

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

February 7, 2002 (Agenda)

- LAFCO 01-19: Refiled Robinson Annexation to the Goleta West Sanitary District
- PROPONENT: Board of Directors of the Goleta West Sanitary District, by resolution.
- ACREAGE & LOCATION: Approximately one acre located north of and adjacent to Calle Real about 3000 feet westerly of Glen Annie Road (7264 Calle Real).
- PURPOSE: To provide sewer service for a proposed single-family home.

INTRODUCTION

This proposal is identical to LAFCO 00-8 - Robinson Annexation to the Goleta West Sanitary District. That proposal was approved by the Commission on July 6, 2000 but became null and void when it was not recorded within a year of that date.

The delay in completing the annexation resulted from errors in the map and legal description that were not corrected in time to complete the proceeding. The map and legal have been revised.

The applicant, Goleta West Sanitary District, requests that the Commission waive the processing fee for the refiled proposal. The staff notes that the majority of effort to review and analyze the proposal occurred with the original filing and supports waiving the fee for the refiled application.

GENERAL ANALYSIS:

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

The site is within the District's Sphere of Influence.

The property is vacant. It is proposed to construct from one to three single-family homes. The construction of more than one home depends on a proposed lot-line adjustment being processed by the County, however the annexation is necessary for even one home.

The proposed use conforms with the Goleta Community Plan and zoning that designate the site as Single Family Residential, 4.6 units per acre.

Surrounding uses are single-family homes to the north and east, undeveloped land to the west and Calle Real and Highway 101 to the south.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area are generally level with no significant natural features.

3. Population:

There are no existing dwelling units. Up to three single-family homes will be built, which represents a population growth of approximately 8.1 new residents.

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 \$150,656 (2001-2002 roll).

6. Environmental Impact of the Proposal:

The County of Santa Barbara as lead agency found there will be no significant adverse environmental impacts resulting from the proposal and prepared a Negative Declaration, a copy of which is enclosed.

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 boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. The territory is uninhabited; namely, there are fewer than 12 registered voters.

The property is contiguous to the District on two sides. 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 any testimony or additional materials that are submitted the Commission can take one of the following actions:

OPTION 1 – APPROVE this proposal.

- A. Certify your Commission has reviewed and considered the information contained in the Negative Declaration.
- B. Adopt this report and approve the proposal, to be known as the Refiled Robinson Annexation to the Goleta West Sanitary District.
- C. Condition the annexation upon the territory being annexed being liable for any indebtedness of the annexing agency and any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- D. 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.
- E. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 - DENY this proposal.

- A. Certify your Commission has reviewed and considered the information contained in the Negative Declaration.
- B. Adopt this report and deny the proposal.

OPTION 3 - CONTINUE this proposal to a future meeting for additional information.

RECOMMENDED ACTION: Approve OPTION 1.

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BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION