

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

September 6, 2001 (Agenda)

LAFCO 01-10: Dishion Annexation to the Montecito Water District

PROPONENT: Board of Directors of the Montecito Water District, by resolution.

ACREAGE & LOCATION Approximately 6 acres located approximately 1000 feet east of the northern terminus of Toro Canyon Road.

PURPOSE: To provide domestic and irrigation water service for an existing residence and orchard that are now being served by a private well.

GENERAL ANALYSIS:

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

The parcel contains a single-family home and a small citrus orchard. No change in land use is proposed as a result of the annexation.

The site is within the District's Sphere of Influence and is surrounded on three sides by the existing District boundary.

The current use is legal but non-conforming since the property is designated by the County general plan and zoning as 40-E-1-0 (one single-family home per 40 acres).

Surrounding uses are similar to the annexation area.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area consist of moderate to steep brush covered hillsides, similar to other properties in the District and which do not affect this proposal.

3. Population:

The site has one dwelling unit. No additional residences will result from this proposal.

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

The initiating agency's "Plan for Providing Services Within the Affected Territory" is on file in the LAFCO office as required by the Government Code.

District water lines are located in the general vicinity of the parcel and service can be started immediately.

5. Assessed Value, Tax Rates and Indebtedness:

The proposal is currently within tax rate area 59034. The assessed value is \$1,275,000 (2001-2002 roll).

The District reports that the subject territory, upon annexation, will be liable for its share of existing indebtedness, which consists of revenue bond that will be repaid by water rates and service charges.

6. Environmental Impact of the Proposal:

The Montecito Water District finds the proposal to be categorically exempt. (Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities). The staff concurs with this assessment.

7. Landowner and Annexing Agency Consent:

The proponent certifies that written consent has been given by the property owner. The annexing district has consented to the waiver of conducting authority proceedings.

8. Boundaries, Lines of Assessment and Registered Voters:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. The territory is uninhabited; namely, there are fewer than 12 registered voters.

The property is contiguous to the 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 reviewing any testimony or additional materials that are submitted the Commission can take one of the following actions:

OPTION 1 – APPROVE this proposal.

- A. Find the proposal to be categorically exempt.
- B. Adopt this report and approve the proposal, to be known as Dishion Annexation to the Montecito Water District.
- C. Condition the annexation upon the territory being annexed being liable for any indebtedness of the annexing agency and any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the 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.

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.

RECOMMENDED ACTION:

Approve OPTION 1.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION