

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

June 6, 2013 (Agenda)

LAFCO 13-5 Jette Annexation to the Goleta Sanitary District

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

ACREAGE &
LOCATION Approximately five acres west of San Antonio Creek Road, at the western terminus of Pennell Road (4690 Pennell Road)

PURPOSE: Annex to the Goleta Sanitary District in compliance with County-imposed condition for the Jette Lot Split to create four single-family lots.

GENERAL ANALYSIS:

Description of Project

The County Planning Commission approved dividing this parcel into four parcels. Approval was conditioned upon annexation of the property to the Goleta Sanitary District.

Project Information

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

The property contains a single family residence, detached guest house and horse corrals. The County-approved parcel map may result in a net increase of two residences.

The proposal area is within the District Sphere of Influence and contiguous to the District.

The proposed use conforms to the General Plan designation RES-1.0 (Single Family Residential, One-Acre Lots). It is located within the Goleta Community Plan and within the Urban Area.

Existing zoning is 1-E-1 (1.0 min. lot size). No change in zoning is proposed.

Surrounding uses are residential on the north, east and west and vacant to the south.

2. Environmental Justice:

Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

3. Topography, Natural Features and Drainage Basins

The property is relatively level and is located in the upper portion of the Maria Ygnacio Creek watershed. The southern portion of the parcel is shown as an Environmentally Sensitive Habitat. No other significant natural boundaries affect the proposal.

4. Population:

There are two existing dwelling units. Approval will allow construction of two additional single-family homes.

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

The initiating agency's "Plan for Providing Services Within the Affected Territory" as required by Government Code Section 56653 is attached. (Exhibit A) Staff has reviewed the Services Plan and believes it adequately provides the required information.

6. Impact on Prime Agricultural Land, Open Space and Agriculture:

The project site is not prime agricultural land as defined in Government Code Section 56064, nor is there agricultural production on the site.

7. Assessed Value, Tax Rates and Indebtedness:

The assessed value and tax rate for the property will not be affected by this change. The proposal is presently within tax rate area 066026. The assessed value is \$225,576 on the 2012-2013 roll.

The proponent requests the subject territory, upon annexation, be liable for payment of its share of existing indebtedness to be repaid by user charges, which the staff recommends be included as a condition of approval.

8. Environmental Impact of the Proposal:

The County of Santa Barbara, as lead agency, in consultation with LAFCO and other responsible agencies, has found significant environmental effects may result from the proposal. In accordance with Section 15070 of the State CEQA Guidelines it has adopted mitigation measures to reduce or avoid all significant effects.

A Mitigated Negative Declaration (MND) has been certified by the County Planning Commission. This document titled "Jette Lot Split" was distributed to members of the Commission for their review prior to this meeting. The Notice of Determination is attached (Exhibit B).

9. Landowner and Annexing Agency Consent:

The property owner, Charles Jette, Trustee of the Jette Living Trust, has given written consent to the annexation; the signed consent form is attached (Exhibit C).

In its letter submitting the proposal, the Goleta Sanitary District consents to the waiver of conducting authority proceedings provided LAFCO does not record the annexation without prior consent of the District.

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

The boundaries are definite and certain. If approved by the Commission, staff will not record the annexation until the County Surveyor approves a map sufficient for filing with the State Board of Equalization.

EXHIBITS

Exhibit A	District Plan for Providing Services
Exhibit B	County Notice of Determination
Exhibit C	Executed Landowner Consent Form
Exhibit D	Map of the Proposed Annexation
Exhibit E	Proposed Resolution Approving the Annexation

ALTERNATIVES FOR COMMISSION ACTION

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

OPTION 1 – APPROVE the proposal as follows:

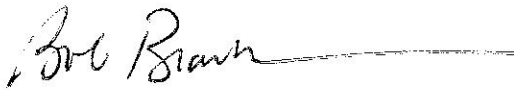
- A. Certify your Commission has reviewed and considered the information contained in the Mitigated Negative Declaration.
- B. Adopt this report and approve the proposal, known as the Jette Annexation to the Goleta Sanitary District, subject to the condition the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- C. Find the subject territory is uninhabited, all affected landowners have given written consent and 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 –Deny the proposal.

OPTION 3 - Continue the proposal to a future meeting for additional information.

RECOMMENDED ACTION:

Approve OPTION 1.



BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION

14. Government Services and Controls -- Plan for Providing Services (per §56653)

- A. Describe the services to be extended to the affected territory by this proposal.

Sanitary Sewer service.

- B. Describe the level and range of the proposed services.

Sewage collection, treatment and disposal. This property will receive the same level and range of services as other properties currently within the District.

- C. Indicate when the services can feasibly be provided to the proposal area.

Immediately upon completion of annexation procedures and construction/installation of sewer service lateral.

- D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal.

Extension of the public sewage collection facilities will be required to serve this project. The location of the extension and sewer connection for future structures will be reviewed and approved by the Goleta Sanitary District.

- E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

Ongoing sewer treatment and maintenance operations costs in the form of sewer service charges will be paid by the owner. The sewer service charges are submitted by the District to the County to be added to the parcel owner's property tax bill each year. Sewerline extension to be completed at parcel owner's expense.

- F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.

Goleta Sanitary District is the only public agency in this area to provide sewer service. Alternative on-site disposal systems is currently on site, however the property owner would like to annex to the district in order to connect both existing and future residences to the sanitary district, and as required by the County of Santa Barbara Planning Department and Environmental Health Services.

NOTICE OF DETERMINATION (NOD)

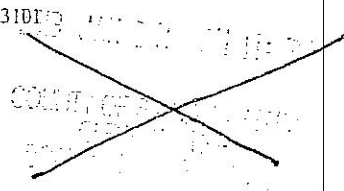
To: Office of Planning and Research
 Street Address: 1400 Tenth Street, Room 121
 Sacramento, CA 95814
 U.S. Mail: P.O. Box 3044
 Sacramento, CA 95812-3044

From: (Public Agency)
 County of Santa Barbara
 Planning and Development
 123 East Anapamu Street
 Santa Barbara, CA 93101

XX County Clerk
 County of Santa Barbara

SUBJECT:

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.



11TPM-00000-00006

Jette Lot Split

12NGD-00000-00018

Project Number

Project Title

EIR or ND Number

Nicole Lieu

(805) 884-8068

State Clearinghouse Number (if submitted to Clearinghouse)

Lead Agency/Contact Person

Area Code/Telephone

Project Location: The project involves AP No. 067-040-014 and 059-030-034, located at 4690 Pennell Road, in the Goleta area, Second Supervisorial District, Santa Barbara County.

Project Description: Request of Maruja Clensay, agent for the owner, Chuck & Celia Jette Living Trust, to consider Case No. 11TPM-00000-00006, [application filed on November 21, 2011] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 5.26 gross and net acres into four lots: 1.548 net and gross acres (Parcel 1), 1.548 net and gross acres (Parcel 2), 1.032 net and gross acres (Parcel 3), and 1.132 net and gross acres (Parcel 4), on property zoned 1-E-1. Prior to the development of the lots, the on-site creek and associated Environmentally Sensitive Habitat and buffer area would be restored with native riparian vegetation. Sewer service would be provided by the Goleta Sanitary District. Water service would be provided by the Goleta Water District. Access would be provided off of a private driveway extending from Pennell Road. Prior to the sale of the first lot, Pennell Road would be widened to 20 feet within the existing road easement. The request includes the adoption of Negative Declaration (12NGD-00000-00018) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetic/Visual Resources, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes and Water Resources/Flooding

This is to advise that the County Planning Commission has approved the above described project on January 9, 2013 and has made the following determinations regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the Provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Consideration [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.
7. The project [did did not] require discretionary approval from a state agency.

This is to certify that the final EIR or ND with comments and responses and record of project approval is available to the general public at:

Santa Barbara County Planning and Development: 123 East Anapamu St. Santa Barbara, CA 93101

Signature (Public Agency) _____ Date _____ Title _____

RECEIVED

OCT 14 2011

Goleta Sanitary District

ATTACHMENT "A"
APPLICATION FOR ANNEXATION
AND
LANDOWNER CONSENT TO ANNEXATION

DATE 10/11/11

TO: GOLETA SANITARY DISTRICT

As landowner of the property described below, I hereby make application and consent to have my property annexed to the GOLETA SANITARY DISTRICT.

LOCATION OF PROPERTY 4690 Pennell Road, Santa Barbara, CA 93110

ASSESSOR'S PARCEL NUMBER 067-040-014

Charles (Chuck) Jette, Trustee- Jette Living Trust

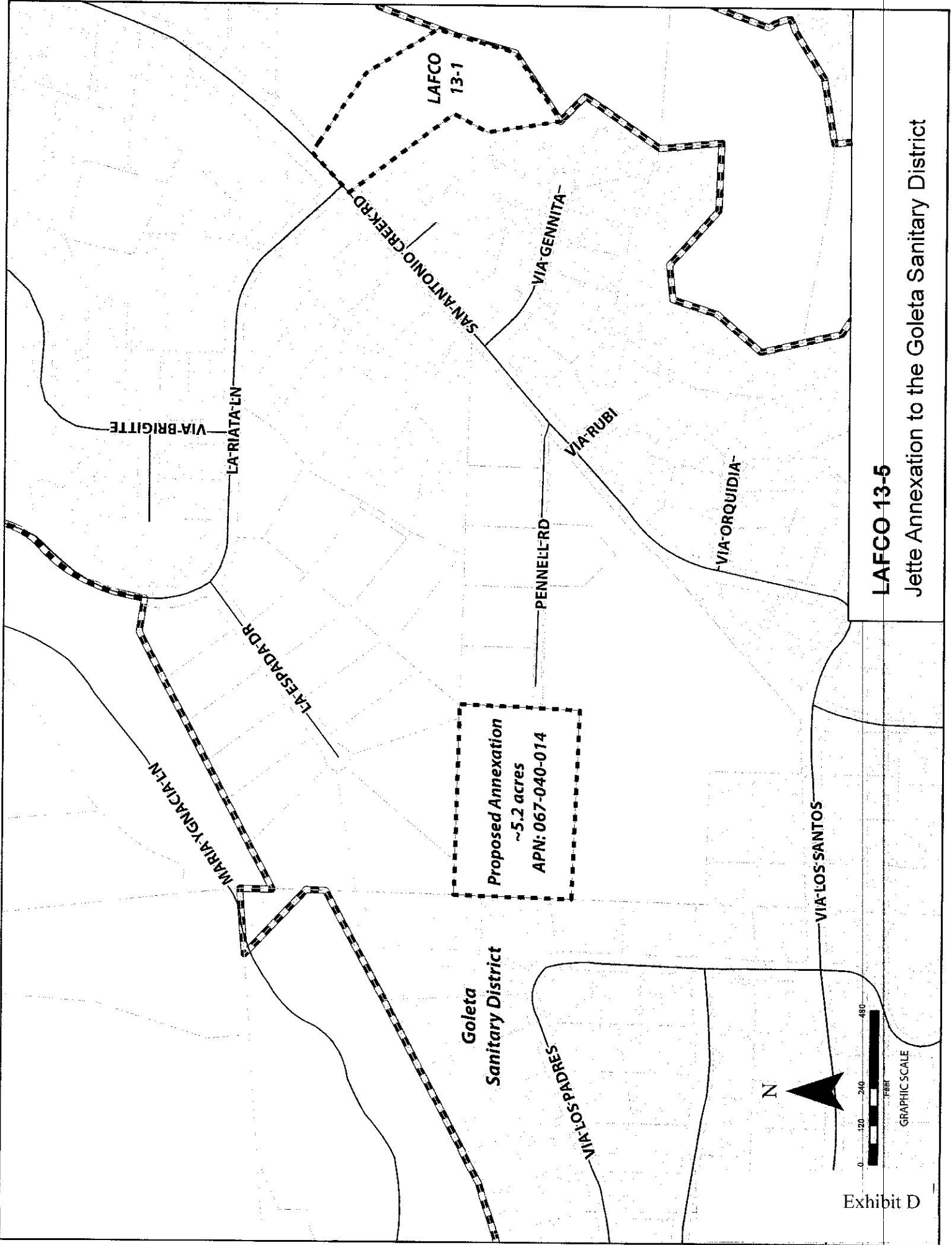
Name (Please Print) Clelia C. Jette

Clelia C. Jette
Signature

4690 Pennell Road, Santa Barbara, CA 93110

Address

13-5



LAFCO 13-5
Jette Annexation to the Goleta Sanitary District

Exhibit D

LAFCO 13-5

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE JETTE
ANNEXATION TO THE GOLETA SANITARY DISTRICT

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Santa Barbara Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code); and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the Commission's consideration of the proposal; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County.

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Local Agency Formation Commission of Santa Barbara County as follows:

- (1) The County of Santa Barbara is the lead agency. The Commission certifies it has reviewed and considered information contained in the Mitigated Negative Declaration.
- (2) The subject proposal is assigned the distinctive short-form designation:
JETTE ANNEXATION TO THE GOLETA SANITARY DISTRICT
- (3) Said territory is found to be uninhabited.
- (4) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibits A and B, attached hereto and made a part hereof, such description and map shall not be recorded until reviewed and approved by the County Surveyor.
- (5) The proposal is subject to the following terms and conditions:
 - (a) The subject territory shall be liable for its pro rata share of the existing bonded indebtedness of the Goleta Sanitary District.

(b) The subject territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the current District boundaries.

(6) Satisfactory proof having been given that the subject area is uninhabited, all landowners within the affected territory have given their written consent to the proposal and the annexing agency has given written consent to the waiver of conducting authority proceedings, said conducting authority proceedings are hereby waived.

(7) All subsequent proceedings in connection with this annexation shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.

This resolution was adopted on June 6, 2013 and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: _____

Chair

Santa Barbara Local Agency Formation Commission

ATTEST

Mary Everett, Clerk
Santa Barbara Local Agency Formation Commission

EXHIBIT "A"

JETTE ANNEXATION NO. 369 TO THE GOLETA
SANITARY DISTRICT.
LAFCO NO. 13LF05
A.P.N. 141-330-028

That portion of Government Lots 5 and 6 of Fractional Section 2 in Township 4 North, Range 28 West, San Bernardino Meridian, in the County of Santa Barbara, State of California, and Lot 3 in Tract "B" of the Partition of the Daniel A. Hill Estate in the Rancho La Goleta, as said lot and tract are shown on map accompanying Commissioner's report in said matter, filed in the Office of the County Clerk of said County, described as follows:

Beginning at the Northeast corner of Lot 13, Tract 10,206, Unit One, according to the map thereof recorded in Book 70, Page 19, et seq. of Maps, records of said County, said corner also being the Southeast corner of Annexation No. 147- Halnor, Inc. No. 2 Tract 10,924 as recorded in Book 2269 page 206 Official Records April 23, 1969, said corner also being the Southeast corner of Tract 10,924 filed in Book 77, Pages 4 through 6 of Maps, records of said County, from which a 2" brass capped monument marked "R.E. 1564" as shown on said last mentioned map bears N 0°00'28"E 167.84';

Thence N 0°00'28"E along the East line of Annexation No. 147 and Tract 10,206, passing through said brass capped monument, 570.57' to the True Point of Beginning of this annexation, said point also being the Southwest corner of the land described in the deed to Roger W. Jette and Clelia C. Jette recorded January 12, 1959 in Book 158 Page 118 of Official Records, records of said County, said point being marked with a 1/2" iron pipe and tag stamped "R.E. 7704" as shown on a Record of Survey map filed in Book 63, Page 2 of Record of Surveys, records of said County;

Thence 1st, continuing on said East line N 0°49'00"E, 374.67' to a 3/4" iron pipe at the Northwest corner of said land of Jette, said corner also being the Southwest corner of the Ladera Vista Tract according to the map thereof as recorded in Book 45, Pages 63 and 64 of Maps, records of said County;

Thence 2nd, along the South line of said Ladera Vista Tract and the North line of said land of Jette, S 89°20'30"E 599.47' to a 3/4" iron pipe at the North East corner of said land of Jette;

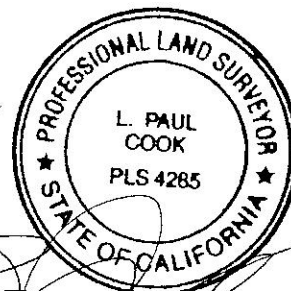
Thence 3rd, along the East line of said land of Jette, S 0°42'30" W, 374.67' to a 1/2" iron pipe and tag stamped "R.E. 7704" at the Southeast corner of said land of Jette,

Thence 4th, along the South line of said land of Jette, N 89°19'50" W 600.32' to the East the of said Annexation No. 147 and the Southwest corner of said land of Jette, said corner being the "True Point of Beginning of this annexation".

Prepared by:
L. Paul Cook, PLS 4285
Job. No. 1893.00H
L. P. Cook and Company, Inc.
1029 State St. No. 100
Santa Barbara CA 93101
805-966-5105

###END###
APPROVED AS TO FORM
AND SURVEY CONTENT

Alexander Jevremovic
ALEXANDER JEVREMOVIC
COUNTY SURVEYOR
LICENSE EXP. 12/31/13



[Handwritten signature] 5/14/13

EXHIBIT "B"
ANNEXATION NO. 369 (JETTE)
TO THE GOLETA SANITARY DISTRICT BOUNDARY
LAFCO NO. 13LF05

PORTION OF GOVERNMENT LOTS 5 AND 6 OF FRACTIONAL SECTION 2 IN TOWNSHIP 4 NORTH, RANGE 28 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AND LOT 3 IN TRACT "B" OF THE PARTITION OF THE DANIEL A. HILL ESTATE IN THE RANCHO LA GOLETA

APPROVED AS TO FORM AND SURVEYING CONTENT:

Alex Jevremovic
ALEKSANDAR JEVREMOVIC, PLS 8378
SANTA BARBARA COUNTY SURVEYOR

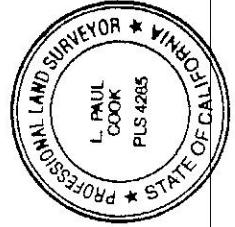


5/2/2013
DATE

PREPARED BY:

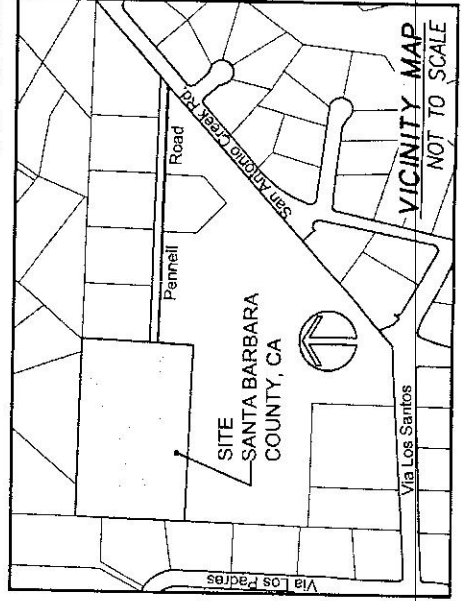
L. Paul Cook
L. PAUL COOK, PLS 4285

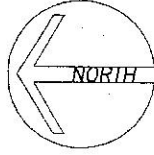
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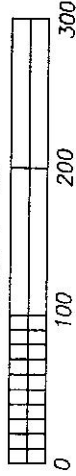
L.P. COOK & COMPANY, Inc.
Land Surveying
Mapping & Digital Graphics
1029 State Street, Santa Barbara, CA 93101
(805) 966-5105

JOB NO.: 1893.00H
DATE: FEBRUARY 18, 2013





SCALE: 1"=100'



LEGEND:
 COURSE NUMBER IN LEGAL DESCRIPTION (Ⓝ)
 EXISTING SANITARY DISTRICT BOUNDARY (---)
 PROPOSED SANITARY DISTRICT BOUNDARY (---)

* INDICATES TRACT NO. 10924, R.M. BOOK 77, PAGE 5.
 ** INDICATES LADERA VISTA TRACT, R.M. BOOK 45, PAGE 64
 ANNEXATION NO. 49 IS THE HALNOR, INC. - TRACT 10206
 UNIT ONE ANNEXATION, SANTA BARBARA COUNTY BOARD OF
 SUPERVISORS RESOLUTION 22758, EFFECTIVE DECEMBER 10,
 1962
 ANNEXATION NO. 147 IS THE HALNOR, INC. NO. 2 - TRACT
 10924 ANNEXATION AS RECORDED IN BOOK 2269, PAGE 306
 OFFICIAL RECORDS - EFFECTIVE APRIL 23, 1969.
 ANNEXATION NO. 289 IS THE J. ILLER ANNEXATION -
 EFFECTIVE FEBRUARY 12, 1990.

PREPARED BY:
L.P. COOK & COMPANY, Inc.
 Land Surveying
 Mapping & Digital Graphics
 1029 State Street, Santa Barbara, CA 93101
 (805) 966-5105

