

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 3 – Adopt this report and deny the proposal.

OPTION 4 - Continue the proposal to a future meeting for additional information.

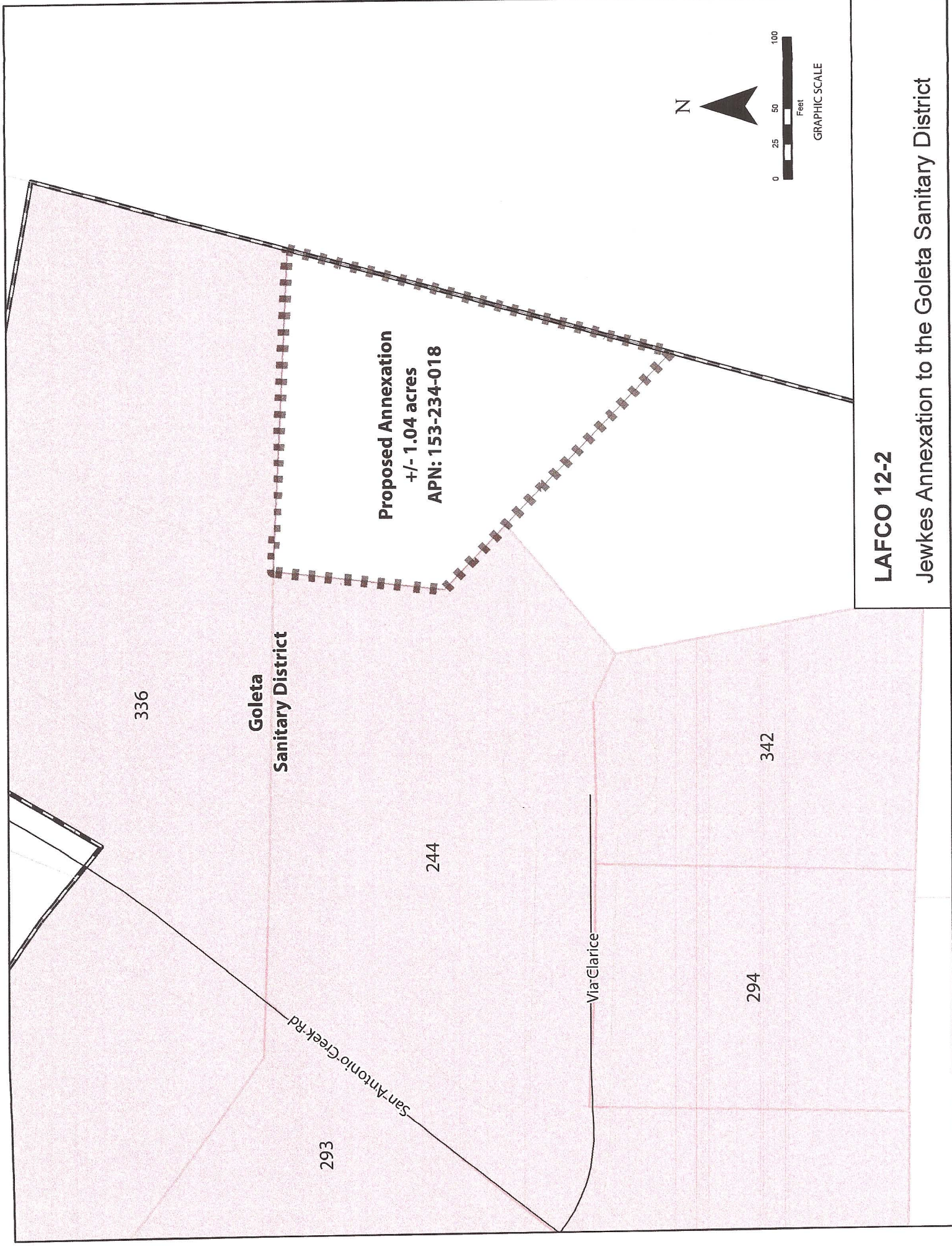
RECOMMENDED ACTION:

Approve OPTION 1.



BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION





336

**Goleta  
Sanitary District**

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

244

294

342

San Antonio Greek Rd

Via Clarice

N

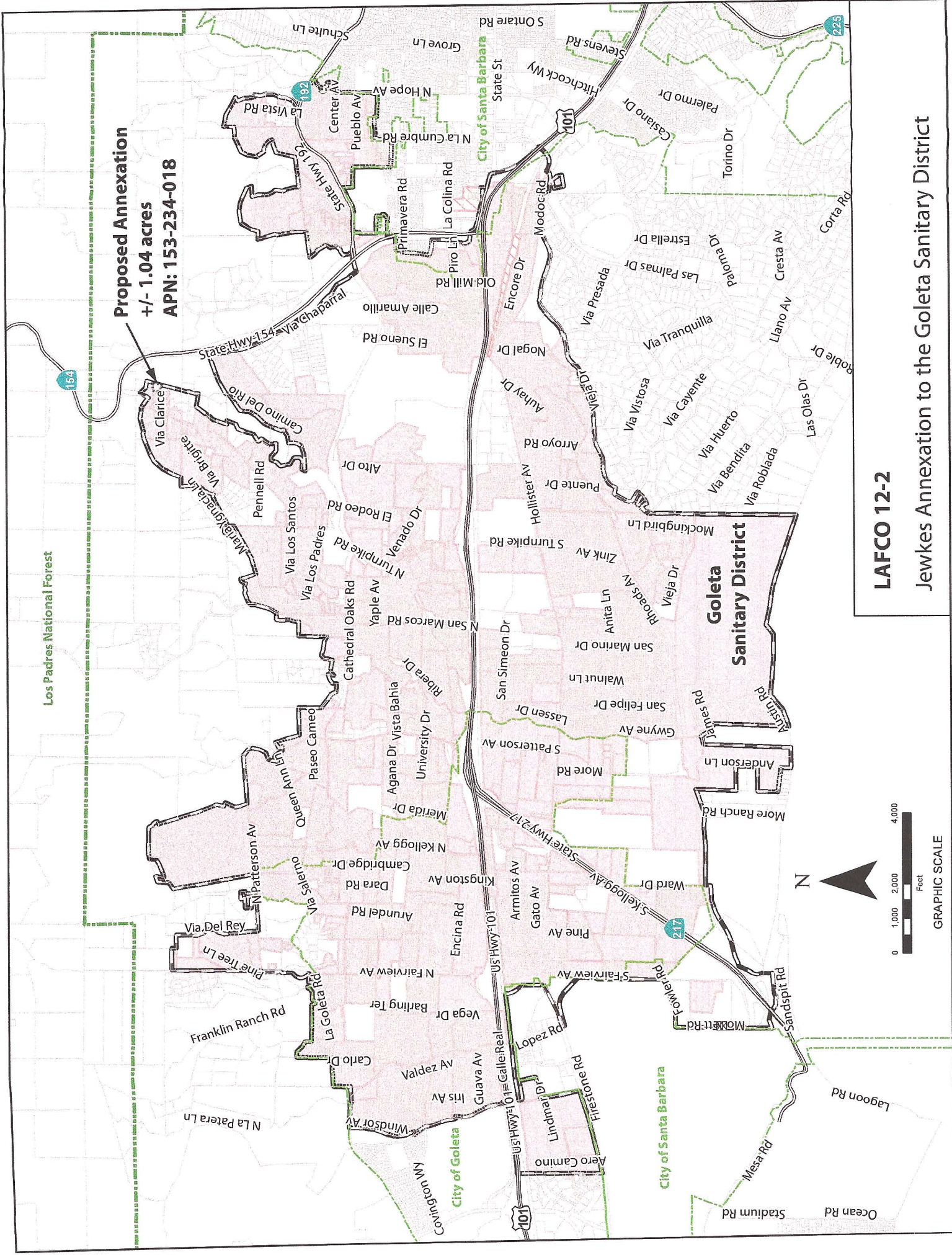


Feet  
GRAPHIC SCALE

**LAFCO 12-2**

**Jewkes Annexation to the Goleta Sanitary District**

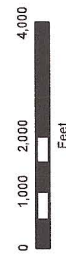




**Proposed Annexation**  
**+/- 1.04 acres**  
**APN: 153-234-018**

**LAFCO 12-2**

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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 April 5, 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