

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

July 3, 200 (Agenda)

LAFCO 08-4: Enos Ranchos Reorganization: Annexation to the City of Santa Maria/
Detachment from the Santa Barbara County Fire Protection District/
Detachment from Mosquito and Vector Management District of Santa
Barbara County

PROPONENT: City Council of the City of Santa Maria, by resolution.

ACREAGE &
LOCATION Enos Ranchos Reorganization: Annexation to the City of Santa Maria /
Detachment from Santa Barbara County Fire Protection District /
Detachment from Mosquito and Vector Management District of Santa
Barbara County; approximately 113 acres west of Highway 101, east of
College Drive, between Betteravia Road and Battles Road

PURPOSE: Provide municipal services for the potential development of up to 344
dwelling units and 861,200 square feet of commercial space.

GENERAL ANALYSIS:

Description of Project

The proposal area is surrounded by the City of Santa Maria on three sides. Based on the adopted City land use plan and rezoning for the site, annexation would add as many as 344 residential units, 60 acres of commercial uses and 8.5 acres of open space.

Land Conservation Act Contract (Agricultural Preserve)

Most of the site is within a Williamson Act contract (agricultural preserve). The contract is in a non-renewal status with a scheduled expiration of December 31, 2009. The City indicates it intends to succeed to LCA Contract #70-aP-105 upon recordation of the reorganization.

PROPOSAL INFORMATION

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

The site consists primarily of irrigated row crops, farm buildings including barns, storage sheds and a ranch house, and a small fenced construction yard. It also includes the adjacent portion of Highway 101.

Surrounding uses are agriculture to the east, a mix of cemetery land and agriculture within the City to the west and commercial uses to the north and south.

The site has been within the City Sphere of Influence since 1993.

The County General Plan designates the area as Agricultural I. The property is currently zoned AG-I-40 (Agriculture 40 acre min. lot size) and 10-R-1 (Residential 10,000 sq. foot min lot size).

The City General Plan designates the territory as Community Commercial (59.9 ac.), Low Density Residential (16.9 ac.), Medium Density Residential (21.7 ac.) and Recreational Open Space (6.7 ac.) with the remainder to be public roads.

The site is rezoned PD/C2 (Planned Development, General Commercial), PD/SFR (Planned Development, Single Family Residential), PD-R-2 (Planned Development, Medium Density Residential) and PD/OS (Planned Development, Open Space).

2. Topography, Natural Features and Drainage Basins

The majority of the site and surrounding area is level. No significant natural features affect the proposal.

3. Population:

There is one existing, though unoccupied dwelling unit. As many as 84 single-family and 260 multi-family homes may result from this proposal

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

The City's "Plan for Providing Services within the Affected Territory," The City's "Plan for Providing Services within the Affected Territory," is on file in the LAFCO office as required by Government Code §56653. The level and range of services will be similar to those currently provided within the City.

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

The reorganization is within tax rate area 87026. Overall tax rates will not be affected by this change. The assessed value is \$855,715 (2007-08 roll). The City indebtedness for State Water Bonds will be repaid through water rates and its Public Finance Authority debt will be repaid by the City General Fund.

6. Environmental Impact of the Proposal:

The City of Santa Maria as lead agency, in consultation with LAFCO, determined that significant environmental effects may result from the proposed Enos Ranchos project.

The City prepared and certified the Enos Ranchos (Entrada Este) Final EIR, which has been distributed to all members of the Commission.

Enclosed as part of the record is City Council Resolution 2008-24 certifying the Final EIR including CEQA findings and a statement of overriding considerations.

7. Landowner Consent, Registered Voters and Annexing Agency Consent:

The territory is uninhabited; namely, there are fewer than 12 registered voters. The proponent certifies all property owners in this proposal have given written consent.

8. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. The annexation area is contiguous to the existing City boundaries.

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 reorganization.

A. Certify it has reviewed and considered the information contained in the EIR as prepared and certified by the City and the enclosed resolution.

B. Adopt this report and approve the proposal, to be known as the Enos Ranchos Reorganization: Annexation to City of Santa Maria; Detachment from Santa Barbara County Fire Protection District, Detachment from Mosquito and Vector Management District of Santa Barbara County, with these conditions:

1. The territory being annexed shall be liable for any existing indebtedness of the annexing agency.

2. The territory being annexed shall be liable for any authorized or existing City taxes, comparable to properties presently within the City.
- 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.
- 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** 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