

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

May 2, 2002 (Agenda)

Modification of the Los Alamos Community Services District Sphere of Influence and

LAFCO 02-5: Hanly Annexation to Los Alamos Community Services District

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

ACREAGE & LOCATION: Approximately 5.66 acres located at the northerly terminus of St. Joseph's Street, south of and adjacent to Highway 101.

PURPOSE: To provide water and sewer service an approved subdivision of 35 single-family homes (Harmony Homes).

GENERAL ANALYSIS:

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

The site is vacant. It is proposed to construct 31 single-family detached homes, 4 single-family attached homes and a private park.

The proposed residential use is consistent with the County Comprehensive Plan and the Los Alamos Community Plan.

Present zoning is DR - 4.6 (Single Family Residential, 8,000 square foot minimum lot size). The proposed use conforms with this designation.

There are single-family homes to the east, the Kendall Jackson Winery to the west, proposed residential development to the south and Highway 101 to the north.

2. Topography, Natural Features and Drainage Basins

The topography of the site slopes gently to San Antonio Creek. Surrounding areas are rolling hills. There are no significant natural boundaries affecting the proposal.

3. Population:

There are no dwelling units in the annexation area. The proposal will result in the construction of 35 single-family homes.

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 73007. The overall tax rate will not be affected by this change. The assessed value is \$ 390, 660 (2001-2002 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 County of Santa Barbara, as the lead agency, found significant environmental effects may result from the proposal and prepared a Mitigated Negative Declaration.

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. Certify it has reviewed and considered the information contained in the Mitigated Negative Declaration prepared and certified by the County.
- B. Adopt this report and approve the proposal, to be known as the Hanly Annexation to the Los Alamos Community Services District
- C. The territory being annexed is 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.

- F. Certify it has reviewed and considered the information contained in the Mitigated Negative Declaration prepared and certified by the County.
- A. Adopt this report and deny the proposal.

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

RECOMMENDED ACTION:

Approve OPTION 1.

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BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION