

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

September 4, 2003 (Agenda)

LAFCO 03-8: Kennedy Reorganization: Annexation to the City of Santa Barbara/
Detachment from the Santa Barbara County Fire Protection District/
Detachment from the Goleta Water District.

PROPONENT: City Council of the City of Santa Barbara, by resolution.

ACREAGE &
LOCATION Approximately one acre located west of and adjacent to Veronica Springs
Road, just west of Las Positas Road (1267 Veronica Springs Road).

PURPOSE: To obtain municipal services for a proposed four-lot residential
subdivision.

PROJECT INFORMATION

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

The site contains two small dwelling units. It is proposed to construct four new dwellings, for a net increase of two homes.

The annexation decreases the size of an existing unincorporated island that is completely surrounded by the City.

The City General Plan designates the site as Residential, 5 Dwelling Units per Acre. The approved pre-zoning is E-3, Single Family Residential, requiring 7,500 square foot lots.

The County General Plan designates the site as Residential, 4.6 units per Acre. County zoning is 4.6 units per acre.

Surrounding land uses are primarily residential, with single family homes are to the east, condominiums to the south, a large open hillside to the west and immediately to the north the land is occupied by the Hillside House and Assistance League.

3. Topography, Natural Features and Drainage Basins

The site is level. The surrounding area is generally level, with creeks to the west and south. No significant natural boundaries affect the proposal.

4. Population:

Approval of the proposal could result in construction of a net increase of two single-family dwelling units, signifying an insignificant change in population.

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

The City's "Plan for Providing Services Within the Affected Territory" as required by the Government Code is on file. The City proposes to provide water for the project and to detach the territory from the Goleta Water District.

The Commission may recall that last September the District opposed the St. Vincent's annexation to the City and detachment from the District. The staff understands the District's opposition is not so much to individual detachments as it is to removing territory from the District without resolving the overall "overlap" situation with the City.

The situation involves some properties that are being served by the District but which due to the circumstances could more logically be served by the City. Discussions are occurring between City and District staffs to address the overlap situation. The City staff will brief the Commission at the meeting on the status of these discussions. The District is also aware of the hearing.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 86020. The overall tax rate will not be affected by this change. The assessed value is \$703,800 (2003-2004 roll).

The subject territory, upon annexation to the City, shall be liable for payment of its share of any existing City indebtedness and be subject to all existing City taxes and assessments.

The subject territory, upon detachment from the Goleta Water District, should be exempt from liability for payment to the District of all or any part of principal, interest and any other amounts that shall become due on account of all or any part of outstanding or authorized but presently unissued bonds or obligations of said District, and the levying or fixing and the collection of any (1) taxes or assessments, or (2) service charges, rentals, or rates, or (3) both, as may be necessary to provide for such payment, pursuant to Government Code Section 56886(c).

7. Environmental Impact of the Proposal:

The City of Santa Barbara, as the lead agency, prepared a Mitigated Negative Declaration which describes the environmental impacts of the proposal and sets forth measures to mitigate any significant impacts.

The Final MND was distributed to the members of the Commission on August 8 for their review and is included by reference in this report.

8. Landowner and Subject Agency Consent:

The proponent certifies that all property owners have given written consent.

The City consents to waive conducting authority proceedings, provided LAFCO does not condition this annexation upon the initiation or completion of other annexations.

The Goleta Water District has not consented to waive conducting authority proceedings. If the Commission approves the proposal it will therefore be necessary for the Commission staff to conduct a second hearing to receive any protests. This requires a notice at least 21-days prior to the hearing to be published in a newspaper and mailed to all landowners and registered voters within 300 feet of the boundaries of the annexation.

Despite this extensive notice requirement, only the affected land owner has the right to file a valid protest and, as stated above, all affected landowners have already consented.

If the Goleta Water District prior to the end of the Commission hearing consents to waiver of conducting authority proceedings, the staff will be able to record the reorganization without the cost and delay of scheduling and conducting a protest hearing.

9. 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.

The territory is uninhabited; fewer than 12 registered voters reside in the affected territory.

ALTERNATIVES FOR COMMISSION CONSIDERATION

It is recommended the Commission take the following actions:

OPTION 1 – APPROVE this proposal.

- A. Certify your Commission has reviewed and considered the information contained in the Mitigated Negative Declaration.

- B. Adopt this report and approve the proposal known as Kennedy Reorganization: Annexation to the City of Santa Barbara/ Detachment from the Santa Barbara County Fire Protection District/ Detachment from the Goleta Water District.
- C. Subject the proceedings to the following terms and conditions:
 - 1. The territory shall be liable for existing bonded indebtedness of the City.
 - 2. The territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the City.
 - 3. The territory shall be exempt from payment of liability of payment of taxes for existing bonded indebtedness of the detaching Districts.
- D. Find: 1) the subject territory is uninhabited, 2) all affected landowners have given written consent to the annexation 3) the annexing agency has given written consent to the waiver of conducting authority proceedings and that 4) the Goleta Water District has not consented to the waiver of conducting authority proceedings.
- E. Direct the staff to initiate and conduct subsequent proceedings in compliance with the decisions of the Commission.

OPTION 2 - DENY this proposal.

- A. Certify your Commission has reviewed and considered the information contained in the Mitigated Negative Declaration.
- B. Adopt this report and deny the proposal.

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

RECOMMENDED ACTION:

Approve OPTION 1 and approve the proposal as submitted.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION