

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

March 3, 2011 (Agenda)

LAFCO 11-1 Hourigan Annexation to Goleta Sanitary District, including expansion of the Goleta Sanitary District Sphere of Influence

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

ACREAGE & LOCATION Approximately seven acres north of and adjacent to Patterson Avenue, east of Camino Meleno, west of May Court (118 North Patterson Avenue)

PURPOSE: To provide sewer service for two existing and six approved dwelling units.

GENERAL ANALYSIS:

Description of Project

The proposal will annex two existing single family homes and six approved single family homes to the Goleta Sanitary District to obtain community sewer service. The project area is not within the District Sphere of Influence and it is requested the sphere be expanded to include this site.

Project Information

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

The site is within not the District Sphere of Influence but is contiguous to the District on three sides. It is proposed to amend the sphere.

Existing uses consist of two single family homes and accessory structures including a swimming pool, pool house and garages.

The existing and proposed uses conform to County General Plan and zoning designations of Residential 3.3 units/acre. No change in zoning is proposed.

Surrounding uses are single-family residential to the south, east and west with agriculture (a citrus orchard) to the north.

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.

3. Topography, Natural Features and Drainage Basins:

The eastern portion of the site is level and the western portion is sloping with oak trees.

Surrounding areas are generally level to the south, east and west with slopes immediately to the north. The site abuts a ravine (Fremont Creek) on the western property line. There are no other significant natural boundaries affecting the proposal.

4. Population:

There are two dwelling units within the proposal area. An additional six dwellings can be constructed pursuant to the approved tract map.

5. 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.

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

The project site is not commercially productive agricultural land. About half the site is non-prime soils and half consists of Class II prime agricultural soils.

7. Assessed Value, Tax Rates and Indebtedness:

The assessed value and overall tax rate for the property will not be affected by this change. The proposal is presently within tax rate area 66007. The net assessed value is \$2,270,215 (2007-08 roll).

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.

8. Environmental Impact of the Proposal:

The County of Santa Barbara is the lead agency. In consultation with LAFCO, it has found that no significant adverse environmental impact will result from the proposal and has prepared a Mitigated Negative Declaration. This document has been distributed to the members of the Commission.

9. 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.

10. 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 not definite and certain. A map sufficient for filing with the State Board of Equalization has not yet 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. Certify that your Commission has reviewed and considered the information contained in the Mitigated Negative Declaration.
- B. Amend the Goleta Sanitary District to include the proposed annexation area.
- C. Adopt this report and approve the proposal, to be known as the Hourigan 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 Districts.
- A. 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.
- B. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 3 – Adopt this report and deny the proposal.

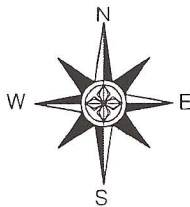
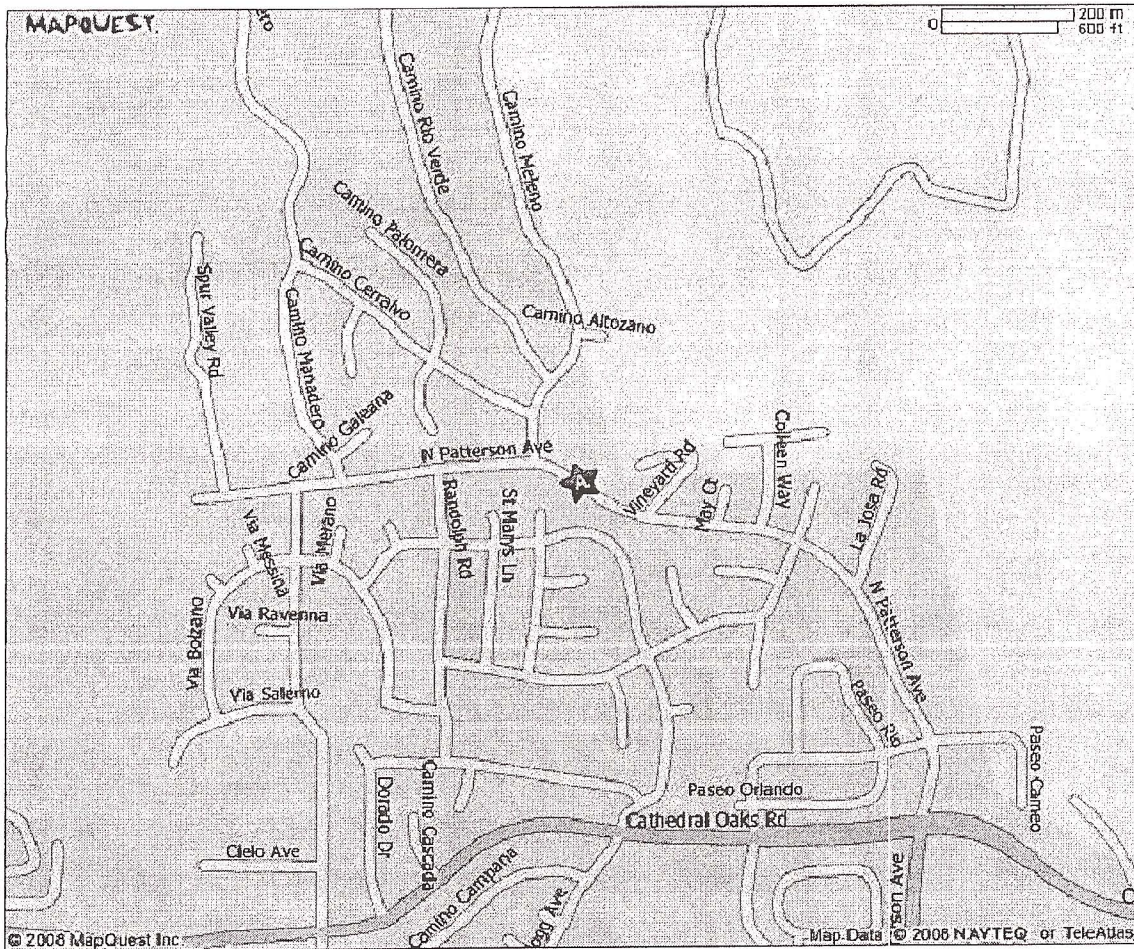
OPTION 4 - Continue the proposal to a future meeting for additional information.

RECOMMENDED ACTION:

Approve OPTION 1.



BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION



VICINITY MAP
NO SCALE

EXHIBIT "B"

11-1

**HOURIGAN ANNEXATION
TO THE GOLETA SANITARY DISTRICT**

PARCEL C OF PARCEL MAP NO. 11,211, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 7, PAGE 95 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY STATE OF CALIFORNIA

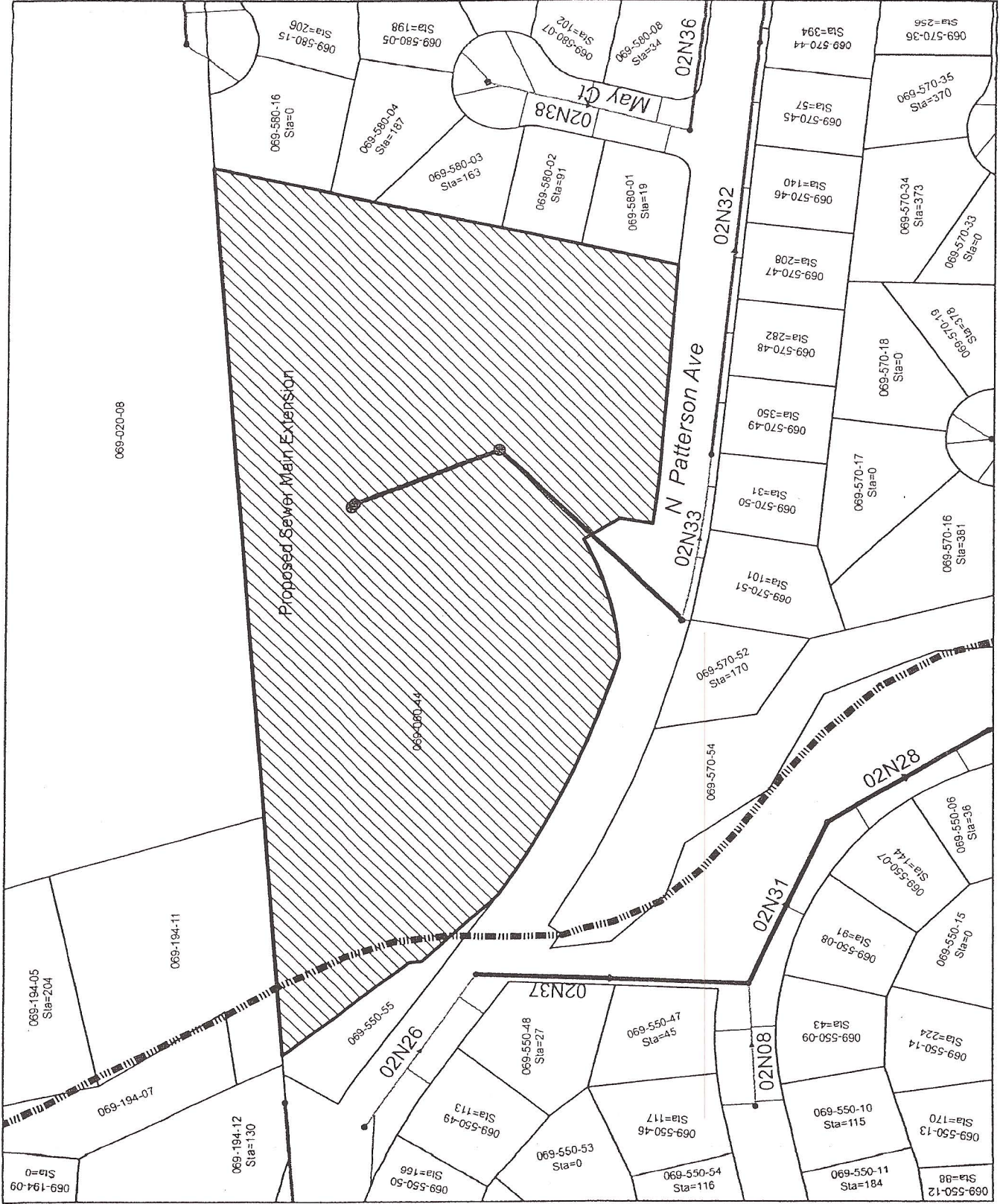
WATERS LAND SURVEYING, INC.
JOSEPH E. & BARRY J. WATERS, LICENSED LAND SURVEYORS
5553 HOLLISTER AVE.-STS 7&8 - GOLETA, CALIFORNIA 93117
PHONE: (805) 967-4416



[Handwritten Signature] 7-13-09
BARRY J. WATERS, P.L.S. 6419 DATE
LICENSE EXPIRATION DATE: 12/31/2010



Goleta Sanitary District



Proposed Annexation and Sewer Main Extension

1118 N. Patterson Ave.

APN 069-060-044

