

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

April 7, 2005 (Agenda)

- LAFCO 05-2: Cities Annexation to the Santa Barbara Coastal Vector Control District
- PROPONENT: Board of Directors, Santa Barbara Coastal Vector Control District, by resolution.
- ACREAGE & LOCATION: All of Santa Barbara County not currently within the District; specifically, the Cities of Buellton, Guadalupe, Lompoc, Santa Maria and Solvang.
- PURPOSE: To provide vector control services and ensure nuisance insect problems are treated where they exist so they do not adversely affect other areas.

GENERAL ANALYSIS:

History of Vector Control District Changes

In December 2003, when the Commission approved the annexation of City of Santa Barbara to the Vector Control District, we reported that annexation was one in a series of governmental changes that have reorganized vector control services in the County.

- The Carpinteria Mosquito Abatement District was formed in 1936
- The Goleta Valley Vector Control District was formed in 1959 and later changed its name to Santa Barbara Coastal Vector Control District (SBCVCD).

Both Districts were created and operated pursuant to the Pest Abatement District Law, Health & Safety Code § 2800 et seq.

- In 1998 the Commission adopted a Countywide sphere of influence for the SBCVCD (except for land in the Carpinteria MAD), indicating there should be only one Vector Control District in Santa Barbara County.
- In 1999 the SBCVCD sphere was expanded to include Carpinteria and the two Districts were, in essence, combined by the dissolution of the Carpinteria MAD and concurrent annexation of its territory to the SBCVCD (LAFCO 98-12).
- In 2002 the entire unincorporated area not already within the SBCVCD was annexed to the District (LAFCO 01-11).
- In 2004 the City of Santa Barbara was annexed to the SBCVCD (LAFCO 03-15).

The current proposal is to annex the remaining portion of the County, namely the cities of Buellton, Guadalupe, Lompoc, Santa Maria and Solvang .

Imposition of Benefit Assessments in the Annexation Area

Similar to the annexation of the City of Santa Barbara it is proposed that the current annexation be conditioned on a benefit assessment election that meets requirements of Proposition 218. The resulting revenue stream is needed for the District to provide an adequate level of service within the annexation area.

A February 28, 2005 letter from the District Manager explaining the benefit assessment election process as applied in the City of Santa Barbara is enclosed as Exhibit B. A comparable procedure will be followed if the Commission approves the proposed annexation.

The District has surveyed landowners within the annexation area and the results of that survey are provided as Exhibit C.

Opposition by the City of Santa Maria

The Santa Maria City Council does not support annexing the City to the District, as explained in Exhibit D, a letter from Mayor Larry Lavagnino. The City expresses its understanding that "the District's annexation may proceed without the City's support."

Also enclosed as Exhibit E is the LAFCO staff's response to Mayor Lavagnino confirming we will make the City's position known to the Commission.

In considering the annexation the Commission retains the ability to exclude any of the annexation area from the proceeding.

Support by the City of Buellton

The City of Buellton supports annexing the City and the remaining territory within the County not currently within the District, noted in Exhibit F, a letter from the City Manager.

PROPOSAL INFORMATION

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

The annexation area is within the District's Sphere of Influence.

No change in land use, planning or zoning are proposed or will result from this change, nor will there be a change in population.

The property consists of a mixture of land uses including primarily residential, commercial, industrial and institutional uses. Surrounding land uses vary and are generally open space or agriculture areas with some urbanized properties.

2. Topography, Natural Features and Drainage Basins

The topography varies; no features would affect the annexation.

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

The District's plan for providing services, in the form of a "Preliminary Staff Report on the Proposed Cities Annexation and Establishment of Zone 3" is appended to and made part of this report as Exhibit G.

4. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within numerous tax rate areas. No change in overall tax rates, assessed value or indebtedness will result from this proposal.

5. Environmental Impact of the Proposal:

Services to be provided by the District are currently provided by cities or private parties. No change in land use will result from this proceeding and the proposal is found to be categorically exempt. (Class 20 - Changes in Government Organization).

6. Boundaries, Lines of Assessment and Registered Voters:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. The property is contiguous to the District. The territory is inhabited; namely, there are more than 12 registered voters.

No map or legal description will be needed to file this proceeding since the boundaries adhere to established City boundaries.

ALTERNATIVES FOR COMMISSION ACTION

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, to be known as the Cities Annexation to the Santa Barbara Coastal Vector Control District, subject to the following conditions:
 - 1) The territory shall be subject to a benefit assessment authorized by the landowners and administered by the District.
 - 2. The subject territory shall be included within Zone 3 of the annexing District.
 - 4. The annexation area shall be liable for any authorized or existing District taxes, comparable to properties presently within the District.
- C. Direct the staff to initiate and conduct subsequent proceedings in compliance with the findings of the Local Agency Formation Commission only upon the signing of the resolution by the Chair.

OPTION 2 – APPROVE the proposal with modified boundaries.

This option includes all of the specific actions included in Option 1, except the Commission would modify the annexation area.

OPTION 2 – Adopt this report and DENY this proposal.

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

RECOMMENDED ACTION:

Approve OPTION 1.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION

- Exhibit A Map of proposed annexation area
- Exhibit B Letter from Mitch Bernstein explaining benefit assessment election process
- Exhibit C Survey results of landowners within proposed annexation area.
- Exhibit D Letter from Mayor Larry Lavagnino, City of Santa Maria
- Exhibit E LAFCO staff response to Mayor Lavagnino
- Exhibit F Letter from City Manager Steven Thompson, City of Buellton
- Exhibit G District Plan for Providing Services

**PLEASE CONTACT THE LAFCO OFFICE IF YOU WOULD LIKE
COPIES OF THE ABOVE MENTIONED EXHIBITS.**