

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

November 6, 2014 (Agenda)

LAFCO 14-6: Calvin Annexation to the Montecito Sanitary District

PROPONENT: Board of Directors of the Montecito Sanitary District, by resolution adopted on July 28, 2014

ACREAGE & LOCATION Approximately 4.2 acres located at 330 N. Sierra Vista Road, 300 N. Sierra Vista Road and 100 S. Sierra Vista Road. Assessor's Parcel Numbers 013-170-052, 013-165-011, 013-165-010, and 013-165-009. (**Exhibits A and B**)

PURPOSE: To include these parcels in the District that are currently served by poorly functioning on-site septic systems that require extensive maintenance. Three of the parcels proposed for annexation have single family dwellings on the property. APN 013-165-009 is currently vacant. The parcels are currently served by poorly functioning on-site septic systems that require extensive maintenance. There is an existing sewer mainline in a nearby roadway (Barker Pass Road). The sewer main will be extended approximately 600 feet and private laterals will be constructed across private property.

GENERAL ANALYSIS:

Description of Project

1. Land Use and Zoning - Present and Future:

The County Comprehensive Plan Land Use Designation is SRR-0.5. County zoning is 1-E-1 (Residential 0.79-1.21 acre estates). The area is within the Montecito Community Planning Area. The proposed annexation is consistent with the Montecito Community Plan Goal SD-M-1 which states that the County should "plan development in a manner that achieves adequate sewer service with a high level of treatment in order to best serve the public health and welfare."

As previously mentioned, the annexation area includes four parcels, one of which is currently vacant. The area proposed for annexation is outside the district's sphere of influence.

No change in land use, planning or zoning will result from this annexation.

All surrounding uses are single-family residences (1-E-1).

2. Sphere of Influence:

The area proposed for annexation is currently outside the sphere of influence of the Montecito Sanitary District (**Exhibit A**).

3. Environmental Justice:

Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

4. Topography, Natural Features and Drainage Basins

The annexation area slopes slightly to the south. The general area slopes up to the south and sloping down to the north (rolling foothills). No significant natural boundaries affect the proposal.

5. Population:

There is one dwelling unit within the proposal area. No changes in dwelling units or population are proposed or anticipated.

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

The sewer main will be extended approximately 600 feet and private laterals will be constructed across private property. The Montecito Sanitary District has indicated that it has the capacity to serve the property.

7. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 61010. The overall tax rate will not be affected by this change.

The assessed valuation of the four parcels (2014-15 Roll) is as follows:

300 N. Sierra Vista Road	\$1,087,000
330 N. Sierra Vista Road	\$ 211,116
APN 013-165-009 (Vacant)	\$ 45,180
100 S. Sierra Vista Road	<u>\$ 198,536</u>
Net value of all parcels:	\$1,562,832
Home Owners Exemptions	\$ - 21,000

Land Value: \$899,817 Improvements: \$663,015

8. Environmental Impact of the Proposal:

The Montecito Sanitary District as lead agency, has determined that the proposal is categorically exempt from the California Environmental Quality Act (Class 19 – Annexation of Existing Facilities and Lots for Exempt Facilities).

9. Landowner and Annexing Agency Consent:

Written consent has been given by the property owner. The annexing district consents to waiving conducting authority proceedings. **(Exhibits D and E)**

10. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. The property is contiguous to the District. The site is uninhabited; namely, there are fewer than 12 registered voters.

The boundaries are definite and certain. The County Surveyor has approved a map and legal description sufficient for filing with the State Board of Equalization.

EXHIBITS

Exhibits A and B	Maps of the Proposed Annexation
Exhibit C	Categorical Exemption
Exhibit D	Landowner Consent Form
Exhibit E	District Consent to Waive Conducting Authority Proceedings
Exhibit F	Proposed Resolution Approving the Annexation

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 annexation as submitted.

- A. Find the proposal to be categorically exempt (Class 19) from the California Environmental Quality Act.
- B. Amend the district's sphere of influence to include the annexation area.

- C. Approve the proposal, to be known as the Calvin Annexation, to the Montecito Sanitary District conditioned upon the territory being annexed being liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the 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 – Adopt this report and DENY the proposal.

OPTION 3 - CONTINUE consideration of the proposal to a future meeting.

RECOMMENDED ACTION:

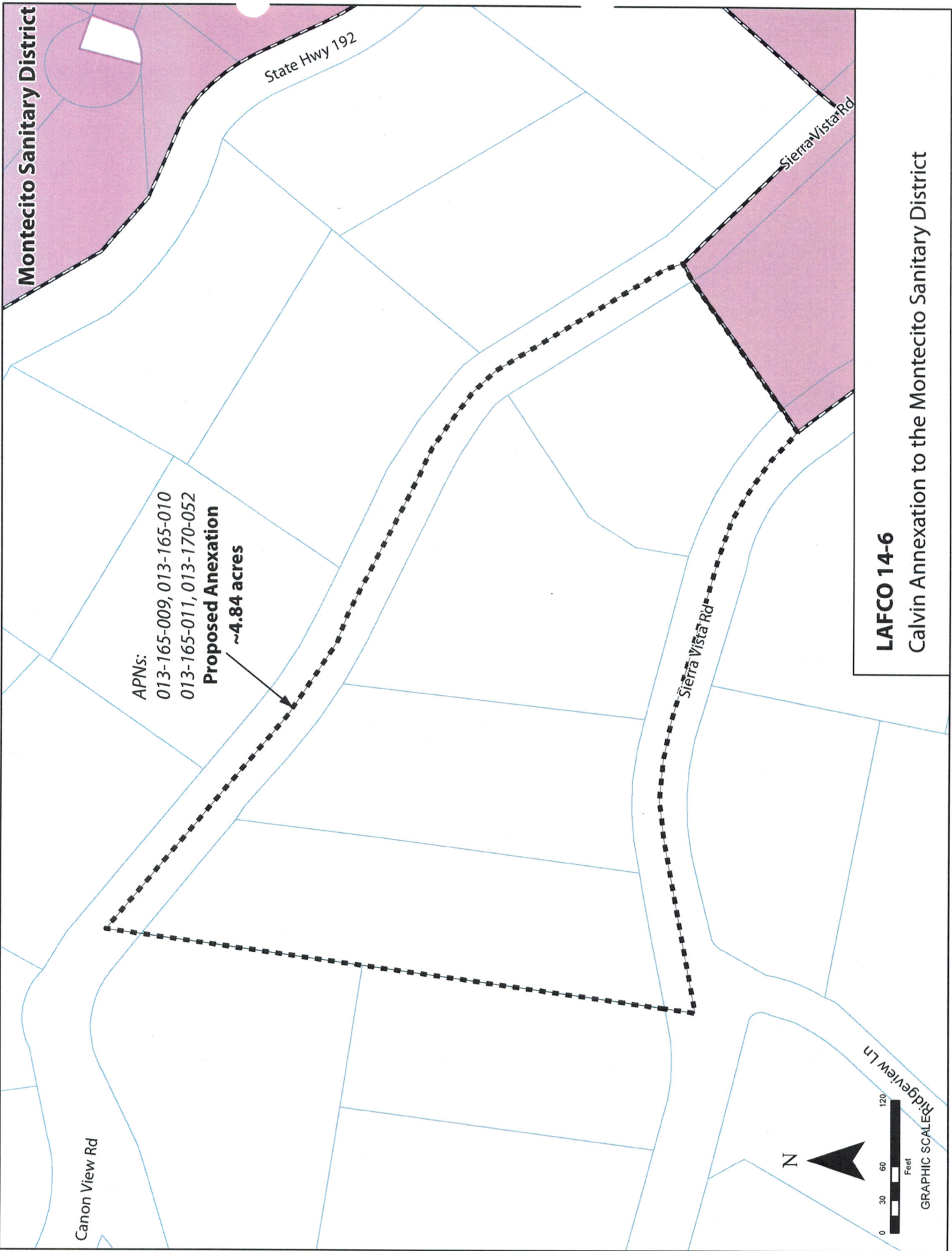
Approve **Option 1**.



PAUL HOOD

Executive Officer

LOCAL AGENCY FORMATION COMMISSION



Montecito Sanitary District

State Hwy 192

Sierra Vista Rd

APNs:
013-165-009, 013-165-010
013-165-011, 013-170-052
Proposed Annexation
~4.84 acres

Canon View Rd

Sierra Vista Rd

Ridgview Ln



Feet
GRAPHIC SCALE

LAFCO 14-6

Calvin Annexation to the Montecito Sanitary District

NOTICE OF EXEMPTION

TO: County Clerk
County of Santa Barbara
105 East Anapamu Street
Santa Barbara, CA 93101-2058

FROM: Montecito Sanitary District
1042 Monte Cristo Lane
Santa Barbara, CA 93108-2809

Project Title

Calvin, Steele, Merrill Annexation to the Montecito Sanitary District

Project Location-Specific

100 S. Sierra Vista Road (APN 013-165-010 & 013-165-009)
300 N. Sierra Vista Road (APN 013-165-011)
330 N. Sierra Vista Road (APN 013-170-052)

2014 SEP 22 PM 8:13
COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS

Project Location-City

Montecito – unincorporated area

Project Location-County

Santa Barbara County

Description of Nature, Purpose, and Beneficiaries of Project

The project involves the annexation of four existing parcels (three residentially developed and one undeveloped) into the Montecito Sanitary District. The property owners want sanitary sewer services because the parcels are on septic systems. Construction of any sewer main would be a separate project under CEQA.

Name of Public Agency Approving Project

Montecito Sanitary District

Name of Person or Agency Carrying Out Project

Montecito Sanitary District

Exempt Status: (Check One)

- Ministerial [Pub. Res. Code, §21080(b)(1); CEQA Guidelines, § 15268];
- Declared Emergency [Pub. Res. Code, § 21080(b)(3); CEQA Guidelines, § 15269 (a)];
- Emergency Project [Pub. Res. Code, § 21080(b)(4); CEQA Guidelines, § 15269 (b) and (c)];
- Categorical Exemption, Class 19 Annexation of Existing Facilities (CEQA Guidelines, §15319);
- No Possibility of Significant Effect [CEQA Guidelines, § 15061(b)(3)]

Reasons why project is exempt:

Pursuant to CEQA Guidelines, section 15319, Categorical Exemption for the Annexation of Existing Facilities, the proposed Project would not alter the current zoning of the four existing residential parcels identified for annexation, would result in a negligible expansion of existing publicly owned sewerage facilities, and would require no new capacity.

Pursuant to CEQA Guidelines, section 15061(b)(3), the General Rule Exemption, the proposed Project has no possibility of having any significant effect on the environment.

Lead Agency Contact Person: *Diane Gabriel, General Manager, (805) 969-4200*

Signature: *Diane Gabriel*
Title: General Manager/District Engineer

Date: 9/8/14

Date Received for Filing
By County Clerk _____

APPLICATION FOR ANNEXATION
AND
LANDOWNER CONSENT TO ANNEXATION

RECEIVED BY

October 10, 2014

OCT 10 2014
Montecito Sanitary
District

TO: MONTECITO SANITARY DISTRICT

As landowner of the property described below, I hereby make application and consent to have my property annexed to the MONTECITO SAITARY DISTRICT.

PROPERTY ADDRESS: 330 N. Sierra Vista Road
ASSESSORS PARCEL NO: 013-170-052
LANDOWNER: Patricia Merrill

Patricia G. Merrill 10/13/2014
Signature

2014 OCT 14 PM 2:56
COUNTY OF SANTA BARBARA
CLERK OF THE
SUPERIOR COURT

PROPERTY ADDRESS: 300 N. Sierra Vista Road
ASSESSORS PARCEL NO: 013-165-011
LANDOWNER: Sophie Calvin

Sophie Calvin 10/10/14
Signature

PROPERTY ADDRESS: 100 S. Sierra Vista Road (2 parcels)
ASSESSORS PARCEL NO: 013-165-010 & 013-165-009
LANDOWNER: Lola Steele

Lola Steele 10/13/14
Signature

**RESOLUTION OF APPLICATION OF THE GOVERNING BOARD
OF THE MONTECITO SANITARY DISTRICT
INITIATING PROCEEDINGS FOR THE NORTH AND SOUTH SIERRA VISTA ANNEXATION**

WHEREAS, the Montecito Sanitary District desires to initiate a proceeding for the adjustment of boundaries specified herein;

NOW, THEREFORE, the Governing Board of the Montecito Sanitary District does hereby resolve and order as follows:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with section 56000 of the California Government Code.
2. This proposal is an annexation to the Montecito Sanitary District.
3. A map of the boundaries of the affected territory is set forth in Exhibit A attached hereto and by reference incorporated herein.
4. It is desired that the annexation area be subject to the District's existing indebtedness.
5. The reasons for the proposal are to provide public sewer service to four (4) separate properties.
6. This proposal is consistent with the District's Sphere of Influence.
7. Consent is hereby given to the waiver of conducting authority proceedings.

PASSED AND ADOPTED by the Governing Board of the Montecito Sanitary District originally on the 28th day of July 2014 by the following vote:

AYES: Kern, Kerns, Owens

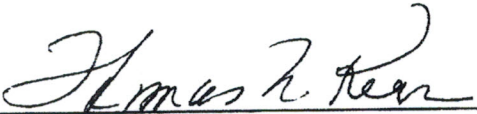
NAYS:

ABSENT: Ishkanian, Cannata

ABSTAIN:


(District Seal)





 President of the Governing Board of the
 Montecito Sanitary District

ATTEST:



 Secretary of the Governing Board of the
 Montecito Sanitary District

EXHIBIT E

LAFCO 14-6

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE CALVIN
ANNEXATION TO THE MONTECITO SANITARY DISTRICT

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Santa Barbara Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code); and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the Commission's consideration of the proposal; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County.

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Local Agency Formation Commission of Santa Barbara County as follows:

- (1) The proposal has been reviewed and found to be Categorical Exempt (Class 19) from the California Environmental Quality Act.
- (2) The subject proposal is assigned the distinctive short-form designation:
CALVIN ANNEXATION TO THE MONTECITO SANITARY DISTRICT
- (3) Said territory is found to be uninhabited.
- (4) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibits A and B, attached hereto and made a part hereof.
- (5) The proposal is subject to the following terms and conditions:
 - (a) The subject territory shall be liable for its pro rata share of the existing bonded indebtedness of the Montecito Sanitary District.

(b) The subject territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the current District boundaries.

(6) Satisfactory proof having been given that the subject area is uninhabited, all landowners within the affected territory have given their written consent to the proposal and the annexing agency has given written consent to the waiver of conducting authority proceedings, said conducting authority proceedings are hereby waived.

(7) All subsequent proceedings in connection with this annexation shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.

This resolution was adopted on November 6, 2014 and is effective on the date signed by the Chair.

AYES:

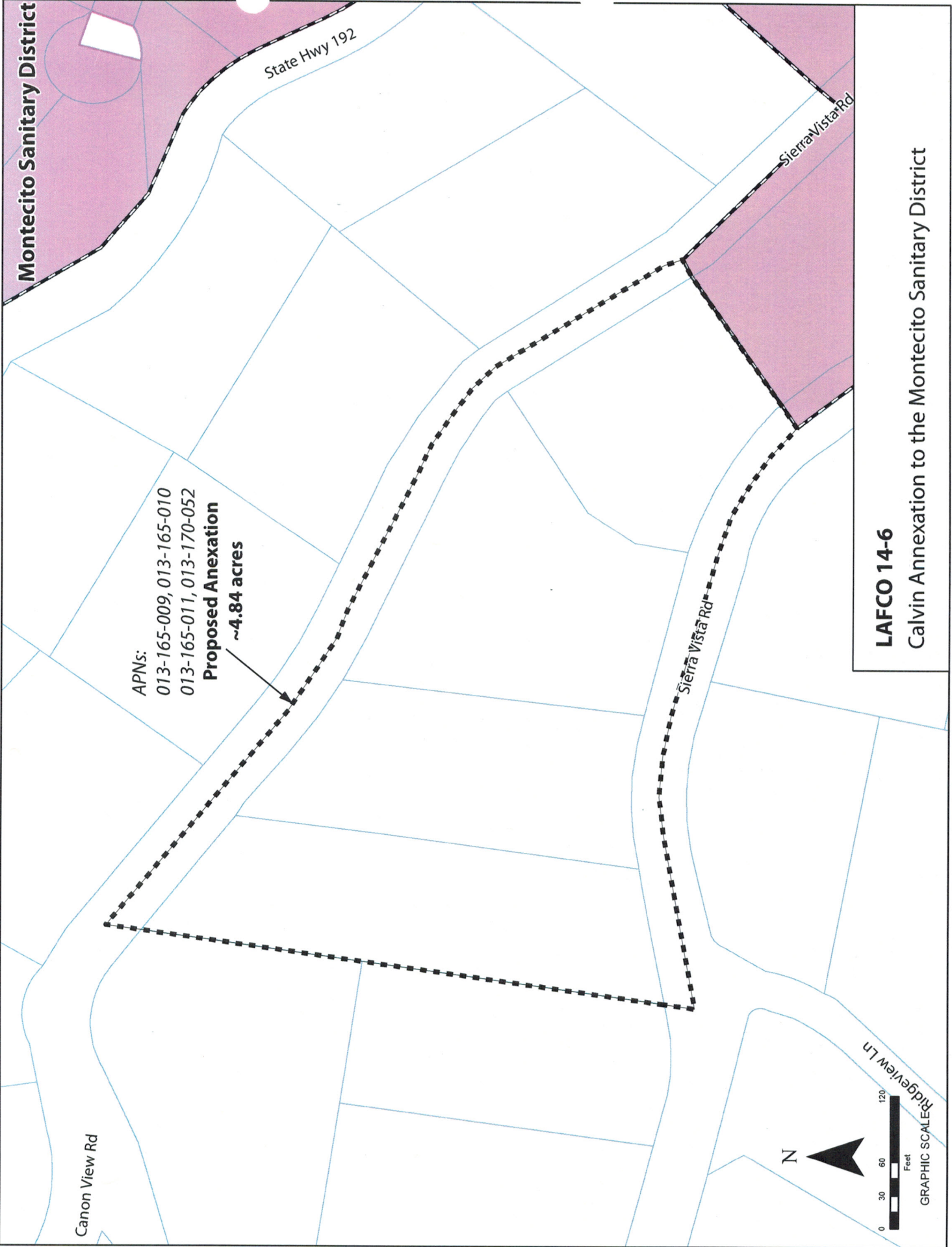
NOES:

ABSTAINS:

Dated: _____
Chair
Santa Barbara Local Agency Formation Commission

ATTEST

Jacquelyne Alexander, Clerk
Santa Barbara Local Agency Formation Commission



Montecito Sanitary District

State Hwy 192

Sierra Vista Rd

APNs:
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Proposed Annexation
~4.84 acres

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LANDOWNER: Sophie Calvin

Sophie Calvin 10/10/14
Signature

PROPERTY ADDRESS: 100 S. Sierra Vista Road (2 parcels)
ASSESSORS PARCEL NO: 013-165-010 & 013-165-009
LANDOWNER: Lola Steele

Lola Steele 10/13/14
Signature

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NAYS:

ABSENT: Ishkanian, Cannata

ABSTAIN:

(District Seal)



James R. Kern

 President of the Governing Board of the
 Montecito Sanitary District

ATTEST:

Wanda J. Lyons

 Secretary of the Governing Board of the
 Montecito Sanitary District

EXHIBIT E

LAFCO 14-6

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(7) All subsequent proceedings in connection with this annexation shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.

This resolution was adopted on November 6, 2014 and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: _____

Chair
Santa Barbara Local Agency Formation Commission

ATTEST

Jacquelyne Alexander, Clerk
Santa Barbara Local Agency Formation Commission