

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

April 6, 2006 (Agenda)

LAFCO 06-3: Lengsfelder Reorganization: Detachment from the City of Santa Barbara/
Annexation to the Santa Barbara County Fire Protection District

PROPONENT: John Lengsfelder, petitioner and property owner.

ACREAGE &
LOCATION Less than one acre approximately 100 feet south of Foothill Road, 400
feet west of the intersection with La Combadura Road.

PURPOSE: To adjust the City boundary to allow construction of a garage on this and
an adjacent unincorporated parcel.

GENERAL ANALYSIS:

This matter was originally scheduled to be heard on March 2, but it was not an eligible proposal due to the lack of an adopted property tax exchange agreement. The City Council and Board of Supervisors have since approved the agreement and Commission can act on the proposal.

John Lengsfelder owns three contiguous parcels at Foothill Road. Two are in the unincorporated area and the third – which consists of only 425 square feet – is in the City of Santa Barbara. It is part of the rear yard of an existing duplex. By including this small parcel with the adjacent parcel the owner will be able to build a garage.

The City of Santa Barbara supports the proposal. See enclosed letter.

PROPOSAL INFORMATION

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

The site is part of a rear yard. Following this detachment a two car garage will be constructed on the two adjacent lots.

The site is in the City's Sphere of Influence. City zoning is “Residential (7-R-1-D).” No change in zoning is proposed. The County General Plan designates the site as “Single Family Residential.”

Surrounding land uses are residential, single-family homes to the east, west and south, and a duplex to the north

2. Topography, Natural Features and Drainage Basins

The site and surrounding area is level. No significant features affect the proposal.

3. Population:

There are no dwelling units on the site and none will result from this proposal

4. Governmental Services and Controls

Following completion of this proposal, the County rather than the City will provide law enforcement, fire protection, land use regulation and general governmental services. The level and range of services provided by the County will be comparable to those provided to nearby unincorporated territory.

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

The County Assessor indicates that the assessed value of this parcel is \$0. The parcel is within TRA 02001.

6. Environmental Impact of the Proposal:

The proposal is categorically exempt (Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities).

7. Landowner Consent and Registered Voters:

The sole landowner is the applicant. The territory is uninhabited; namely, there are fewer than 12 registered voters. The affected agencies have consented to the reorganizations.

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 boundaries of the City and the Fire Protection District. 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. Find the proposal to be categorically exempt.
- B. Adopt this report and approve the proposal, to be known as the Lengsfelder Reorganization: Annexation to the Santa Barbara County Fire Protection District/ Detachment from the City of Santa Barbara.
- C. Find: 1) the subject territory is uninhabited, 2) all affected landowners have given written consent to the annexation and 3) the annexing and detaching agencies have consented to the waiver of conducting authority proceedings.
- D. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

Option 2 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