

MONTECITO SANITARY DISTRICT SPHERE AMENDMENT; ANNEXATION OF JUDITH LITTLE PROPERTY

STAFF PRESENTATION

OCTOBER 1, 2020

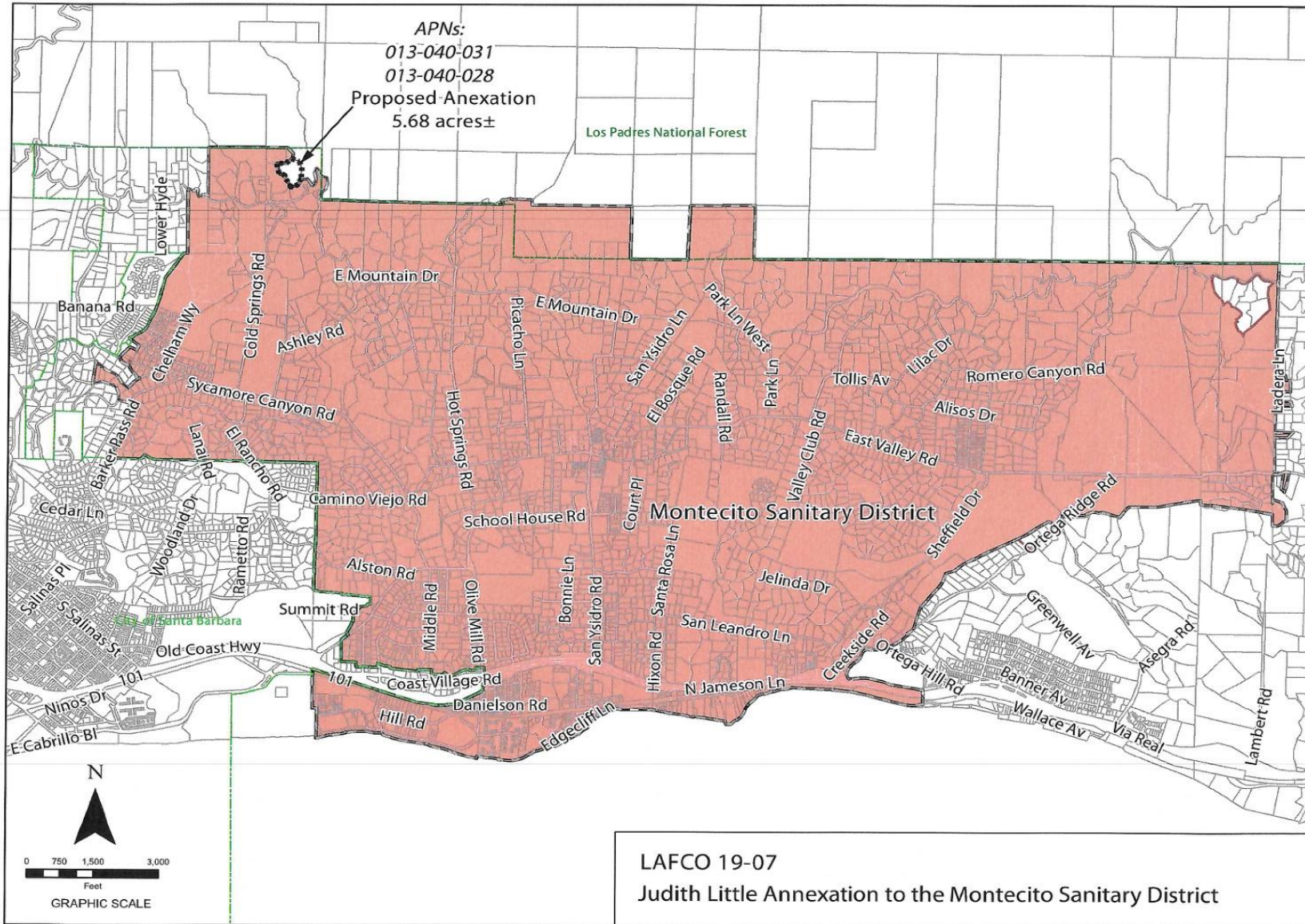
LAFCO AGENDA: CHANGE OF ORGANIZATION ITEM NO. 1

SPHERE OF INFLUENCE AMENDMENT; ANNEXATION

- The property is 5.68 acres located at 702 E. Mountain Drive in Montecito.
- Two applications:
 - (1) Annexation Application by Board of Directors of the Montecito Sanitary District by Resolution adopted October 31, 2019;
 - (2) Property Owner Application for Sphere of Influence Amendment, August 28, 2020.
- Consistency Rule of GC sec. 56375.5.

THE PROPERTY

- The topography of the Property and surrounding area is hillside.
- The Property is in the Montecito Hillside (H-MON) Overlay Zone and subject to the standards of the Montecito Land Use & Development Code, Section 35.428.070.
- The Property is zoned 3-E-1 - Residential min. lot size 3 acres, min. width 210 feet. There is an existing house on the Property. The present and future use is residential.



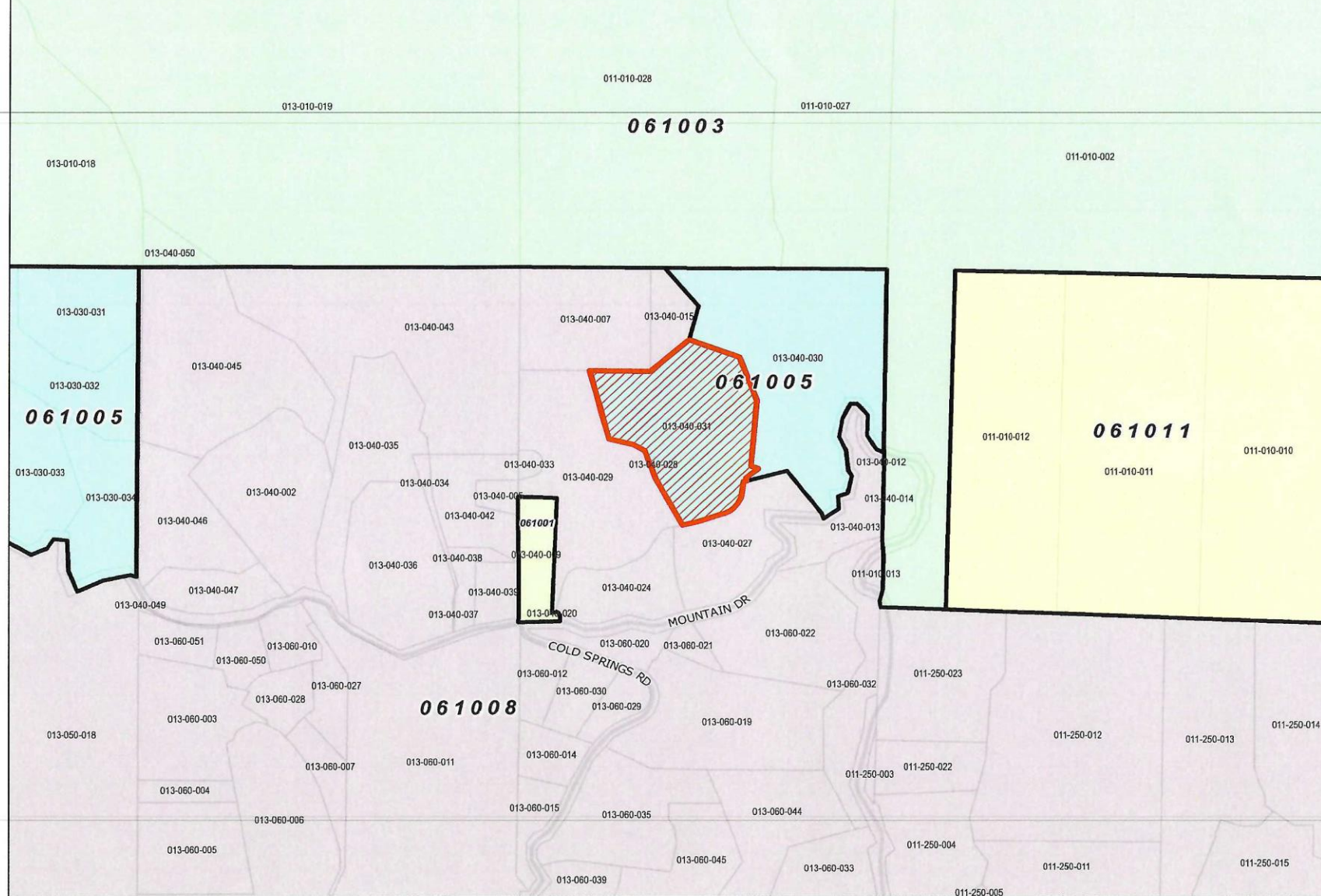
LAFCO 19-07
Judith Little Annexation to the Montecito Sanitary District



Joseph E. Holland
Clerk - Recorder - Assessor
Registrar of Voters
Mapping Section

LAFCO 2019-07

720 E. Mountain Drive



Resolution

Date of Request: 7/29/2020

Recording Date:

Author: Greg Snelling

Mapping Date: 8/7/2020

Attachment to:
Montecito Sanitation District

Detachment from:

TRA Affected:
061005

LEGEND

Annexation Area

Tax Rate Area

Cities



No level of accuracy is claimed for the boundary lines shown
herein and lines should not be used to obtain coordinate
values, bearings or distances.

0 80 160 320 480 640 Feet

Source: CARE Production Geodatabase User Name: gsnell Date: 8/7/2020

PARCEL

- There is no anticipated further development, such as lot splits.
- The parcel is “uninhabited” as it has less than 12 registered voters. (Gov. Code sec. 56079.5.)
- No impact on agriculture.
- No impact on any disadvantaged community.

REPORT BACKS FROM COUNTY DEPARTMENTS

- Report Backs are included in the LAFCO packet.
- No objections or significant comments received.
- Notable exception - comment was from the Surveyor who determined the property was not within the District's sphere of influence.

WAIVER OF CONDUCTING AUTHORITY PROCEEDINGS

- Parcel is “uninhabited” - less than 12 voters. (GC sec. 56079.5.)
- The 3 property owners have consented to annexation. (Exhibits E.)
- The annexing district consents to waiving conducting authority proceedings. (Exhibit F.)
- Therefore, Commission may waive the conducting authority proceedings. (GC sec. 56663.)

CALIFORNIA ENVIRONMENTAL QUALITY ACT - CATEGORICAL EXEMPTION – CLASS 19

- Proposal is categorically exempt from the CEQA per Class 19 – Annexation of Existing Facilities and Lots for Exempt Facilities)
- Following approval of the proposal the Commission's Clerk will file a Notice of Exemption (Exhibit F.)

RECOMMENDATION

- Adopt Resolution that includes:
 - Finds project exempt from CEQA
 - Approves the sphere of influence amendment
 - Approves the annexation subject to conditions
 - Waive the conducting authority proceedings and order Staff to complete the proceeding.