

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

June 2, 2005 (Agenda)

- Amend the Laguna County Sanitary District sphere of influence, and
- LAFCO 05-8: District Property Annexation to the Laguna County Sanitary District
- PROPONENT: Board of Supervisors, ex-officio Board of Directors of the Laguna County Sanitary District, by resolution
- ACREAGE & LOCATION Approximately 400 acres in three parcels (167 acres, 232 acres and about one acre) in proximity to each other north of State Highway No. 1, west of Black Road.
- PURPOSE: To include District owned property within the District and to promote orderly governmental boundaries.

INTRODUCTION

No change in land use, planning or zoning is proposed or will result from this annexation. It is an annexation to bring District-owned property into the District.

PROPOSAL INFORMATION

1. Land Use, Planning and Zoning - Present and Future:
The annexation area is used for storage and irrigation of treated effluent and for a Class 1 non-hazardous injection well used for brine disposal.
Surrounding uses are agriculture (row crops and irrigated pasture) on all sides.
The site is not within the District's Sphere of Influence. The LAFCO staff proposes that the Commission expand the sphere to allow this annexation.
Current zoning is Agriculture (AG-II-200, 100-AG and AG-II-40) . No change in zoning is proposed. The existing uses are compatible with the County land use designations.
2. Topography, Natural Features and Drainage Basins
The site and surrounding areas are level to rolling terrain. No significant features affect the proposal.

3. Population:

There no dwelling units within the annexation and none will result from the annexation.

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

The District's "Plan for Providing Services within the Affected Territory," as required by Government Code section 56653, is on file in the LAFCO office.

5. Assessed Value, Tax Rates, Indebtedness and boundaries:

The annexation area is in tax rate area 80020. The assessed value is \$353,970 (2004-05 roll). Overall tax rates will not be changed by the annexation, though once annexed the District will no longer be required to pay property taxes for these parcels.

6. Environmental Impact of the Proposal:

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

7. Landowner Consent and Registered Voters:

The territory is uninhabited; namely, there are fewer than 12 registered voters.

The District has provided evidence that all property owners have given written consent and the District has consented to the waiver of conducting authority proceedings.

8. Boundaries and Lines of Assessment:

The boundaries are definite and certain. 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.

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.

- A. Find the proposal to be categorically exempt.
- B. Amend the Laguna County Sanitary District sphere of influence to include the annexation area.
- C. Adopt this report and approve the proposal, to be known as the District Property Annexation to the Laguna County Sanitary District.
- D. Find: 1) all affected landowners have given written consent to the annexation and 2) the annexing agency has consented to waive conducting authority proceedings.
- E. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

Option 2 Adopt this report and DENY the proposal.

Option 3 If the Commission needs more information, it should CONTINUE this matter to a future meeting.

RECOMMENDED ACTION:

Approve **Option 1.**

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION