

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

February 1, 2007 (Agenda)

LAFCO 07-1: Expand the sphere of influence of the Mission Hills Community Services District, and
Burton Mesa Public Safety Center Annexation to the Mission Hills Community Services District

PROPONENT: Board of Directors, by resolution.

ACREAGE & LOCATION Approximately 15 acres located , east of and adjacent to Harris Grade Road, north of and adjacent to Burton Mesa Boulevard

PURPOSE: Provide water and sewer services to the relocated Fire Station No. 51 and Sheriff Substation.

GENERAL ANALYSIS:

Description of Project

The proposal results from the planned relocation of County Fire Station No. 51 and Sheriff Substation from 749 Burton Mesa Boulevard to construct an improved facility to house both fire protection and law enforcement functions.

Project Information

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

The site consists of surplus Caltrans right-of-way and is vacant.

The County General Plan designates the area as Unlimited Agriculture and the site is zoned Unlimited Agriculture (UA).

The property is not within the sphere of influence of the annexing district and it is proposed that the sphere be amended to include this territory.

Surrounding land uses include single-family residences to the south and open space (Burton Mesa Preserve).

2. Topography, Natural Features and Drainage Basins

The site is generally level and surrounding areas are gentle rolling hills, sloping towards Harris Grade Road. There are no significant natural boundaries affecting the proposal.

3. Population:

There are no dwelling units on the site and due to the nature of the proposal no homes are proposed or will result from this annexation.

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

The annexing district will provide water and sewer services for the new facility. A "Plan for Providing Services within the Affected Territory" is on file in the LAFCO office as required by Government Code section 56653.

5. Environmental Impact of the Proposal:

The County prepared and certified a Final Mitigated Negative Declaration for the Relocation of Fire Station 51. The document is enclosed with this report.

6. Landowner Consent, Annexing Agency Consent and Registered Voters:

The County is the only landowner and has given written consent. The annexing agency has consented to the waiver of conducting authority proceedings. The territory is uninhabited; namely, there are fewer than 12 registered voters.

7. Boundaries and Lines of Assessment:

The property is not contiguous to the annexing district though such contiguity is not required for annexations to Community Services Districts . The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

Maps sufficient for filing with the State Board of Equalization have not yet been received from the proponent.

8. Assessed Value, Tax Rates and Indebtedness:

The property has no assessed value and overall tax rates will not be affected by this change. The annexing agency has no existing indebtedness.

ALTERNATIVES FOR COMMISSION ACTION

Following review of any testimony and materials that are submitted, the Commission should consider the following options:

OPTION 1 – APPROVE the proposal.

- A. Certify it has reviewed and considered information contained in the Mitigated Negative Declaration prepared and certified by the County.
- B. Amend the Sphere of Influence of the annexing District to include this territory.
- C. Adopt this report and approve the proposal to be known as the Burton Mesa Public Safety Center Annexation to the Mission Hills Community Services District.
- D. Find: 1) the subject territory is uninhabited, 2) all affected landowners have given written consent to the annexation and 3) the annexing agencies have given written consent to the waiver of 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 this proposal to a future meeting for additional information.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION