

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

July 1, 2004 (Agenda)

LAFCO 04-4: Expansion of the Summerland Sanitary District sphere of influence, and Copus Annexation to the Summerland Sanitary District

PROPONENT: Board of Directors of the Summerland Sanitary District, by resolution adopted on February 12, 2004.

ACREAGE & LOCATION Approximately 9.25 acres located west of and including Ortega Ridge Road, at Greenwell Avenue.

PURPOSE: To obtain public sewers to permit the subdivision of two lots into four lots, and to include two adjacent parcels owned by the same parties.

INTRODUCTION

The County has approved a parcel map (TPM 14,562) to divide two parcels into four parcels for the construction of single-family homes. Annexing these parcels to the Summerland Sanitary District is a condition of the County's approval.

The application as submitted includes two additional parcels that are adjacent to the parcels being divided which are owned by the same individuals.

As discussed later in this report it is recommended that a number of additional parcels in the Ortega Ridge area be included within this annexation.

PROPOSAL INFORMATION

1. Land Use and Zoning - Present and Future:

Three of the four parcels proposed for annexation are vacant. A single-family home, pool, tennis court, barn and horse facilities are located on the fourth parcel.

The annexation area is zoned 1-E-1 (single-family residential; one-acre minimum lots). No change in zoning will result from this annexation.

2. Surrounding Land Uses:

Surrounding uses are residential lots, a few of which are vacant. General Plan and zoning designations are Single-Family Residential, One Unit/Acre to the north and south; Single-Family Residential, One Unit/Three Acres to the west; and Residential Ranchette, One Unit/Five Acres to the east.

3. Conformity with Plans:

The existing and proposed land uses conform to the County General Plan that designates the area SRR-1.0 (Single-Family Residential, One Unit/Acre).

The proposed annexation is adjacent to the District sphere of influence. It is proposed to expand the sphere to include the annexation area. The hearing has been noticed to allow the entire Ortega Ridge area to be included within the District sphere.

4. Topography, Natural Features and Drainage Basins

The annexation area is located on a ridge with gentle slopes up to 5% over most of the area, with steeper slopes up to 20% to the east and west. There are no natural features that would affect the proposal.

5. Population:

There is one existing single-family home. Approval of the annexation may result in the construction of a small number of additional homes and a related change in population.

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.

7. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 59075. The assessed value is \$3,312,458 (2003-04 roll). The overall tax rate will not be affected by this change.

8. Environmental Impact of the Proposal:

The County of Santa Barbara as lead agency prepared and certified a Negative Declaration for the lot split (TMP 14,562). A copy of this environmental document is included with the packet for the Commission meeting.

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 property is contiguous to the District boundaries.

The annexation boundaries are definite and certain. A map sufficient for filing with the State Board of Equalization has not yet been received.

SPECIAL ANALYSIS:

Annexation of Additional Property

In conjunction with the District, several additional properties in the Ortega Ridge area have been identified for possible inclusion in this annexation. The hearing has been noticed, including mailed notice to each property owner, to allow the Commission to include any or all of these parcels.

These 26 parcels are located west of and adjacent to Ortega Ridge Road. All are divided to the maximum extent allowed by current zoning; most have existing single-family homes with on-site septic disposal systems. Annexation will make these homes eligible for connection to the District's sewage collection and treatment facilities when sewer lines are extended into the area.

Improving and protecting groundwater quality is an increasingly important issue in Santa Barbara County. One component of that program is reduced reliance on on-site sewage disposal systems that discharge directly to the ground.

Annexations are costly, with expenses to prepare a professionally drawn map and legal description and pay LAFCO and State Board of Equalization fees. Including additional parcels in an ongoing annexation can present significant savings to property owners by sharing expenses and avoiding delays to annex later should on-site disposal system fail to perform adequately in the future.

Letters were written to 26 property owners providing them with the opportunity to share in the costs of the annexation. At the time of this writing, owners of 16 parcels have submitted written consents and deposits. Additional consents may be received prior to the Commission hearing.

All of the proposed additions are designated SRR-1.0 (Single-Family Residential, One Unit/Acre) on the County General Plan and are zoned Single-Family Residential. The annexation of these parcels would be categorically exempt from CEQA (Class 19 – Annexation of Existing Facilities and Lots for Exempt Facilities).

Adding these parcels to the annexation is consistent with the Commission adopted Guidelines for inclusion of additional properties, i.e., they consist of lots in developed or developing areas; do not represent an environmentally controversial land use; are in the District Sphere of Influence; and are designated Urban on adopted plans.

Enclosed in support of the recommendation are letters from the County Planning & Development Department (2/4/04) and the County Public Health Department (3/8/04).

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. Certify that your Commission has reviewed and considered information contained in the Negative Declaration.
- B. Amend the sphere of influence of the Summerland Sanitary District to include the proposed annexation area.
- C. Adopt this report and approve the proposal, to be known as the Copus Annexation to the Summerland Sanitary District.
- D. 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.
- E. Find: 1) all affected landowners have given written consent to the annexation and 2) the annexing agency has consented to waive conducting authority proceedings.
- F. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 – APPROVE the annexation with the addition of additional parcels.

- A. Certify that your Commission has reviewed and considered information contained in the Negative Declaration.
- B. Find that expanding the District sphere of influence to include additional parcels on Ortega Ridge and annexing those parcels to be categorically exempt (Class 19).
- C. Amend the sphere of influence of the Summerland Sanitary District to include parcels west of and adjacent to Ortega Ridge as shown on the enclosed map.
- D. Adopt this report and approve the proposal, to be known as the Copus Annexation to the Summerland Sanitary District.
- E. Of the following parcels include those whose consent to annex is received prior to the time the Commission approves the annexation. Those whose consent has been received are shown in **bold**.

005-020-009	Epstein	005-020-039	Halbrit
005-020-018	Hunt	005-020-040	Recordon
005-020-019	Gifford	005-020-041	Posch
005-020-022	Mankowski	005-020-042	Henson
005-020-023	Oquist	005-020-043	Franz
005-020-024	Los	005-070-001	Giles
005-020-023	Riley	005-070-005	Allen
005-020-032	Freda	005-070-007	Reiter
005-020-033	Silverman	005-070-010	Sharpe
005-020-034	Raulin	005-070-011	Graham
005-020-035	Casier	005-070-012	Allen
005-020-036	Goeller	005-070-013	Reiter
005-020-038	Otterlei	005-070-014	Dorsey

- F. 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.
- G. Find: 1) all affected landowners have given written consent to the annexation and 2) the annexing agency has consented to waive conducting authority proceedings.

- H. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 3 – DENY the proposal.

- A. Certify that your Commission has reviewed and considered the information contained in the Negative Declaration.
- B. Adopt this report and deny the proposal.

OPTION 4 - CONTINUE consideration of the proposal to a future meeting.

RECOMMENDED ACTION:

Approve **Option 2**, by including all property owners who have consented to be annexed.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION