

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

February 7, 2008 (Agenda)

- LAFCO 07-19: Valdes Annexation to the Santa Ynez Community Services District
- PROPONENT: Board of Directors of the Santa Ynez Community Services District, by resolution adopted on October 17, 2005.
- ACREAGE & LOCATION Approximately one acre located between Samantha Drive and Santa Ynez Avenue, approximately 600 feet easterly of Refugio Road, (3055 Samantha Drive), Santa Ynez Area
- PURPOSE: To obtain sewer service for an existing single family home and second residential unit and to promote orderly governmental boundaries.

INTRODUCTION

The one-acre Valdes proposal contains one existing single-family home; the annexation will allow this use to be connected to community sewers. The property is contiguous to the annexing District and is within the District's Sphere of Influence.

PROPOSAL INFORMATION

1. Land Use and Zoning - Present and Future:

The parcel contains a single-family home and a second residential unit. It is zoned 1-E-1 (single-family residential; one-acre minimum lots). No change in land use or zoning will result from this annexation.

The site is within the District sphere of influence and is contiguous on all sides to the existing District boundary. It is an "island" totally surrounded by the District.

There do not appear to be any environmental justice issues presented by this application.

2. Surrounding Land Uses:

Surrounding land uses, general plan and zoning designations are single-family residential, one-acre minimum lot size on all sides.

3. Conformity with Plans:

The existing land use conforms with the County General Plan that designates the area as Single-Family Residential, One Unit/Acre).

4. Topography, Natural Features and Drainage Basins

The annexation area and surrounding areas are level to gently rolling terrain. There are no natural features that would affect the proposal.

5. Population:

There are two dwelling unit in the proposal area. No change in dwelling units or population is proposed or anticipated.

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

The initiating agency's "Plan for Providing Services within the Affected Territory" is available in the LAFCO office as required by Government Code section 56653.

7. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 62026. The assessed value is \$277,053 (2007-08 roll). The overall tax rate will not be affected by this change.

8. Environmental Impact of the Proposal:

The proposal is categorically exempt. (Class 19 – Annexation of Existing Facilities and Lots for Exempt Facilities)

9. Landowner and Annexing Agency Consent:

Written consent has been given by the property owner. The annexing district consents to waiving conducting authority proceedings.

10. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. The boundaries are definite and certain. The property is contiguous to the District on all sides. A map sufficient for filing with the State Board of Equalization has been received.

ALTERNATIVES FOR COMMISSION ACTION

After consideration of this report and any testimony or additional materials that are submitted the Commission should consider taking one of the following options:

OPTION 1 – APPROVE the annexation as submitted.

- A. Find the proposal to be categorically exempt.
- B. Adopt this report and approve the proposal, to be known as the Valdes Annexation to the Santa Ynez Community Services District.
- C. Condition the annexation upon the territory being annexed being liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- 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 report and DENY the proposal.

OPTION 3 - CONTINUE consideration of the proposal to a future meeting.

RECOMMENDED ACTION:

Approve **Option 1**.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION