

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

December 16, 2004 (Agenda)

LAFCO 04-8: Expansion of the City of Solvang sphere of influence, and
Triangle Park Reorganization: Annexation to City of
Solvang/Detachment from Santa Barbara County Fire Protection District

PROPONENT: City Council of the City of Solvang, by resolution.

ACREAGE &
LOCATION Approximately nine acres located east of and including Alamo Pintado
Road, north of and adjacent to the City at the intersection of Alamo
Pintado Road and Ladan Drive

PURPOSE: Provide municipal services for the development and use of a public park,
and to promote orderly governmental boundaries.

INTRODUCITON

The Triangle Park parcel, about 6.7 acres, was created in 1984 as a remainder parcel when the County purchased property for the purpose of re-aligning Alamo Pintado Road.

The County has deeded the property to the City of Solvang with a deed restriction that the former road right-of-way be used for a public park. Prior to being developed as a park the property must be annexed to the City. The City Council has amended the General Plan and prezoned the parcel for recreational purposes.

PROPOSAL INFORMATION

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

The site is vacant. The City proposes to develop the property as an active park with a variety of recreational uses.

Surrounding uses are single-family homes to the south within the City, agriculture to the east and north and agriculture with 5-acre ranchettes to the west.

The site is not within the City's Sphere of Influence and it is proposed to expand the sphere to include the property.

Current zoning is AG-I-40 (Agriculture, 40-acre min. parcel size). Approved zoning upon annexation to the City is REC (Recreation)

The proposed use is compatible with the City General Plan and zoning designations.

2. Topography, Natural Features and Drainage Basins

The site and surrounding areas are level. No significant features affect the proposal.

3. Population:

There are no dwelling units within the proposal area. Due to the nature of the proposed use and City zoning no new homes are anticipated.

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

The City's "Plan for Providing Services within the Affected Territory," as required by Government Code section 56653, is attached. The level and range of services will be similar to those currently provided within the City.

5. Assessed Value, Tax Rates, Indebtedness and boundaries:

The annexation area is in tax rate area 52003. The assessed value is \$0 (2004-05 roll). Overall tax rates will not be changed by the reorganization.

6. Environmental Impact of the Proposal:

The City is the lead agency. It has prepare and certified an EIR for the park master plan. That report has been distributed to the members of the Commission for its review in conjunction with this proposal.

7. Landowner Consent and Registered Voters:

The territory is uninhabited; namely, there are fewer than 12 registered voters.

The City as the property owner has given written consent and has consented to the waiver of conducting authority proceedings.

8. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. The annexation area is contiguous to the City. A map sufficient for filing with the State Board of Equalization has not yet been received from the proponent.

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 reorganization.

- A. Certify it has reviewed and considered the information contained in the EIR prepared and certified by the City.
- B. Amend the City of Solvang sphere of influence to include the property.
- C. Adopt this report and approve the proposal, to be known as the Triangle Park Reorganization: Annexation to the City of Solvang; Detachment from the Santa Barbara County Fire Protection 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 DENY the proposal.

- F. Certify it has reviewed and considered the information contained in the EIR prepared and certified by the City.
- G. Adopt this report and deny the proposal.

Option 3 If the Commission needs more information, it should CONTINUE this matter to a future meeting.

RECOMMENDED ACTION:

Approve **Option 1.**

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION