

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

May 2, 2002 (Agenda)

LAFCO 02-7: Asselstine Annexation to the Santa Ynez Community Services District

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

ACREAGE & LOCATION Approximately one acre located adjacent to the Country Court cul-de-sac, about 160 feet north of Country Road (1488 Country Court)

PURPOSE: To provide to public sewers for an existing single-family home.

GENERAL ANALYSIS:

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

The annexation area is within the District's Sphere of Influence.

The proposal area is developed with one single-family home. The County General Plan designates the area as "Residential" and current zoning is 1-E-1 (Single Family Estate, 1 acre minimum lot size.).

Surrounding uses are primarily residential with densities similar to the annexation area.

2. Topography, Natural Features and Drainage Basins

The topography of the site and surrounding area is generally level to slightly rolling hills. There are no significant natural boundaries affecting the proposal.

3. Population:

There is one single-family dwelling unit in the annexation area. No additional dwelling units are anticipated as a result of this proceeding.

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

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

5. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 62026. The overall tax rate will not be affected by this change. The assessed value is \$120,062 (2001- 2002 roll).

The proponent reports that the subject territory, upon annexation, shall be liable for its share of existing indebtedness, to be repaid by property taxes.

6. Environmental Impact of the Proposal:

The annexing District is the lead agency. The proposal has been found to be categorically exempt. (Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities).

7. Landowner and Annexing Agency Consent:

Written consent has been given by the property owner. The annexing district consents to waive 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. A map sufficient for the State Board of Equalization has not been received.

The territory is uninhabited; namely, there are fewer than 12 registered voters residing within the annexation area.

ALTERNATIVES FOR COMMISSION ACTION

After reviewing any testimony or additional materials that are submitted the Commission should 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 Asselstine Annexation to the Santa Ynez Community Services District, conditioned upon the territory being annexed being liable for any indebtedness of the annexing agency and for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.

- C. 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 and waive conducting authority proceedings.
- D. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

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:

OPTION 1 – Approve the proposal.

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BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION