

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

May 6, 2010 (Agenda)

LAFCO 10- 1: Bella Vista Annexation to the Montecito Water District and expansion of the District Sphere of Influence

PROPONENT: Montecito Water District Board of Directors by resolution adopted on March 16, 2010

ACREAGE & LOCATION Three parcels totaling approximately 73 acres about 400 feet north of the intersection of Bella Vista Drive and Ladera Lane in Las Padres National Forest (2790 Bella Vista Drive)

PURPOSE: To annex a privately owned parcel that wishes to obtain District water for existing residential uses and two District-owned parcels.

GENERAL ANALYSIS:

Description of Project

The annexation of this territory to the Montecito Water District will a privately owned parcel to obtain District water for existing residential uses. It will also annex two District-owned parcels. No changes in land use planning, zoning or entitlements for use are related to or dependent upon this proceeding.

PROPOSAL INFORMATION

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

One parcel is developed and used for residential purposes (2790 Bella Vista Drive).

The other two parcels contain District facilities, specifically (1) the Picay pressure break and hydro electric facility operated for the delivery of water to District customers and (2) operation of the Bella Vista Treatment Plant.

No change in land use will result from or be facilitated by this proposed annexation.

All properties are zoned by the County as RMZ-40 acres (Resource Management Zone). The existing uses conform with this zoning and no zone changes are proposed.

Surrounding uses include the forest to the north, mixed forest and residential to the east and west and residential to the south.

The County General Plan designation for the site is Montecito Community Plan MA-40 (Mountain Area).

The property is not within the District Sphere of Influence and the District has submitted an application to expand its Sphere to include the proposed annexation area.

The 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.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area are located within the southerly facing coastal foothills of southern Santa Barbara County. There will be no topographical grading change or disturbance as a consequence of the proposed annexation.

3. Housing and Population:

There is one dwelling unit within the proposal area. Current zoning allows for a second residential unit on the privately-owned property.

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

Water service to the private property is currently obtained from an on-site water well which will continue to serve the property's landscaping needs.

The District's "Plan for Providing Services within the Affected Territory," is on file in the LAFCO office as required by Government Code §56653. Upon annexation water service will be comparable to water service for similar properties currently within the District.

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

The annexation is within tax rate area 59066. Overall tax rates will not be affected by this change. The District does not have bonded debt. Upon annexation an acreage-based water availability service charge will apply to the private parcel and be collected on the County of Santa Barbara tax bill. The net assessed value of the private property is \$2,009,830 (2009-10 roll).

6. Environmental Impact of the Proposal:

The Montecito Water District as lead agency, and in consultation with LAFCO, found the annexation to be exempt from CEQA pursuant to CEQA Guideline Sections 15061(b)(3) and 15319. A copy of the District's Notice of Exemption is enclosed.

7. Landowner Consent, Registered Voters and Annexing Agency Consent:

The territory is uninhabited; namely, there are fewer than 12 registered voters. The proponent certifies all property owners in this proposal have given written consent. The District has consented to the waiver of conducting authority proceedings.

8. Boundaries and Lines of Assessment:

The boundaries are definite and certain, though containing minor errors. There are no conflicts with lines of assessment or ownership. The annexation area is contiguous to the existing District boundaries.

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. Amend Montecito Water District Sphere of Influence to include this territory.
- C. Adopt this report and approve the proposal, to be known as the Bella Vista Annexation to Montecito Water 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.

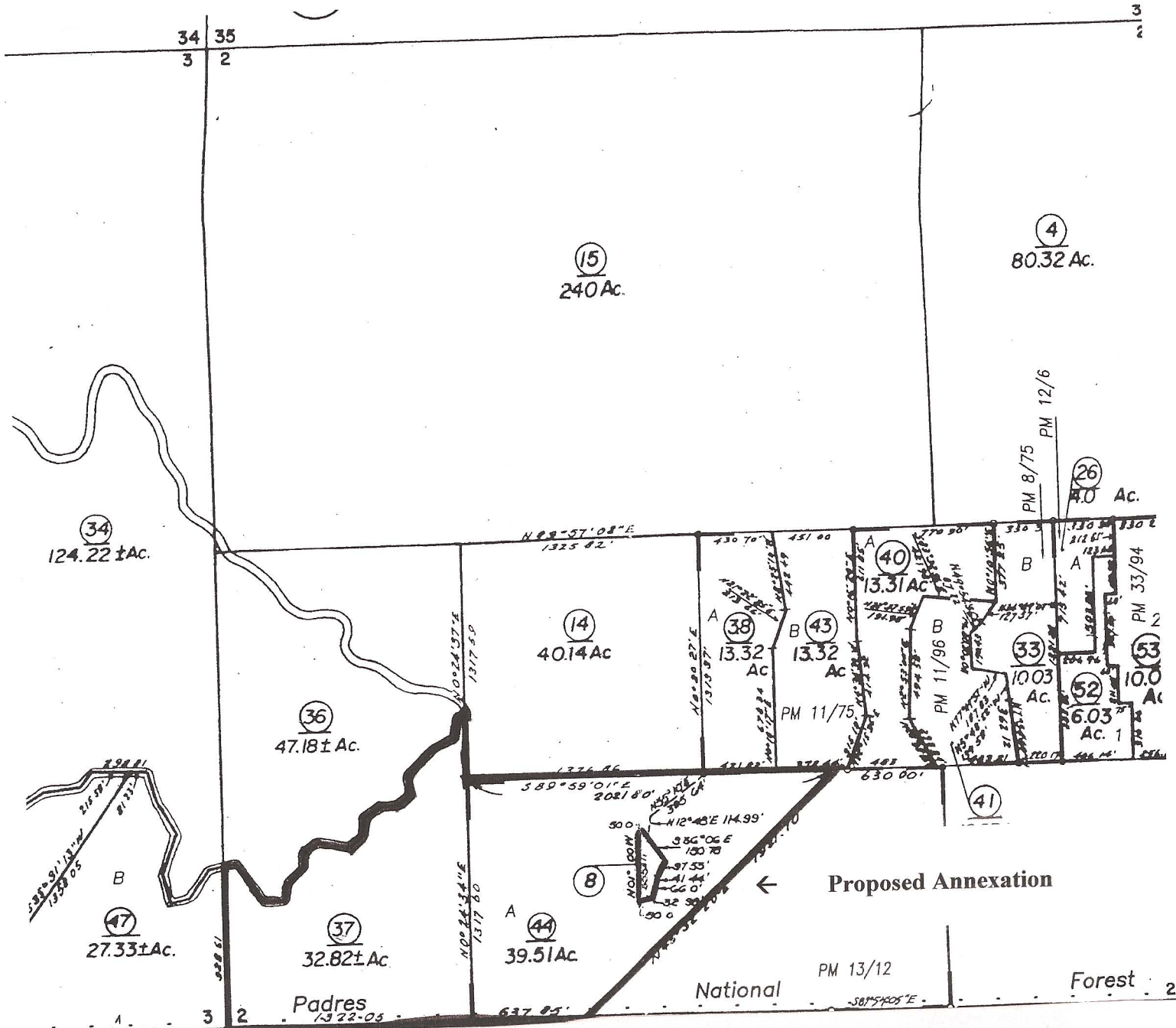
- Option 2** Adopt this report and DENY the proposal.
- Option 3** If the Commission needs more information, it should CONTINUE this matter to a future meeting.

RECOMMENDED ACTION:

Approve **Option 1**.



BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION



Montecito Water District

LAFCO 10-01 Bella Vista Annexation to the Montecito Water District

NOTICE OF EXEMPTION
California Environmental Quality Act

**To: County Clerk
County of Santa Barbara
1100 Anacapa Street
Santa Barbara, CA 93101**

**From: Montecito Water District
583 San Ysidro Road
Santa Barbara, CA 93108**

PROJECT TITLE: Bella Vista Annexation to the Montecito Water District.

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARY OF PROJECT: The addition of three parcels of land (APNs 155-010-08, 37 and 44) totaling approximately 73.21 acres to the District's Sphere of Influence and annexation by the District of these three parcels (see Exhibit A attached). Two of the parcels are owned by the District and used for the transmission and delivery of water to District customers. The other parcel is privately owned and is developed with a residential use that is served by a private water well. No subdivision or change in land use will result from this annexation though it is anticipated the private property will apply for a District domestic water service. The District has determined that it has adequate water supplies available for this new water service.

PROJECT LOCATION: Approximately 400 feet north of the intersection of Bella Vista Drive and Ladera Lane, contiguous to the current District service boundary and within the Los Padres National Forest.

NAME OF PUBLIC AGENCY APPROVING AND CARRYING OUT PROJECT: Montecito Water District.

EXEMPT STATUS: The annexation of the subject property is exempt from CEQA pursuant to CEQA Guideline Sections 15061(b)(3) and 15319. The Bella Vista Annexation involves three individual parcels that are currently developed with uses consistent with current zoning; none of the parcels can be further subdivided. This action has no potential for causing a significant effect on the environment. No credible evidence has been presented to Montecito (and no such evidence is known to Montecito) that there exists cumulative environmental impacts of these actions, taken together with decisions and actions of the same type, in the same place and time, which will result in significant effects on the environment. No credible evidence has been presented to the governing board (and no such evidence is known to the governing board) that there is a reasonable possibility that the governing board's actions will have a significant effect on the environment due to unusual circumstances.

CONTACT PERSON: Tom Mosby, General Manager/Secretary for the Montecito Water District.
Telephone: (805) 969-2271.

BY: 
Tom Mosby, General Manager/Secretary

DATE: 4-5-10

**Received for filing
and posted on:**

COUNTY CLERK

BY: _____

LAFCO 10-1

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE BELLA VISTA
ANNEXATION TO THE MONTECITO WATER 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 Montecito Water District is the lead agency. The proposal has been found to be Categorically Exempt from the California Environmental Quality Act

(2) The subject proposal is assigned the distinctive short-form designation:

BELLA VISTA ANNEXATION TO THE MONTECITO WATER 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 Exhibit A, attached hereto and made a part hereof.

(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 May 6, 2010 and is effective the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: _____

Chair

Santa Barbara Local Agency Formation Commission

ATTEST

Mary Everett, Clerk
Santa Barbara Local Agency Formation Commission