

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

June 1, 2006, 2006 (Agenda)

LAFCO 06-11: Smith Annexation to the Goleta Sanitary District

PROPOSER: Board of Directors of the Goleta Sanitary District, by resolution.

ACREAGE & LOCATION Approximately 4.5 acres located north of and including La Franella Road, east of and adjacent to La Buena Tierra (780 La Buena Tierra)

PURPOSE: To provide sewer service for three additional single-family homes.

GENERAL ANALYSIS:

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

The property contains a single-family home on a septic system. The County has approved Tentative Tract No. 14,612 creating four lots. The existing home and three new homes will be connected to the sewer.

The site is within the District's Sphere of Influence and is contiguous on three sides to the existing District boundary.

The proposed use conforms with County General Plan and zoning designations of Urban, Single Family, 1.0 Maximum Dwelling Units per acre.

Surrounding uses are single-family residences on 10,000 sq. ft lots on the south and west and one-acre lots on the east and north.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area are gently sloping; there are no significant natural features that would adversely affect the annexation.

3. Population:

The site contains a single-family home. There is the potential for three additional homes.

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

The initiating agency's "Plan for Providing Services Within the Affected Territory" is on file in the LAFCO office as required by the Government Code.

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 \$1,796,399 (2004-2005 roll).

6. Environmental Impact of the Proposal:

The County of Santa Barbara, as lead agency, has found the proposal to be categorically exempt. (Class 15 – Minor Land Division).

7. Landowner and Annexing Agency Consent:

The proponent certifies that the property owner has given written consent. The annexing district consents to the waiver of conducting authority proceedings.

8. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. The property is contiguous to the District. The site is uninhabited; namely, there are fewer than 12 registered voters.

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

ALTERNATIVES FOR COMMISSION ACTION

After reviewing this report and any testimony or materials that are presented, the Commission can take one of the following actions:

OPTION 1 – APPROVE the proposal as submitted.

- A. Find the proposal to be categorically exempt.
- B. Adopt this report and approve the proposal, to be known as Smith Annexation to the Goleta Sanitary District.
- C. Condition the annexation upon the territory being liable for the indebtedness of the annexing agency and 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. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 – 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