

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

December 6, 2001 (Agenda)

LAFCO 01-16: Refiled Drake/Seymour Annexation to Santa Ynez Community Services District

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

ACREAGE &
LOCATION

Approximately 10 acres in two components:

- Drake – about nine acres adjacent to and northeast of Calzada Avenue and Cimarron Drive (1410 Calzada Avenue). It is requested that this site be included in the sphere of influence
- Seymour - about one acre north of Santa Ynez Avenue, about 600 feet east of Refugio Road (3077 Santa Ynez Avenue).

PURPOSE: To provide public sewers for two existing single-family homes and a guesthouse.

INTRODUCTION

This is a Refiled Annexation

This proposal is identical to LAFCO 00-11 – Drake/Seymour Annexation to the Santa Ynez Community Services District. That proposal was approved by the Commission on April 27, 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), Westside Annexation No. 3 with 10 residential parcels (February 1999).

GENERAL ANALYSIS:

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

No changes in planning, zoning or land use will result from this proposal, nor will any additional lots be created. The properties are within the District's sphere of influence.

Seymour Property

The Seymour parcel is developed with a single-family home. The County General Plan designates the area as "Residential" and current zoning is 1-E-1 (Single Family Estate, 1 acre minimum lot size.)

This is another in a series of annexations west of Calzada Avenue. Surrounding uses are residential in all directions, at densities similar to the Seymour parcel.

Drake Property

The Drake parcel is approximately 8.87 acres in size and is contiguous with the District on two sides, the south and the west. It contains a single-family home, guesthouse, barns, horse arenas and pastures. The County General Plan designates the site as Limited Agriculture, Min. lot size 5 acres).

One-acre homes are located to the south and west, with Limited Residential/Agricultural lands to the north and east. These parcel sizes are similar to the Drake property.

Often a large parcel has sufficient space for successful on-site waste disposal, but such is not the case here. LAFCO and County policies discourage extending urban services such as sewers into agriculturally designated land within inner-rural and rural areas. The Drake parcel is neither Prime Agricultural Land or Open Space as defined.

The County Environmental Health Department confirms that the Drake parcel has experienced repeated septic failures and there appear to be no feasible private septic disposal methods available to alleviate the current public health and safety risk.

The County Planning Department views the Drake annexation as a unique request based on site-specific constraints and request that LAFCO make specific determinations related to the annexation of agriculturally zoned parcels to the Santa Ynez CSD. These are intended to

provide guidance until this general issue can be explored in greater detail through the Santa Ynez Community Plan update, which will be prepared in the next few years.

With regard to the Drake/Seymour Annexation, it is determined that:

- a. The requested annexation addresses an existing risk to public health and safety.
- b. The Environmental Health Department has determined that all possible methods of private septic system disposal have been explored and deemed to be infeasible.
- c. The annexation will serve existing land uses rather than undeveloped prime or non-prime agricultural lands.

2. Topography, Natural Features and Drainage Basins

The topography of the site and surrounding area is generally level, with no significant natural boundaries affecting the proposal.

3. Population:

There are two single-family dwelling units and a guesthouse in the annexation area. No additional dwelling units will result from 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 66026. The overall tax rate will not be affected by this change. The assessed value is \$ 854,006 (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, as lead agency, has found the proposal to be categorically exempt. (Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities).

7. Landowner and Annexing Agency Consent:

The proponent certifies the property owners included in the annexation have given written consent to the annexation.

The annexing agency consents to the waiver of conducting authority proceedings.

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 from the proponent.

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 the Refiled Drake/Seymour Annexation 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.
- 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:

Approve OPTION 1.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION

