

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

August 4, 2011 (Agenda)

LAFCO 11-6: Doherty Annexation to the Santa Ynez Community Services District

PROPONENT: Board of Directors of the Santa Ynez Community Services District, by resolution adopted on July 22, 2009

ACREAGE & LOCATION: Approximately one acre located south of and adjacent to Deer Trail Lane, about 350 feet east of Refugio Road (1352 Deer Trail Lane)

PURPOSE: To include in the District an existing single family home that is receiving sewer service from the District.

HISTORY

The one-acre Doherty proposal contains an existing single-family home that was connected to the Santa Ynez Community Services District system as an emergency out-of-agency service. Some but not all of the other parcels on Deer Trail Lane have been annexed to the District.

The District in June submitted a request to provide sewer service to an existing single-family home at 1352 Deer Trail Lane. The application stated, "Septic System has failed and County of Santa Barbara is requiring this property to connect to a public sewer."

At the request of Chair Janet Wolf, Paul Jenzen of the County Environmental Health Department verified the status of the on-site disposal system, stating "Because of the disintegrating septic tank and poor absorptive capacity of the existing septic system it would be my opinion that this system be abandoned as quickly as possible."

The Chair on June 21, consistent with the Commission's procedures, authorized the District to provide service to the Doherty property on an out-of-agency basis. The staff advised the Commission of this action at its July 7 meeting. We also noted the District had submitted an application to annex this parcel.

PROPOSAL INFORMATION

1. Land Use and Zoning - Present and Future:

The parcel contains a single-family home and is zoned 1-E-1 (single-family residential; one-acre min. lots). No change in planning or zoning will result from this annexation. The site is within the District sphere of influence.

There do not appear to be any Environmental Justice issues presented by this application.

2. Surrounding Land Uses:

Surrounding land uses, general plan and zoning designations are single-family residential, one-acre minimum lot size on all sides.

3. Conformity with Plans:

The existing land use conforms to the County General Plan that designates the area as Single-Family Residential, One Unit/Acre.

4. Topography, Natural Features and Drainage Basins

The annexation area and surrounding areas are level to gently rolling terrain. There are no natural features that affected the connection of the property to the District sewer.

5. Population:

There is one dwelling unit within the proposal area. No changes in dwelling units or population are proposed or anticipated.

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

The initiating agency's "Plan for Providing Services within the Affected Territory" is available in the LAFCO office as required by Government Code section 56653.

7. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 62026. The assessed value is \$175,794 (2010-11 roll). The overall tax rate will not be affected by this change.

8. Environmental Impact of the Proposal:

The proposal is categorically exempt. (Class 19 – Annexation of Existing Facilities and Lots for Exempt Facilities)

9. Landowner and Annexing Agency Consent:

Written consent has been given by the property owner. The annexing district consents to waiving conducting authority proceedings.

10. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. The boundaries are definite and certain. A map sufficient for filing with the State Board of Equalization has not yet been received.

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 annexation as submitted.

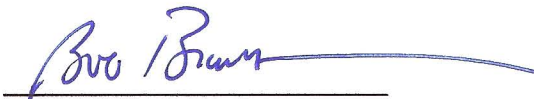
- A. Find the proposal to be categorically exempt (Class 19).
- B. Adopt this report and approve the proposal, to be known as the Doherty Annexation to the Santa Ynez Community Services District conditioned upon the territory being annexed being liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- C. Find: 1) all affected landowners have given written consent to the annexation and 2) the annexing agency has consented to waive conducting authority proceedings.
- D. 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 consideration of the proposal to a future meeting.

RECOMMENDED ACTION:

Approve **Option 1**.



BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION

