

Santa Barbara LAFCO

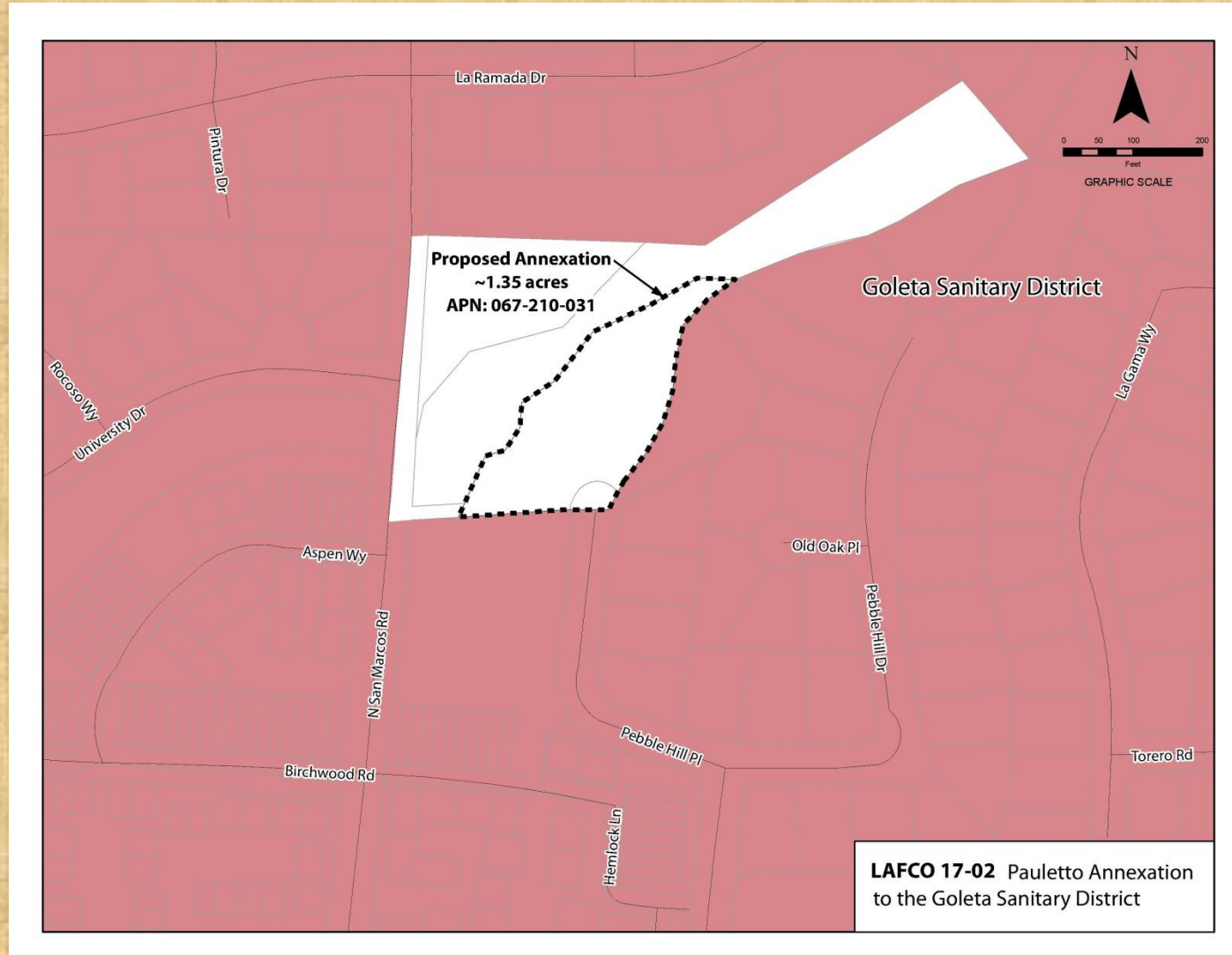
Pauletto Annexation to the Goleta Sanitary District

March 2, 2017

Background

- Applicant: Property Owners Petition
- Location: The proposed annexation includes 1.35 acres comprised of two legal lots (Assessor Parcel Number 067-210-031). The addresses of the proposed annexation are 340 and 342 Pebble Hill Place
- Purpose: To provide wastewater services to two reconfigures lots so that each existing single family dwelling occurs on its own lot. The resulting lots will both be less than one acre in size and will therefore need to be served with public sewer. As such, APN 067-210-031 will need to be annexed to the Goleta Sanitary District to receive sewer services. The residences are currently utilizing septic tanks.
- Sphere of Influence: The proposal area is within the District's Sphere of Influence and is contiguous to the District.

Annexation Map



Land Use, Planning and Zoning

- The parcel is developed with single family residences and accessory structures. The parcel is zoned 10-R-1, residential by Santa Barbara County with a 10,000 sf minimum parcel size. No changes in land uses would occur as a result of the proposed annexation. Both lots would continue to be used for residential purposes.
- The proposal area is within the Goleta Sanitary District's Sphere of Influence and is contiguous to the District.

Plan for Services

- The Goleta Sanitary District and the Goleta Water District and the would provide and sanitary sewer service and water service, respectively, to the proposed project. The site is already within the Goleta Water District. The property will receive the same level and range of service from the Goleta Sanitary District as other properties currently served by the district. The “Plan for Providing Services within the Affected Territory,” indicates that the ability to adequately serve this site.

Environmental Determination

- The County of Santa Barbara, as lead agency, determined that the Lot Line Adjustment of subsequent annexation is Categorically Exempt – Class 15305 and 15301(I) prepared a Notice of Exemption.
- In addition, Commission staff has determined that the annexation to the Goleta Sanitary District is Categorically Exemption – Class 15319, Annexation of Areas Containing Existing Structures and has prepared a Notice of Exemption

Conclusion

- Annexation of the parcel to the Goleta Sanitary District is a condition of Lot Line Adjustment Case No. 09LLA-0000-00008 and is recommended for conditional approval. The resulting lots will both be less than one acre in size and will therefore need to be served with public sewer
- The property owners have applied to annex the project site for wastewater services for the development. The project site is within the Goleta Sanitary District's sphere of influence. Annexation to the district is a logical next step to allow connection to the District wastewater collection and treatment system.

Recommendation Options

- After consideration of this report and any testimony or additional materials that are submitted the Commission should consider taking one of the following options:
 - OPTION 1 – APPROVE the proposal as submitted.
 - OPTION 2 - CONTINUE this proposal to a future meeting for additional information.
 - OPTION 2 - DENY the proposal

Recommendation

- OPTION 1 – APPROVE the proposal and resolution as follows:
- Find the proposal to be Categorically Exempt (Class 20) from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15319.
- Approve the proposal, known as the Pauletto 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
- 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.
- Waive the conducting authority proceedings and direct the staff to complete the proceeding.