundaries.

C. Direct the staff to proceed with conducting authority procedures.

Option 2 If the Commission wants to deny the proposal:

A. Find the proposal to be categorically exempt.

B. Adopt this report and DENY the proposal.

Option 3 If the Commission needs more information, it should CONTINUE this matter to a future meeting.

RECOMMENDED ACTION:

Approve Option 1 and direct the staff to complete the proceeding.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION