

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

October 5, 2006, 2006 (Agenda)

LAFCO 06-16: Preserve at San Marcos Annexation to County Service Area No. 3, and Expansion of the sphere of influence of County Service Area No. 3

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

ACREAGE & LOCATION Approximately 180 acres in two portions in the San Marcos Foothills: Portion 1 is 117 acres located east of and adjacent to Highway 154, about one-fourth mile north of Foothill Road; Portion 2 is 63 acres located north of the northerly terminus of Cieneguitas Road (including 1000 and 1051 Cieneguitas Road)

PURPOSE: To help fund street lighting, acquisition and maintenance of parks and open space, enhanced library services and support the Goleta Valley Community Center and comply with a condition of the approval of the development requiring annexation to this district.

GENERAL ANALYSIS:

Description of Project

The proposal is to annex land to County Service Area No. 3. This County-governed special district supports street lighting, acquisition and maintenance of parks and open space, enhanced library services and the Goleta Valley Community Center.

The annexation area includes both the property being annexed to the Goleta Sanitary to allow development of seven single-family and five multi-family homes that will be served by sewers and an additional eight homes that would be served by on-site disposal systems on larger lots that are not being annexed to that District but are being annexed to CSA No. 3.

The annexation area is not within the district's Sphere of Influence and it is proposed to expand the sphere to include this area.

PROJECT INFORMATION

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

The property is vacant, except for two existing single-family homes, and has historically been used for cattle grazing, but it is no longer used for this purpose.

The County has approved Tentative Tract No. 14,585 allowing development 15 single-family and five multi-family dwelling units on the site.

The site is not within the District's Sphere of Influence and it is proposed to expand the sphere to include the proposed annexation. The annexation area is contiguous to the existing district boundary on the west and the south.

The proposed use conforms with County General Plan and zoning designations of Urban, PD 75 (Planned Development, Maximum of 75 units). The two existing residential lots are zoned 1-E-1 (Single Family Residential, 1 acre minimum lot size.)

Surrounding uses are Highway 154 on the west, agriculture 40-acre minimum parcel size to the north and residential and Residential Ranchettes in other directions with permitted lot sizes from one to 15 acres per dwelling unit.

2. Topography, Natural Features and Drainage Basins

The topography of the site and surrounding areas includes rolling hills, canyon areas and creeks in the foothills east of Highway 154.

3. Population:

The site contains two single-family homes. Approval of the proposal could result in the construction of 20 dwelling units, 15 single-family and five multi-family homes.

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.

5. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate areas 069003 and 069005. The overall tax rates will not be affected by this change.

6. Environmental Impact of the Proposal:

The County of Santa Barbara as the lead agency determined that significant environmental effects may result from the proposal and prepared and certified an Environmental Impact Report (EIR). This document was distributed to members of the Commission previously.

Pursuant to Section 15093 of the State EIR Guidelines, the County has adopted findings and a Statement of Overriding Considerations with an Environmental Reporting and Monitoring Program. This statement is attached to the report on the Goleta Sanitary District annexation (LAFCO 06-14) and is included herein by reference.

7. Landowner and Annexing Agency Consent:

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

8. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. The property is contiguous to the District. The site is uninhabited; namely, there are fewer than 12 registered voters.

The boundaries are not definite and certain. 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 this report and any testimony or materials that are presented, the Commission can take one of the following actions:

OPTION 1 – APPROVE the proposal as submitted.

- A. Certify it has reviewed and considered the information contained in the EIR as prepared and certified by the County and the County's adopted findings and Statement of Overriding Considerations.
- B. Amend the Sphere of Influence of the annexing district to include this territory.
- C. Adopt this report and approve the proposal, to be known as Preserve at San Marcos Annexation to County Service Area No. 3.
- D. Condition the annexation upon the territory being liable for the indebtedness of the annexing agency and any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- E. 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.

- F. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 – 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