

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

October 5, 2006, 2006 (Agenda)

LAFCO 06-15: Ladera Lane Annexation to the Montecito Sanitary District, and Expansion of the sphere of influence of Montecito Sanitary District

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

ACREAGE & LOCATION Approximately 5.7 acres in four separate components, all adjacent to and east of Ladera Lane. (684, 770, 848 and 860 Ladera Lane, 2821 East Valley Road and 2825 Hidden Valley Road)

PURPOSE: To provide sewer service for the annexing properties.

GENERAL ANALYSIS:

Description of Project

The proposal will annex existing developed parcels currently using on-site septic disposal systems to the Montecito Sanitary District. The District indicates it “has the capacity to collect, treat and dispose of wastewater from the six properties being annexed and well as properties readily served by the sewer main [to be] constructed to the annexation area.”

No change in planning, zoning or land use will result from this annexation.

PROJECT INFORMATION

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

The property contains six parcels with nine single-family homes and a studio. The existing structures will be connected to the Montecito District sewer system.

The property is not within the sphere of influence of the annexing district; it is proposed to amend the sphere to include this territory.

The existing uses conforms with County General Plan designation “Residential” and zoning designation 1-E-1 ( Single Family, 1.0 Maximum Dwelling Units per acre).

Surrounding uses are residential on all sides.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area are gently sloping to the south towards East Valley Road. No pumping will be necessary to serve the annexing parcels. There are no significant natural features that would adversely affect the annexation.

3. Population:

The annexation is to serve nine existing homes. No change in the number of dwelling units is proposed.

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

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

5. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate areas 59006 and 59074. The overall tax rate will not be affected by this change. The assessed value is \$4,510,958 (2006-2007 roll).

6. Environmental Impact of the Proposal:

The Montecito Sanitary District, as lead agency, found the proposal to be categorically exempt (Class 1 – Existing Facilities). It is also exempt per Class 19- Annexation of Existing Facilities).

7. Landowner and Annexing Agency Consent:

The proponent certifies that the property owner has given written consent. The annexing district consents to the waiver of conducting authority proceedings.

8. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. The property is contiguous to the District. The site is uninhabited; namely, there are fewer than 12 registered voters.

The boundaries are not definite and certain. A map sufficient for filing with the State Board of Equalization has not yet been received from the proponent.

The District indicates the proposed new boundary includes all properties currently desiring annexation for sewer service, enabling them to abandon their septic systems.

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 Ladera Lane Annexation to the Montecito Sanitary District.
- C. Condition the annexation upon the territory being liable for the indebtedness of the annexing agency and 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.
- 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.

RECOMMENDED ACTION:

Approve OPTION 1.

---

BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION