

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

July 5, 2001 (Agenda)

LAFCO 01-6: Phillips Annexation to Santa Ynez Community Services District

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

ACREAGE & LOCATION: Approximately 1 acre located south of and including Samantha Drive, about 200 feet east of Refugio Road. (3046 Samantha Drive).

PURPOSE: To provide public sewers for an existing single-family home and pending County approval of a second dwelling unit.

GENERAL ANALYSIS:

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

The parcel is within the District's Sphere of Influence and is developed with a 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.)

This is another in a series of annexations west of Calzada Avenue. Surrounding uses are residential in all directions, at similar densities.

No changes in planning, zoning or land use will result from this proposal, nor will any additional lots be created.

2. Topography, Natural Features and Drainage Basins

The topography of the site and surrounding area is generally level, with no significant natural boundaries affecting the proposal.

3. Population:

There is one single-family dwelling unit in the annexation area. This proceeding may facilitate the construction of one additional dwelling unit on the site.

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. The property will be served by existing public sewer lines available in the area.

5. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 66026. The overall tax rate will not be affected by this change. The assessed value is \$ 512,550 (1999-2000 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, as lead agency, has found the proposal to be categorically exempt. (Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities).

7. Landowner and Annexing Agency Consent:

The proponent certifies the property owners included in the annexation have given written consent to the annexation.

The annexing agency consents to the waiver of conducting authority proceedings.

8. Boundaries, Lines of Assessment and Registered Voters:

The boundaries are definite and certain, although containing minor errors. There are no conflicts with lines of assessment or ownership.

A map sufficient for filing with the State Board of Equalization has not yet been received from the proponent.

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. Ratify having this unpublished hearing.

- B. Find the proposal to be categorically exempt.
- C. Adopt this report and approve the proposal, to be known as the Phillips 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.
- 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.
- E. Modify the sphere of influence, approve the proposal and waive the 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