

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

October 1, 2009 (Agenda)

- LAFCO 09-7: Brundidge Annexation to the Santa Ynez Community Services District
- PROPONENT: Board of Directors of the Santa Ynez Community Services District, by resolution adopted on July 22, 2009
- ACREAGE & LOCATION: Approximately one acre south of and adjacent to Deer Trail Lane, approximately 600 feet east of Refugio Road (1390 Dear Trail Lane)
- PURPOSE: To obtain sewer service for an existing single family home and a second residential unit and to promote orderly governmental boundaries.

INTRODUCTION

The one-acre Brundidge proposal contains one existing single-family home; construction of a second residential unit is planned; the annexation will allow connection to community sewers. The property is surrounded on all sides by the annexing District.

PROPOSAL INFORMATION

1. Land Use and Zoning - Present and Future:

The parcel contains a single-family home and is zoned 1-E-1 (single-family residential; one-acre min. lots). No change in planning or zoning will result from this annexation.

The site is within the District sphere of influence and is contiguous on all sides to the existing District boundary. It is an "island" totally surrounded by the District.

There do not appear to be any Environmental Justice issues presented by this application.

2. Surrounding Land Uses:

Surrounding land uses, general plan and zoning designations are single-family residential, one-acre minimum lot size on all sides.

3. Conformity with Plans:

The existing land use conforms with the County General Plan that designates the area as Single-Family Residential, One Unit/Acre.

4. Topography, Natural Features and Drainage Basins

The annexation area and surrounding areas are level to gently rolling terrain. There are no natural features that would affect the proposal.

5. Population:

There is one dwelling unit in the proposal area; a second is proposed. No other change in dwelling units or population is proposed or anticipated.

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

The initiating agency's "Plan for Providing Services within the Affected Territory" is available in the LAFCO office as required by Government Code section 56653.

7. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 62026. The assessed value is \$457,233 (2009-10 roll). The overall tax rate will not be affected by this change.

8. Environmental Impact of the Proposal:

The proposal is categorically exempt. (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.

10. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. The boundaries are definite and certain. The property is contiguous to the District on all sides. A map sufficient for filing with the State Board of Equalization has not yet been received.

INCLUSION OF ADDITIONAL PARCEL

In conjunction with the District, one additional parcel has been identified for inclusion as part of the Brundidge Annexation. This property is:

- Kraut Survivors Trust (APN#141-360-019)

The property consists of less than one acre located at 1381 Calzada Avenue; Santa Ynez, and includes an existing single-family home. The land owner has given written consent.

The septic tank is failing and it is essential that the property be annexed to the District in order to connect to the community sewer as quickly as possible.

The County General Plan designates the site as Single-Family Residential, One Unit/Acre and it is zoned 1-E-1 (single-family residential; one-acre minimum lots). No change in planning or zoning is proposed or anticipated

Including this additional parcel is consistent with the Guidelines adopted by your Commission, i.e., it is a small lot in a developed area; does not represent an environmentally controversial land use; is within the District Sphere of Influence; and is shown as Urban on adopted plans.

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 with inclusion of additional parcel.

- A. Find the proposal and annexation of the additional parcel to be categorically exempt (Class 19).
- B. Adopt this report and approve the proposal, to be known as the Brundidge Annexation to the Santa Ynez Community Services District with the following conditions:
 1. Inclusion of Kraut Survivors Trust (APN#141-360-019)
 2. The territory being annexed being liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- C. Find: 1) all affected landowners have given written consent to the annexation and 2) the annexing agency has consented to waive conducting authority proceedings.
- D. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 – APPROVE the annexation as submitted.

- E. Find the proposal to be categorically exempt (Class 19).
- F. Adopt this report and approve the proposal, to be known as the Brundidge Annexation to the Santa Ynez Community Services District subject to the territory being annexed being liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- G. Find: 1) all affected landowners have given written consent to the annexation and 2) the annexing agency has consented to waive conducting authority proceedings.
- H. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 3 – Adopt this report and DENY the proposal.

OPTION 4 - CONTINUE consideration of the proposal to a future meeting.

RECOMMENDED ACTION:

Approve **Option 1**.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION