

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

December 6, 2001 (Agenda)

LAFCO 01-15: Refiled Westside Annexation No. 4 to Santa Ynez Community Services District

PROPONENT: Board of Directors of the District, by resolution.

ACREAGE &  
LOCATION Approximately 3.5 acres consisting of three parcels in these locations:

- Grider – about one acre west of and adjacent to Calzada Avenue, about 625 feet south of Santa Ynez Avenue (1257 Calzada Avenue)
- McDermott – about one acre west of and including Carriage Drive, south of and adjacent to State Highway 246 (895 Carriage Drive)
- Norman – about 1.3 acres about 330 feet west of Carriage Drive, south of and adjacent to State Highway 246 (2808 Mission Drive)

PURPOSE: To provide to public sewers to three existing single-family homes.

INTRODUCTION

This is a Refiled Annexation

This proposal is identical to LAFCO 00-02 – Westside Annexation to the Santa Ynez Community Services District . That proposal was approved by the Commission on February 3, 2000. The application became null and void when it was not recorded within a year of that date.

The delay in completing the earlier annexation results from the fact that errors in the map and legal description were not corrected in time complete the proceeding and a result was not submitted to extend the one-year period for completing proceedings.

The applicant, the Santa Ynez Community Services District, requests that the Commission waive the processing fee for the refiled proposal. The staff notes that the majority of effort to review and analyze the proposal occurred with the original filing and supports waiving the fee for the refiled application. Also, the map and legal have since been corrected.

Background

This is another in a series of annexations in this general area to obtain public sewer service. Prior annexations include Sinclair, a 15-unit residential development (September 1995), Westside Annexation No. 1 with seven residential parcels (October 1996), Westside Annexation No. 2 with 48 residential parcels (February 1998) and Westside Annexation No. 3 with 10 residential parcels (February 1999).

GENERAL ANALYSIS:

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

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

The proposal area is developed with three single-family homes on lots one acre in size or larger. The County General Plan designates the area as "Residential" and current zoning is 1-E-1 (Single Family Estate, 1 acre minimum lot size.).

Surrounding uses are primarily residential with densities similar to the annexation area.

2. Topography, Natural Features and Drainage Basins

The topography of the site and surrounding area is generally level to slightly rolling hills. There are no significant natural boundaries affecting the proposal.

3. Population:

There are three single-family dwelling units in the annexation area. No additional dwelling units are anticipated as a result of this proceeding.

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

The initiating agency's "Plan for Providing Services Within the Affected Territory" as required by the Government Code is on file in the LAFCO office.

5. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 62026. The overall tax rate will not be affected by this change. The assessed value is \$907,798 (1999-2000 roll).

The proponent reports that the subject territory, upon annexation, shall be liable for its share of existing indebtedness, to be repaid by property taxes.

6. Environmental Impact of the Proposal:

The annexing District is the lead agency. The proposal has been found to be categorically exempt. (Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities).

7. Landowner and Annexing Agency Consent:

The proponent certifies that all landowners in the annexation have given written consent.

8. Boundaries, Lines of Assessment and Registered Voters:

The boundaries are definite and certain, although containing minor errors. 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.

One parcel is not contiguous to the District; however, non-contiguous territory may be annexed if, in the opinion of the District board, it would be benefited by annexation.

The territory is uninhabited; namely, there are fewer than 12 registered voters residing within the annexation area.

ALTERNATIVES FOR COMMISSION ACTION

After reviewing any testimony or additional materials that are submitted the Commission should take one of the following actions:

OPTION 1 – Approve this proposal.

- A. Waive the processing fee for this refiled application.
- B. Find the proposal to be categorically exempt.
- C. Adopt this report and approve the proposal, to be known as Refiled Westside Annexation No. 4 to the Santa Ynez Community Services District, conditioned upon the territory being annexed being liable for any indebtedness of the annexing agency and for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- D. Find: 1) the subject territory is uninhabited, 2) all affected landowners have given written consent to the annexation and 3) the annexing agency has given written consent to the waiver of conducting authority proceedings and waive conducting authority proceedings.

- E. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 - Deny this proposal.

- A. Find the proposal to be categorically exempt
- B. Adopt this report and deny the proposal.

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

RECOMMENDED ACTION:

OPTION 1 – Approve the proposal.

---

BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION

