

LAFCO

Santa Barbara Local Agency Formation Commission

105 East Anapamu Street ♦ Santa Barbara CA 93101

805/568-3391 ♦ FAX 805/647-7647

www.sblafco.org ♦ lafco@sblafco.org

May 3, 2011 (Agenda)

Local Agency Formation Commission
105 East Anapamu Street, Room 403
Santa Barbara CA 93101

Jewkes Annexation to the Goleta Sanitary District (LAFCO 12-2)

Dear Members of the Commission:

RECOMMENDATION

It is recommended the Commission adopt the enclosed resolution approving the proposed Jewkes Annexation to the Goleta Sanitary District and direct the staff to complete the proceeding.

DISCUSSION

This matter is continued from the April 5 meeting. At that time the map and legal description were not available. The County Surveyor has since approved those descriptive materials and they are attached to and made a part of the enclosed resolution to approve the annexation.

Following the last meeting Commissioner Geyer informed us when this annexation is returned to the Commission he would like the following information: (1) name of the property owner and (2) the written consent to annexation.

The property owners are Roger and Laurie Jewkes, Trustees of the Jewkes Family Trust, The County Assessor verified this information on March 9. Enclosed is the "Landowner Consent to Annexation" signed by Roger and Laurie Jewkes and dated December 5, 2011.

Our Executive Officer report with recommended actions as presented at the April 5 meeting is enclosed for the Commission review.

Very truly yours,



BOB BRAITMAN
Executive Officer

Commissioners: Jeff Moorhouse, Chair ♦ Lupe Alvarez ♦ Doreen Farr ♦ Craig Geyer ♦ Bob Orach ♦ Bob Short
Janet Wolf ♦ Roger Aceves ♦ John Fox ♦ Steve Lavagnino ♦ Roger Welt **Executive Officer:** Bob Braitman

AGENDA ITEM NO. 5

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

DATE

12-5-11

TO: GOLETA SANITARY DISTRICT

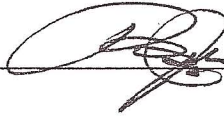
As landowner of the property described below, I hereby make application and consent to have my property annexed to the GOLETA SANITARY DISTRICT.

LOCATION OF PROPERTY 4510 Via Clarice
Santa Barbara, CA 93111
ASSESSOR'S PARCEL NUMBER 153-234-18

Roger S. Jewkes

Name (Please Print)

Signature



4510 Via Clarice
Address

Santa Barbara, CA 93111

RECEIVED

DEC - 5 2011

12-2

Goleta Sanitary District

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

DATE
12-5-11

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 4510 Via Clarice, Santa Barbara, CA
ASSESSOR'S PARCEL NUMBER 153-234-18 93111

Laurie L. Jewkes
Name (Please Print)
Laurie L. Jewkes
Signature
4510 Via Clarice
Address
Santa Barbara, CA 93111

12-2

RECEIVED
DEC - 5 2011
Goleta Sanitary District

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

April 5, 2012 (Agenda)

LAFCO 12-2 Jewkes Annexation to Goleta Sanitary District

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

ACREAGE & LOCATION Approximately one acre located at the eastern terminus of Via Clarice (4510 Via Clarice), Goleta Valley

PURPOSE: To annex a single-family home and guest house that are already receiving service from the District pursuant to an out-of-agency service agreement.

GENERAL ANALYSIS:

Description of Project

The annexation will place within the District boundary a single-family home which is connected to the District sewage disposal system or is in the process of being connected by means of an out-of-agency service agreement approved by the Commission on February 2, 2012.

Project Information

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

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

Existing uses consist of a single-family home and guest house. No land use changes are proposed.

The use conforms with the existing County General Plan designation of Residential 1.0 and zoning of Residential Estate, 1-E-1 (One Dwelling Unit per acre).

Surrounding uses are residential the north, south and west, with open space to the east.

2. Topography, Natural Features and Drainage Basins

No significant natural boundaries affect the proposal.

3. Population:

There are two dwelling units within the proposal area. No change is 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. Impact on Prime Agricultural Land, Open Space and Agriculture:

The project site is not agricultural land.

6. 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 69159. The assessed value is \$1,789,104.

The proponent reports that the subject territory, upon annexation, shall be liable for payment of its share of existing indebtedness to be repaid by user charges.

7. Environmental Impact of the Proposal:

The Goleta Sanitary District found the annexation to be Categorically Exempt pursuant to CEQA Guidelines Section 15319 (Class 19) the annexation of existing facilities and lots for exempt facilities.

8. 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.

9. 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. A map sufficient for filing with the State Board of Equalization has 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, known as the Jewkes 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: 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.
- D. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 – Adopt this report and deny the proposal.

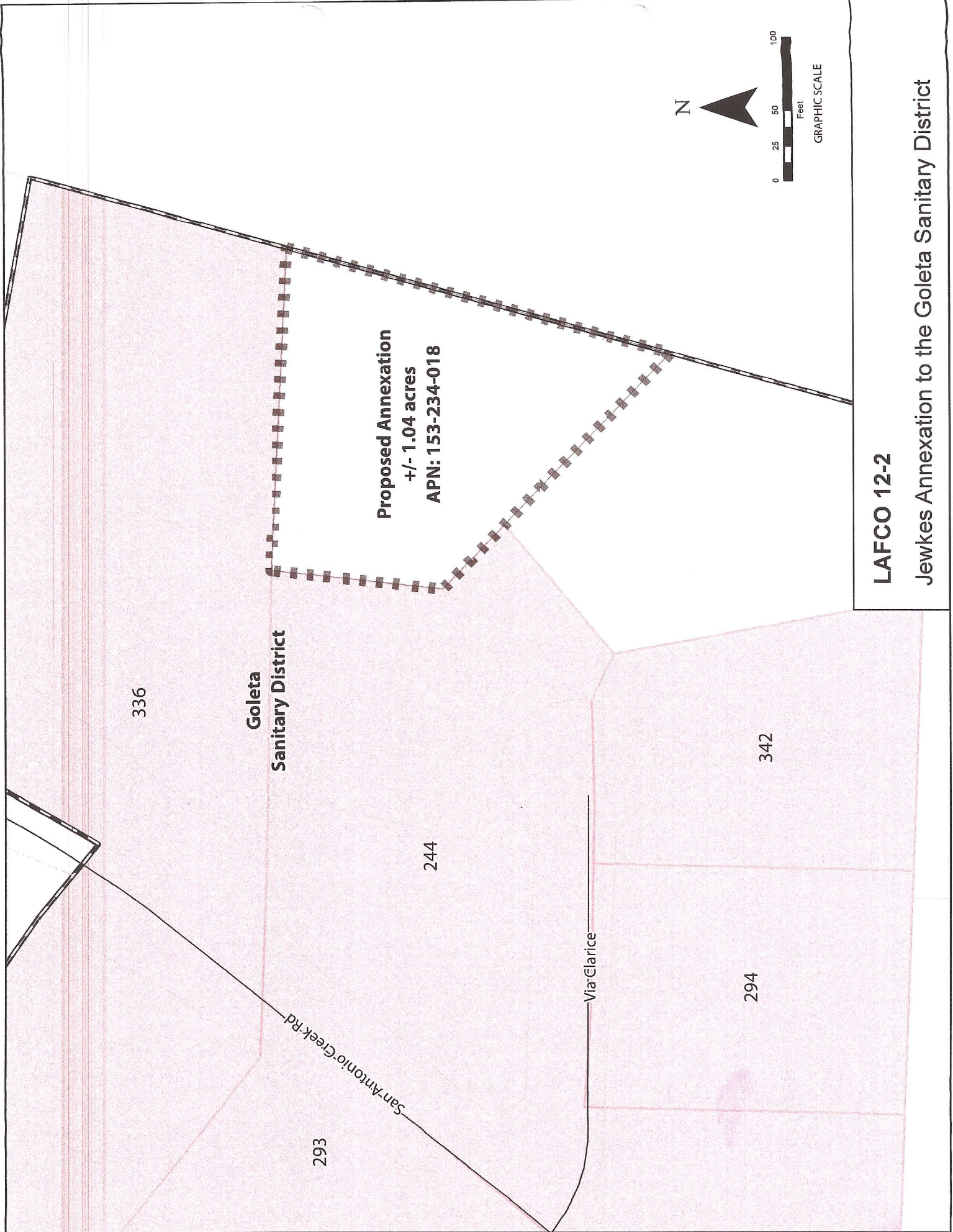
OPTION 3 - Continue the proposal to a future meeting for additional information.

RECOMMENDED ACTION:

Approve OPTION 1.

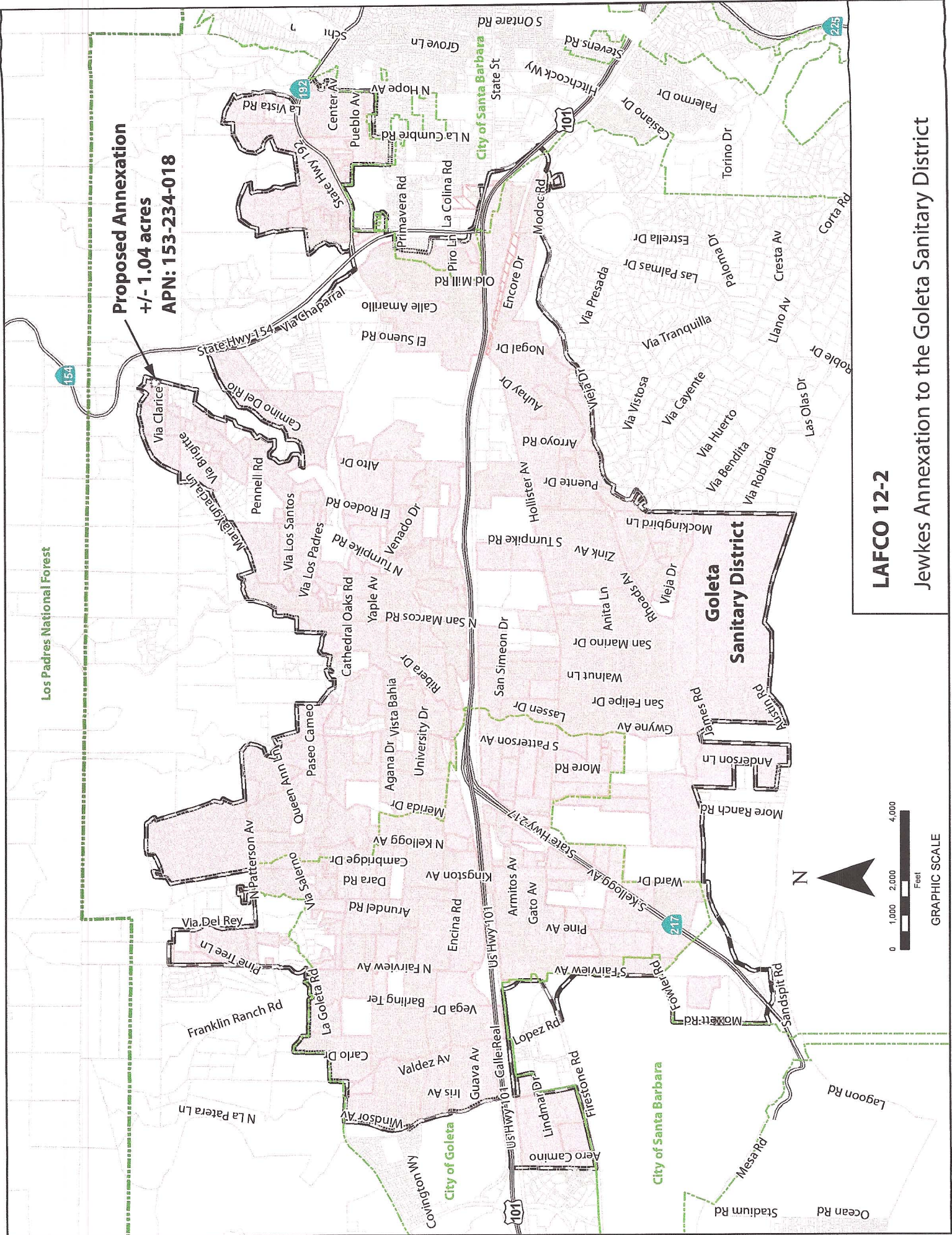


BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION



LAFCO 12-2

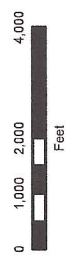
Jewkes Annexation to the Goleta Sanitary District



Proposed Annexation
 +/- 1.04 acres
 APN: 153-234-018

LAFCO 12-2

Jewkes Annexation to the Goleta Sanitary District



GRAPHIC SCALE

LAFCO 12-2

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE JEWKES
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 proposal has been reviewed and found to be Categorically Exempt from the California Environmental Quality Act.
- (2) The subject proposal is assigned the distinctive short-form designation:
JEWKES 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.
- (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 May 3, 2012 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"

**JEWKES ANNEXATION
TO THE GOLETA SANITARY DISTRICT
ANNEXATION No. 12LF02**

That portion of the Southeast ¼ of the Southeast ¼ of Section 35 and the Southwest ¼ of the Southwest ¼ of Section 36, Township 36, Township 5 North, Range 28 West, San Bernardino Meridian, in the County of Santa Barbara State of California, more particularly described as follows:

Beginning at the Southeasterly corner of the boundary of the Goleta Sanitary District Annexation No. 336, San Antonio Creek Road Annexation per Goleta Sanitary District Resolution No. 01-8 dated December 21, 2001, recorded as Instrument No. 2002-0000762 of Official Records, said point also being the Southeasterly Corner of Parcel "C" as shown on Parcel Map No. 10,696 as filed in Book 3, Page 56 of Parcel Maps and said point being the at the Southerly end of the 5th course of said Annexation No. 336;

- Thence 1st along said Southerly boundary of said Goleta Sanitary District Annexation No. 336 San Antonio Creek Road Annexation, N 89°41'46" West 231.66 to the Northeasterly corner of Goleta Sanitary District Annexation No. 244 Morin Annexation per Local Agency Formation Commission of the County of Santa Barbara (LAFCO) Resolution No. 82-627 dated August 4, 1982, recorded as Instrument No. 82-51325 of Official Records;
- Thence 2nd along the Easterly line of said Goleta Sanitary District Annexation No. 244 Morin Annexation South 07°27'44" West 124.33 feet to an angle point in said Morin Annexation No. 244;
- Thence 3rd along the Northeasterly line of said Goleta Sanitary District Annexation No. 244 Morin Annexation, South 47°43'00" East 64.00 feet to the end of said Morin Annexation Boundary;
- Thence 4th leaving said existing Morin Annexation Boundary and continuing South 47°43'00" East 173.00 feet
- Thence 5th along the Easterly line of Parcel "D" as shown on Record of Survey filed in Book 62, Page 77, North 14°26'09" 209.68 feet to the Point of Beginning and said Southeasterly corner of the boundary of the Goleta Sanitary District Annexation No. 336, San Antonio Creek Road Annexation;

End of Description

Containing 44,746 Sq.Ft./1.03 Acres more or less

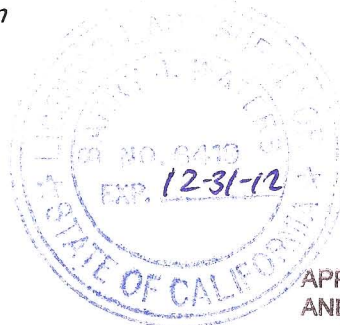


Barry Waters
P.L.S. No. 6419
License Expiration Date: 12-31-12

FINAL MAP/LEGAL DESCRIPTION

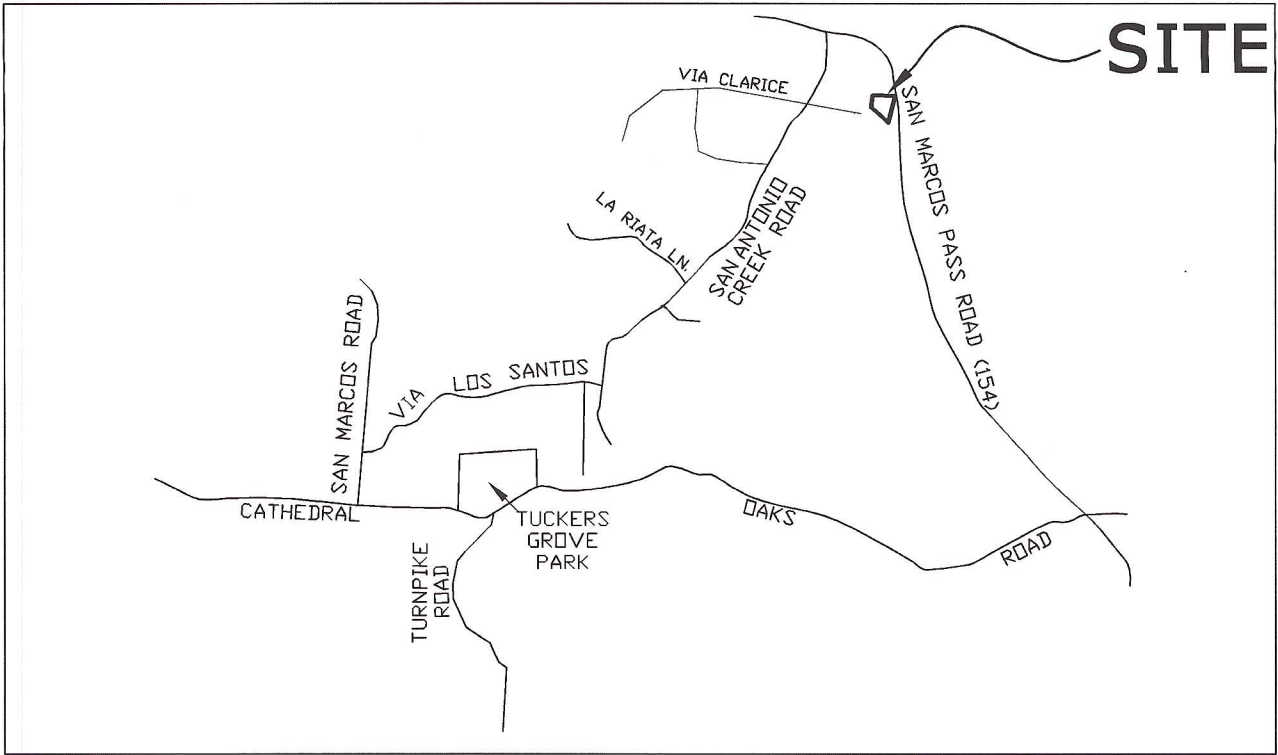
APPROVED BY LAFCO

By M. G. Everett Date 4-16-12



APPROVED AS TO FORM
AND SURVEY CONTENT

A. Jevremovic
ALEKSANDAR JEVREMOVIC PLS
COUNTY SURVEYOR
LICENSE EXP. 12/31/13



VICINITY MAP

NO SCALE

APPROVED AS TO FORM AND SURVEY CONTENT

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



EXHIBIT "B"
JEWKES

ANNEXATION TO THE GOLETA SANITARY DISTRICT No. 12LF02

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 TOWNSHIP 5 NORTH RANGE 28 WEST SBBN DESCRIBED AS PARCEL ONE IN INSTRUMENT No. 2003-0002381 OF O.R. IN THE OFFICE OF THE SANTA BARBARA COUNTY RECORDER, STATE OF CALIFORNIA

~ MARCH 2012 ~

PREPARED BY:

WATERS LAND SURVEYING Inc.



5553 HOLLISTER AVENUE - SUITES 7 & 8
 GOLETA, CALIFORNIA 93117 (805) 967-4416

Barry J. Waters 4-2-12
 BARRY J. WATERS, P.L.S. 6419 DATE
 LICENSE EXPIRATION DATE: 12/31/2012

FINAL MAP/LEGAL DESCRIPTION

APPROVED BY LAFCO

By *M. Everett* Date *4-16-12*

W.O. No. 2012-006
 SHEET 1 OF 2 SHEETS

GSD ANNEXATION No. 336 "SAN ANTONIO CREEK ROAD"
 PER LAFCO RESOLUTION # 01-08 DATED 12-21-01 AND INSTRUMENT No.
 2002-0000762 RECORDED ON 1-03-02 OF OFFICIAL RECORDS,
 COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

LEGEND

-  = EXISTING GOLETA SANITARY DISTRICT BOUNDARY
-  = PROPOSED GOLETA SANITARY DISTRICT BOUNDARY

P.O.B. = POINT OF BEGINNING
 (2nd) = CORRESPONDING COURSE NUMBER TO
 ANNEXATION DESCRIPTION
 GSD = GOLETA SANITARY DISTRICT
 R/W = RIGHT OF WAY
 ~ GSD ANNEXATION No. 244 ~
 MORIN ANNEXATION
 PER CERTIFICATE OF
 COMPLETION
 RECORDED DECEMBER 7, 1982
 AS INST. No. 82-51325 O.R.

62 RS 77

R/W

VIA CLARICE

EXHIBIT "B"

JEWKES

ANNEXATION TO THE GOLETA SANITARY DISTRICT No. 12LF02
 THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
 SECTION 35 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION
 36 TOWNSHIP 5 NORTH RANGE 28 WEST SBBN DESCRIBED AS PARCEL
 ONE IN INSTRUMENT No. 2003-0002381 OF O.R. IN THE OFFICE OF THE
 SANTA BARBARA COUNTY RECORDER, STATE OF CALIFORNIA
 ~ MARCH 2012 ~

PREPARED BY:
 WATERS LAND SURVEYING Inc.



5553 HOLLISTER AVENUE - SUITES 7 & 8
 GOLETA, CALIFORNIA 93117 (805) 967-4416

SCALE 1" = 60'



P.O.B.

APN 153-234-22

APN 153-234-24

N89°41'46"W 231.66
 (1st)

APN 153-234-018
 INSTRUMENT No. 2003-0002381 OF O.R.
 CONTAINING 1.03 ACRES MORE OR LESS

N07°27'44"E 124.33
 (2nd)

N14°26'09"E 290.68
 (5th)

E100°43'00"E 173.00
 (3rd)

S47°43'00"E 173.00
 (4th)

APN 153-234-16

APN 153-234-17

APN 153-340-30