

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

December 2, 2004 (Agenda)

- LAFCO 04-9: Pacheco Annexation to the Santa Ynez Community Services District
- PROPONENT: Board of Directors of the Santa Ynez Community Services District, by resolution adopted on July 21, 2004.
- ACREAGE & LOCATION: Approximately two acres located north State Highway 246 near Cresta Street and Numancia Street.
- PURPOSE: To obtain sewer service for two proposed single family homes and to promote orderly governmental boundaries.

PROPOSAL INFORMATION

1. Land Use and Zoning - Present and Future:

The annexation area is within the District's sphere of influence.

The parcel is vacant. It is zoned 1-E-1 (single-family residential; one-acre minimum lots). No change in zoning will result from this annexation though it is proposed to divide the property into two single-family lots.

2. Surrounding Land Uses:

Surrounding uses are residential, except for the State Highway on the south. General Plan and zoning designations are Single-Family Residential, One Unit/Acre to the north and west with Single-Family Residential, Half-Acre Lots to the east.

3. Conformity with Plans:

The existing and proposed land uses conform 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 would affect the proposal.

5. Population:

There are currently no dwelling units within the proposal area. Approval of the annexation could result in the construction one or two single-family homes.

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

The initiating agency's "Plan for Providing Services within the Affected Territory" is attached a part of this report as required by Government Code section 56653.

The property will require District services whether one or two single-family homes are constructed on the site.

7. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 62026. The assessed value is \$30,669 (2004-05 roll). The overall tax rate will not be affected by this change.

8. Environmental Impact of the Proposal:

The annexing District has found the proposal to be categorically exempt. (Class 15 – Minor Land Divisions)

Class 15 consists of the division of property in urbanized areas zoned for residential, commercial or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning. No variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years and the parcel does not have an average slope greater than 20 percent. (CEQA Guidelines)

9. Landowner and Annexing Agency Consent:

Written consent has been given by all property owners. 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. The property is contiguous to the District. 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.
- B. Adopt this report and approve the proposal, to be known as the Pacheco Annexation to the Santa Ynez Community Services District.
- C. Condition the annexation upon the territory being annexed being liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the 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 – DENY** the proposal.

- A. Find the proposal to be categorically exempt..
- B. Adopt this report and deny the proposal.

**OPTION 3 - CONTINUE** consideration of the proposal to a future meeting.

RECOMMENDED ACTION:

Approve **Option 1**.

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BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION