

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

November 2, 2000 (Agenda)

LAFCO 00-24: Northridge Reorganization: Annexation to the City of Santa Barbara/
Detachment from the Santa Barbara County Fire Protection District/
Detachment from the Goleta Water District

PROPONENT: City Council of the City of Santa Barbara, by resolution.

ACREAGE &
LOCATION Approximately 15 acres located at the northern terminus of Northridge Road
(Addresses are 1215 through 1260 Northridge Road)

PURPOSE: To obtain community services for eight existing single-family homes and to
promote orderly governmental boundaries.

GENERAL ANALYSIS

Introduction

On December 9, 1999 the Commission approved the City's request to provide water and sewer services to this area, subject to the property owners agreeing to annex to the City. This proposal is consistent with the Commission's approval of that request.

The City stated in its request to extend out-of-agency services to this area:

“Annexation of these properties is underway at this time. Owners wish to obtain water and sewer service at the earliest possible time due to failing systems and have therefore requested an out-of-City service agreement. The agreement requires continued cooperation in the annexation process as a condition of continuing to receive water and sewer service.”

There are eight homes in the proposed annexation, but only seven were in the out-of-agency services request. The City was already serving one of the existing homes.

Request for Waiver of Processing Fee

The City requests LAFCO waive the processing fee of \$870 for this proposal since a fee was paid to the Commission as part of its review of the out-of-agency service agreement.

The LAFCO staff agrees that some of the analysis for this application was conducted earlier and recommends there be a partial fee waiver for this proposal. It is recommended that a minimal fee of \$200 be paid to recover the costs of preparing the staff report, placing the matter on the Commission's

agenda and processing the final documents for the reorganization, which includes recording the proposal and making a filing with the State Board of Equalization.

PROJECT INFORMATION

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

The site contains eight single-family homes and a City water pumping station. No change in land use is proposed.

The site is within the City's Sphere of Influence and the existing use conforms with all land use plans for the area as approved by the City Council on September 26, 2000, contingent upon completion of the annexation.

The City's approved General Plan designation for the site is Major Hillside. Approved pre-zoning is A-1, One Family Residence. It allows single-family homes with a 40-acre minimum lot size, the same density as the existing County zoning.

Existing lots range from 1 acre to 3.5 acres in size and are therefore not in conformance with current or proposed zoning. No further increase in density will be permitted.

Surrounding land uses are large lot residential uses to the south with hillside open space on the north, west and east.

3. Topography, Natural Features and Drainage Basins

The topography of the site and surrounding area is hilly. There are no significant natural boundaries affecting the proposal given the existing access and utility connections.

4. Population:

There are eight dwelling units on the site. Due to the developed nature of the proposal, no further population increase is expected.

5. 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 has been received.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 69805. The overall tax rate will not be affected by this change. The assessed value is \$6,492,099 (1999-2000 roll).

The proponent reports that the subject territory, upon annexation to the City, shall be liable for payment of its share of existing City indebtedness.

The proponent reports that the property is subject to existing debt of the Goleta Water District, which consists of bonds that will expire in June 2002 and are being repaid, at least in part, by property taxes.

It is requested that the territory being detached from the Goleta Water District be exempt of liability for payment to the District of all or any part of principal, interest and any other amounts that shall become due on account of all or any part of outstanding or authorized but presently unissued bonds or obligations of said District, and the levying or fixing and the collection of any (1) taxes or assessments, or (2) service charges, rentals, or rates, or (3) both, as may be necessary to provide for such payment, pursuant to Government Code Section 56844(c).

7. Environmental Impact of the Proposal:

The City of Santa Barbara, as the lead agency, finds the proposal to categorically exempt from CEQA (Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities).

8. Landowner and Annexing Agency Consent:

The proponent certifies that all property owners have given written consent. .

The City consents to the waiver of conducting authority proceedings, provided LAFCO does not condition this annexation upon the initiation or completion of other annexations.

9. 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. The proposal is contiguous to the existing City and District boundaries.

A map sufficient for filing with the State Board of Equalization has not yet been received from the proponent.

The territory is inhabited; there are more than 12 registered voters within the affected territory.

RECOMMENDATION FOR COMMISSION ACTION

It is recommended the Commission take the following actions:

OPTION 1 – APPROVE this proposal.

- A. Ratify having this unpublished hearing.
- B. Find the proposal to be categorically exempt from CEQA (Class 19).
- C. Adopt this report and approve the proposal known as the Northridge Reorganization: Annexation to the City of Santa Barbara, detachment from the Santa Barbara County Fire Protection District and detachment from the Goleta Water District, with the following conditions:
 - 1. The territory shall be liable for existing bonded indebtedness of the City.
 - 2. The territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the City.
 - 3. The territory shall be exempt from payment of liability of payment of taxes for existing bonded indebtedness of the detaching Districts.
- D. 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.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION