

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

June 6, 2013 (Agenda)

LAFCO 13-1 Castro Annexation to the Goleta Sanitary District

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

ACREAGE &
LOCATION Approximately four acres east of and adjacent to San Antonio Creek Road,
north of Via Gennita near La Riata Lane

PURPOSE: Comply with a County-imposed condition of approval of the Castro Lot
Split by annexing the site the Goleta Sanitary District for creation of four
single-family lots.

GENERAL ANALYSIS:

Description of Project

The County Planning Commission approved dividing this vacant parcel into four parcels for eventual development of four single-family homes. Approval was conditioned upon annexation of the property to the Goleta Sanitary District.

Project Information

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

The annexation is a logical extension of District boundaries. It is within the District Sphere of Influence and is contiguous to the District on two sides.

The property is vacant. The approved use conforms to the General Plan designation of RES – 1/0, Single Family Residential, Goleta Community Plan, Urban Area.

Existing zoning is 1-E-1 (1.0 min. lot size), High Fire Hazard Overlay. No change in zoning is proposed.

Surrounding uses are residential on the south and west, vacant to the north and a County Park – Tuckers Grove on the east.

2. Environmental Justice:

Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

AGENDA ITEM NO. 5

3. Topography, Natural Features and Drainage Basins

The property lies in the San Antonio Creek watershed. Tuckers Grove is also adjacent to the site. No other significant natural boundaries affect the proposal.

4. Population:

There are no existing dwelling units. Approval will allow four new single-family homes to be developed.

4. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The initiating agency's "Plan for Providing Services Within the Affected Territory" as required by Government Code Section 56653 is attached. (Exhibit A) Staff has reviewed the Services Plan and believes it adequately addresses the information required.

5. Impact on Prime Agricultural Land, Open Space and Agriculture:

The project site is not prime agricultural land as defined in Government Code Section 56064, nor is there agricultural production on the site.

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 066163. The assessed value is \$1,148,000 on the 2012-2013 roll.

The proponent requests the subject territory, upon annexation, be liable for payment of its share of existing indebtedness to be repaid by user charges, which the staff recommends be included as a condition of approval.

7. Environmental Impact of the Proposal:

The County of Santa Barbara, as lead agency, in consultation with LAFCO and other responsible agencies, has found significant environmental effects may result from the proposal. In accordance with Section 15070 of the State CEQA Guidelines it has adopted mitigation measures to reduce or avoid all significant effects.

A Mitigated Negative Declaration (MND) has been certified by the County Planning Commission. This document titled "Castro Lot Split" was distributed to members of the Commission for their review prior to this meeting.

8. Landowner and Annexing Agency Consent:

The property owners, Javier and Nancy Castro, have given written consent to the annexation; the signed consent form is attached as Exhibit C.

In its letter submitting the proposal, the Goleta Sanitary District consents to the waiver of conducting authority proceedings provided LAFCO does not record the annexation without prior consent of the District.

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. If approved by the Commission, staff will not record the annexation until the County Surveyor approves a map sufficient for filing with the State Board of Equalization.

EXHIBITS

Exhibit A	District Plan for Providing Services
Exhibit B	County Notice of Determination
Exhibit C	Executed Landowner Consent Form
Exhibit D	Map of the Proposed Annexation
Exhibit E	Proposed Resolution Approving the Annexation

ALTERNATIVES FOR COMMISSION ACTION

After reviewing this report and any testimony or materials that are presented, the Commission can follow one of the following options:

OPTION 1 – APPROVE the proposal as follows:

- A. Certify your Commission has reviewed and considered the information contained in the Mitigated Negative Declaration.

- B. Adopt this report and approve the proposal, known as the Castro 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 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.
- D. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 –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

14. Government Services and Controls – Plan for Providing Services (per §56653)

- A. Describe the services to be extended to the affected territory by this proposal.

Sanitary Sewer service.

- B. Describe the level and range of the proposed services.

Sewage collection, treatment and disposal. This property will receive the same level and range of services as other properties currently within the District.

- C. Indicate when the services can feasibly be provided to the proposal area.

Immediately upon completion of annexation procedures and construction/installation of sewer service lateral.

- D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal.

Extension of the public sewage collection facilities will be required to serve this project. The location of the extension and sewer connection for future structures will be reviewed and approved by the Goleta Sanitary District.

- E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

Ongoing sewer treatment and maintenance operations costs in the form of sewer service charges will be paid by the owner. The sewer service charges are submitted by the District to the County to be added to the parcel owner's property tax bill each year. Sewerline extension to be completed at parcel owner's expense.

- F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.

Goleta Sanitary District is the only public agency in this area to provide sewer service. Alternative on-site disposal systems is possible and currently on site, however the property owner would like to annex to the district to provide future landowners with the opportunity to connect to sewer in the future, and as required by the County of Santa Barbara Planning Department and Environmental Health Services.

NOTICE OF DETERMINATION (NOD)

To: Office of Planning and Research
 Street Address: 1400 Tenth Street, Room 121
 Sacramento, CA 95814
 U.S. Mail: P.O. Box 3044
 Sacramento, CA 95812-3044

From: (Public Agency)
 County of Santa Barbara
 Planning and Development
 123 East Anapamu Street
 Santa Barbara, CA 93101

XX County Clerk
 County of Santa Barbara

COUNTY OF SANTA BARBARA
 PLANNING AND DEVELOPMENT
 123 EAST ANAPAMU STREET
 SANTA BARBARA, CA 93101
 2011 FEB 22 11:53

SUBJECT:

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

07TPM-00000-00012	Castro Lot Split	09NGD-00000-00028
Project Number	Project Title	EIR or ND Number
	J. Ritterbeck	(805) 568-3509
State Clearinghouse Number (if submitted to Clearinghouse)	Lead Agency/Contact Person	Area Code/Telephone

Project Location: The project involves AP No. 059-440-020, located at 1150 San Antonio Creek Road, in the Goleta Community Plan area, Second Supervisorial District, Santa Barbara County.

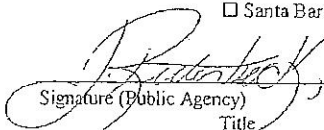
Project Description: Request of Maruja Grundstrom, agent for the property owner Javier Castro, to consider Case No. 07TPM-00000-00012, [application filed on October 1, 2007] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21, to divide a single existing parcel which is 4.21-acres gross and 4.11-acres net, on property zoned I-E-1 into four parcels; and to adopt the Negative Declaration 09NGD-00000-00028 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: aesthetic/visual, air quality, biological resources, cultural resources, fire protection, geologic processes, land use, noise, public facilities, transportation/circulation, and water resources/flooding.

This is to advise that the County Planning Commission has approved the above described project on February 2, 2011 and has made the following determinations regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the Provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Consideration [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.
7. The project [did did not] require discretionary approval from a state agency.

This is to certify that the final EIR or ND with comments and responses and record of project approval is available to the general public at:

- Santa Barbara County Planning and Development: 123 East Anapamu St. Santa Barbara, CA 93101
- Santa Barbara County Planning and Development: Energy Division, 123 East Anapamu St. Santa Barbara, CA 93101
- Santa Barbara County Planning and Development: 624 Foster Road, Santa Maria, CA 93455

 Planner II
 Signature (Public Agency) Title

March 1, 2011
 Date

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

DATE 10/9/12

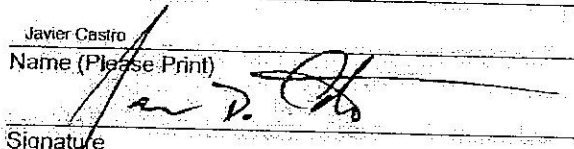
TO: GOLETA SANITARY DISTRICT

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 1150 San Antonio Creek Road, Santa Barbara CA 93111

ASSESSOR'S PARCEL NUMBER 059-440-020

Javier Castro
Name (Please Print)


Signature

4697 La Espada Drive
Address

Santa Barbara, CA 93111

Proposed Annexation
~4.3 acres (gross)
APN: 059-440-020

Goleta Sanitary District 343

LAFCO 13-1

Castro Annexation to the Goleta Sanitary District

355

311

170

157

39

N



GRAPHIC SCALE

Exhibit D

Via Brigitte

La Riata Ln

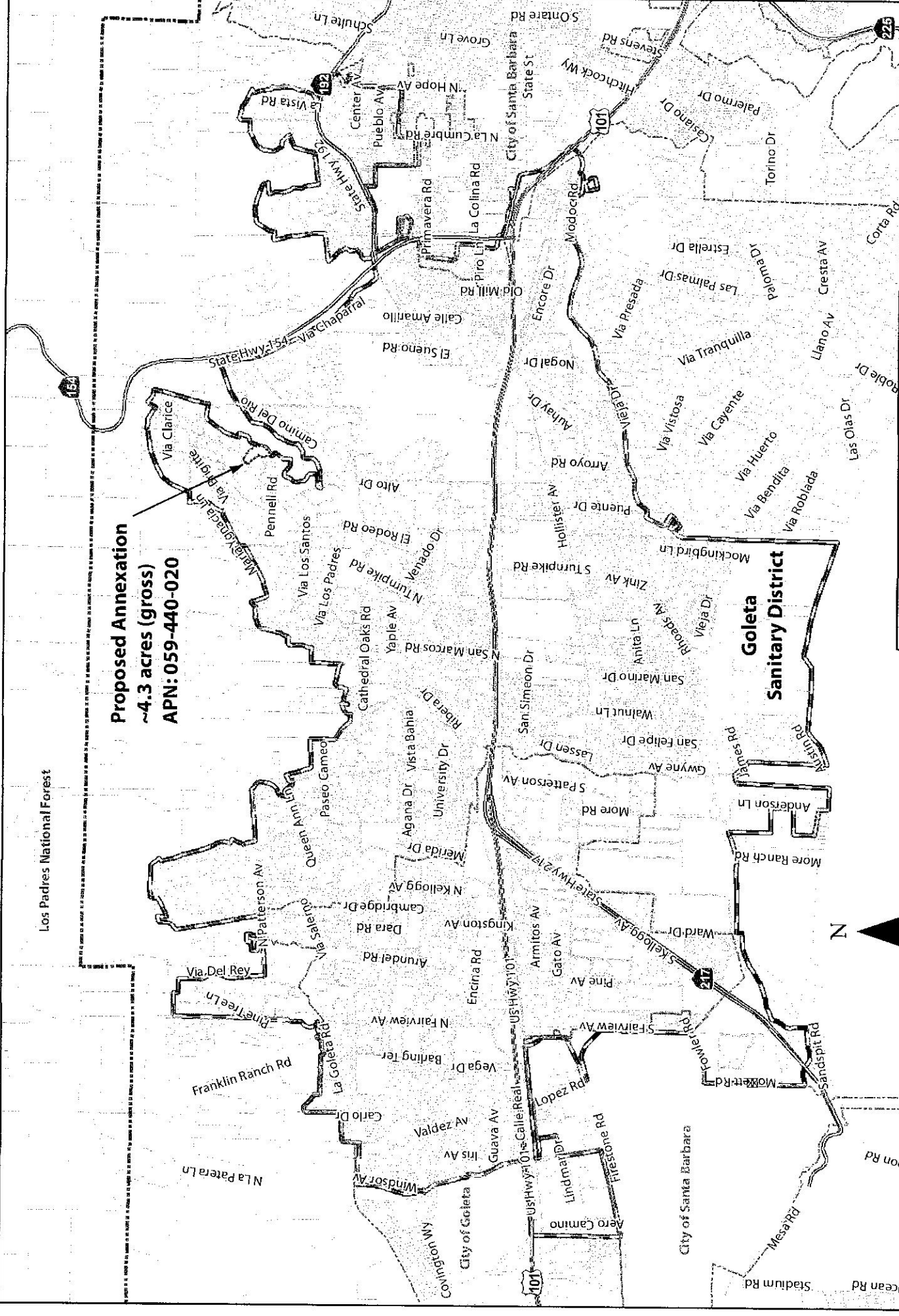
San Antonio Creek Rd

Via Gennita

Via Rubi

83

Propero Rio



Proposed Annexation
 ~4.3 acres (gross)
 APN: 059-440-020

LAFCO 13-1

Castro Annexation to the Goleta Sanitary District

GRAPHIC SCALE

LAFCO 13-1

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE CASTRO
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 County of Santa Barbara is the lead agency. The Commission certifies it has reviewed and considered information contained in the Mitigated Negative Declaration.
- (2) The subject proposal is assigned the distinctive short-form designation:
CASTRO 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, such description and map shall not be recorded until reviewed and approved by the County Surveyor.
- (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 June 6, 2013 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"
Castro Annexation to the Goleta Sanitary District
LAFCO No. 13-~~xx~~01

Legal Description

Parcel "B" of Parcel Map No. 11,060, in the County of Santa Barbara, State of California, as shown on the map filed in the office of the County Recorder of said County, in Book 6 Page 50 of Parcel Maps, together with a portion of San Antonio Creek Road, described as a whole as follows:

Beginning at a point in the centerline of said San Antonio Creek Road, at the intersection of the southeasterly line of the Goleta Sanitary District boundary, as described in Annexation No. 170, for the San Antonio Creek Road Area, adopted March 18, 1974, and recorded in the office of the Santa Barbara County Recorder in Book 2511 Page 851 of Official Records, with the northeasterly line of said District boundary as described in Annexation No. 157, for the Simpson Property, adopted March 16, 1970 and recorded in the office of said County Recorder in Book 2304, Page 1123 of Official Records;

Thence, 1st, along said centerline and said southeasterly line of said District, North 47°18'06" East, 138.16 feet to the northwesterly prolongation of the northeasterly line of said Parcel "B," said line having a bearing of North 57°00'00" West;

Thence, 2nd, leaving said District boundary and along said prolongation, South 57°00'00" East, 30.96 feet to the southeasterly line of said San Antonio Creek Road and the most northerly corner of said Parcel "B";

Thence, along the boundary of said Parcel "B", the following five (5) courses:

3rd, South 57°00'00" East, 304.68 feet;

4th, South 32°58'46" East, 265.92 feet;

5th, South 18°55'28" West, 50.00 feet;

6th, South 14°41'06" West, 203.49 feet;

7th, South 64°47'49" West, 245.73 feet to an angle point in the Goleta Sanitary District boundary, as described in Annexation No. 83, for Tract No. 10,305, adopted by the Santa Barbara Board of Supervisors December 2, 1963, in Resolution No. 23652;

Thence, 8th, along said boundary and continuing along the boundary of said Parcel "B", North 10°07'48" West, 232.13 feet to an angle point in the Goleta Sanitary District boundary for the Simpson Property, hereinabove referenced;



Thence, 9th, along said last-mentioned District boundary and continuing along the boundary of said Parcel "B", North 26°47'10" East, 120.69 feet to an angle point;

Thence, 10th, continuing along said District boundary and the boundary of said Parcel "B", North 37°44'00" West, 380.53 feet to the hereinabove described southeasterly line of San Antonio Creek Road;

Thence, 11th, along the northwesterly prolongation of the preceding course, and continuing along said District boundary, North 37°44'00" West, 30.12 feet to the point of beginning.

Containing 4.21 acres, more or less.

Prepared by:

Mark A. Castellanos
L.S. 8369
License expiration
date: 12/31/13



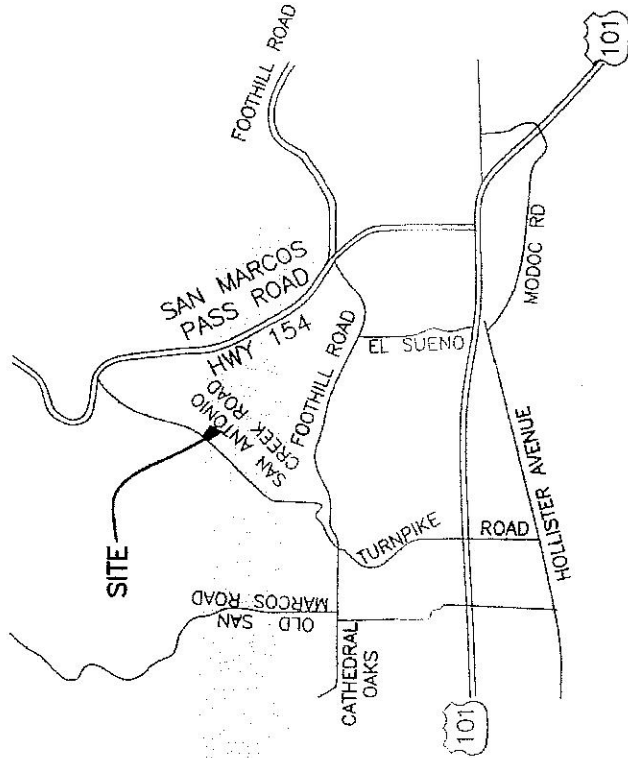
Mark A. Castellanos
2/22/13



EXHIBIT "B"

SHEET 1 OF 2

FEBRUARY 22, 2013



VICINITY MAP
NOT TO SCALE

APPROVED AS TO FORM
AND SURVEYING CONTENT

ALEKSANDAR JEVREMOVIC PLS 8378
SANTA BARBARA COUNTY SURVEYOR
LICENSE EXPIRATION 12/31/2013

PREPARED BY:

MARK A. CASTELLANOS

L.S. 8369

LICENSE EXPIRATION

DATE: 12/31/13

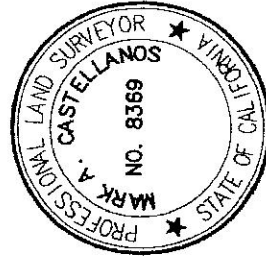


Penfield & Smith

Engineering · Surveying · Planning
· Construction Management ·

111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

W.O. 17816.01 17816SEW-ANNEX .DWG



CASTRO ANNEXATION TO THE
GOLETA SANITARY DISTRICT
LAFCO NO. 13-~~X01~~

PARCEL "B" OF PARCEL MAP NO. 11,060
BOOK 6 PAGE 50 OF PARCEL MAPS
TOGETHER WITH A PORTION OF
SAN ANTONIO CREEK ROAD

COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

13-1

