

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

September 6, 2001 (Agenda)

LAFCO 01-8: San Antonio Creek Road Annexation to the Goleta Sanitary District

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

ACREAGE & LOCATION Approximately 3.85 acres located on both sides of San Antonio Creek Road, between Via Clarice and San Marcos Pass Road (1536 and 1540 San Antonio Creek Road and 4544 Via Clarice)

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

GENERAL ANALYSIS:

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

The annexation area contains three single-family homes that have septic disposal problems. Upon annexation the homes will be connected to the District's collection and treatment system. No land use changes are proposed.

The site is within the District's Sphere of Influence.

Existing uses conform to the County General Plan and zoning that designate the site as 1-E-1 (Single Family Residential, 1 unit per acre, Estate).

Surrounding uses are single-family residential to the south, east and west, with hillsides to the north.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area are generally hilly with no other significant natural features.

3. Population:

There are three existing homes. No additional homes are proposed.

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 66003. The overall tax rate will not be affected by this change. The assessed value is \$1,206,797 (2001-2002 roll).

6. Environmental Impact of the Proposal:

The Goleta Sanitary District, as the lead agency, found the proposal to be categorically exempt. (Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities).

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:

The boundaries are definite and certain, though containing minor errors.

There are no conflicts with lines of assessment or ownership. The property is contiguous to the District. A map sufficient for filing with the State Board of Equalization has not yet been received from the proponent.

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

ALTERNATIVES FOR COMMISSION ACTION

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

OPTION 1 – APPROVE this proposal.

- A. Find the proposal to be categorically exempt.
- B. Adopt this report and approve the proposal, to be known as San Antonio Creek Road Annexation to the Goleta Sanitary District,

- C. Condition the annexation upon the territory being annexed 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 - DENY this proposal.

- A. Find the proposal to be categorically exempt.
- B. 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