

# LAFCO

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## **Santa Barbara Local Agency Formation Commission**

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February 2, 2006 (Agenda)

Local Agency Formation Commission  
105 East Anapamu Street  
Santa Barbara CA 93101

### **LAFCO 05-16 – Ranchoil Annexation to the Cuyama Community Services District - Supplemental Report**

Dear Members of the Commission:

#### RECOMMENDATION

It is recommended that the Commission approve the proposed Ranchoil Annexation to the Cuyama Community Services District by adopting the specific actions set forth in this letter.

#### DISCUSSION

Matter Continued from December - The Commission heard this annexation on December 1, 2005. Testimony was provided by U.S. Wilson, General Manager of the Cuyama Community Services District, Gary Mulholland representing the company proposing to build homes in the annexation area, County Planner Brian Tetley and residents and property owners within the proposed annexation, Tom and Robin Mounts and Jerald and Elora Clutter.

After considering the matter the Commission continued the hearing until the February meeting and directed the staff to work with the affected parties to identify and resolve outstanding issues.

Consultation with Affected Parties – Staff convened a meeting with the District and other parties on December 20 at the Cuyama CSD office. It was a productive, useful exchange of information involving the District, the proposed developer and existing residents to address concerns about the project, for example, the noise from the proposed sewage lift station.

Consent Not Given by All Property Owners - Our initial staff report incorrectly states consent to be annexed has been given by all affected property owners. In fact, the Mounts and Clutters have not consented. We have provided consent forms should they wish to consent, but since we do not currently have the authorization of all landowners, should the Commission approve the proposal, the staff will conduct a protest hearing to allow any property owners to file written protests.

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**Commissioners:** Tim Campbell, Chair ♦ Joe Centeno ♦ Dick DeWees ♦ John Fox ♦ Bob Orach ♦ Susan Rose ♦ Bernice Stableford

♦ Jack Hawxhurst ♦ Brooks Firestone ♦ Penny Leich ♦ Cathy Schlottmann ♦ **Executive Officer:** Bob Braitman

Validity of Ranchoil Subdivision – An issue was raised of whether Ranchoil is a valid subdivision. The County Surveyor provided the following information on December 14, 2005:

The Ranchoil Subdivision Map filed February 2, 1950 in Map Book 15 at pages 287-289 was a valid subdivision. The northwestern portion of the subdivision was reverted to acreage by court decree in 1959 and referenced and shown in Map Book 23, at pages 28-29.

The portion of Ranchoil Subdivision proposed for annexation to the Cuyama Community Services District as LAFCO 05-16 is not part of the reversion to acreage and therefore does consist of existing legal lots shown on the map.

Onsite Disposal Systems Not Recommended - This application also raises the question of whether the proposed homes can be built using onsite wastewater disposal systems. Rick Merrifield, County Environmental Health Director, provided the enclosed January 3 communication stating it is very doubtful onsite disposal systems would be permitted. His department “strongly recommends that the Ranchoil subdivision be annexed and served by the Cuyama Community Services District.”

Revised Recommendations – The following recommendations require a protest hearing before the annexation can be completed.

- A. Find the proposal to be categorically exempt.
- B. Amend the Sphere of Influence of the annexing District to include this territory.
- C. Adopt this report and approve the proposal, known as the Ranchoil Annexation to the Cuyama Community Services District.
- D. 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.
- E. Direct the staff to initiate and conduct subsequent proceedings in compliance with the findings of the Local Agency Formation Commission only upon the signing of the resolution by the Chair.

Please contact the LAFCO office if you have any questions.

Sincerely,

BOB BRAITMAN  
Executive Officer