

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

May 6, 2004 (Agenda)

LAFCO 04-2: Rennick Annexation to the Goleta Sanitary District

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

ACREAGE & LOCATION Approximately two acres located south of and adjacent to Cathedral Oaks Road, between Patterson Avenue and Ribera Drive (5135 Cathedral Oaks)

PURPOSE: To provide sewer service for an approved four-lot residential subdivision (County Tentative Parcel Map 14,611).

GENERAL ANALYSIS:

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

The property contains one single-family home, a guest house and a small avocado orchard. It will be divided into four residential lots.

The site is within the District's Sphere of Influence. No changes are proposed in the County General Plan or zoning.

The proposed use conforms with the General Plan, which designates the site as Urban - Single-Family Residential (3.3 units per acre) and with current zoning which designates the site as 10-R-1, Single-Family Residential, 10,000 square foot lots.

Except for an elementary school to the east, nearby uses are single-family homes.

2. Topography, Natural Features and Drainage Basins

The site and surrounding areas are generally level with some slight slopes; no significant natural features will adversely affect the annexation and development.

3. Population:

There are two existing single-family homes. Approval of the proposal could result in the construction of three additional dwelling units, representing a minor population increase.

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 \$816,000 (2003-2004 roll).

6. Environmental Impact of the Proposal:

The County, as lead agency, has found that no significant adverse environmental impacts will result from the parcel map and has prepared the Negative Declaration that is enclosed with the agenda packet.

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 property is contiguous to the District. The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

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 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. Certify that you have reviewed the enclosed Negative Declaration prepared by the County of Santa Barbara and enclosed with the agenda packet.
- B. Adopt this report and approve the proposal, to be known as Rennick 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 that 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 this 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