

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

November 3, 2005 (Agenda)

- LAFCO 05-15: Mahlmeister to the Santa Ynez Community Services District
- PROPONENT: Board of Directors of the Santa Ynez Community Services District, by resolution adopted on July 20, 2005.
- ACREAGE & LOCATION Approximately one acre located north of and adjacent to Deer Trail Lane, east of and adjacent to Refugio Road (1315 Deer Trail Lane)
- PURPOSE: To obtain sewer service for a proposed detached second dwelling unit and to promote orderly governmental boundaries.

INTRODUCTION

The one-acre Mahlmeister proposal contains one existing single-family home; the annexation will all services for construction of a second dwelling unit. The property is contiguous to the Santa Ynez Community Services District and is within the District's Sphere of Influence.

PROPOSAL INFORMATION

1. Land Use and Zoning - Present and Future:

The annexation area is within the District's sphere of influence and is contiguous to the existing District boundary on the east.

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

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 and proposed land uses conform to 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 is currently one dwelling unit within the proposal area. Approval of the annexation could result in the construction of an additional dwelling unit.

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 \$411,504 (2005-06 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 all property owners. 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. A map sufficient for filing with the State Board of Equalization has not yet 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 Mahlmeister 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**.

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BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION