

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

November 1, 2007 (Agenda)

LAFCO 07-16: Dos Pueblos Ranch Annexation to the Goleta Water District

PROPONENT: Board of Directors, by resolution.

ACREAGE & LOCATION Approximately 131 acres located between Highway 101 and the Pacific Ocean extending west from Eagle Canyon Creek. About 106 acres are between the Southern Pacific Railroad and the Ocean and about 25 acres are between the Southern Pacific Railroad and Highway 101

PURPOSE: Provide water services to the property.

GENERAL ANALYSIS:

Description of Project

The annexation of this property to the Goleta Water District was approved by the Commission on September 2, 1998. The proposed use at that time was a golf course. Although the Commission twice extended the time to complete the annexation, that proceeding lapsed and was abandoned.

The current proposal is to provide water for a single-family dwelling unit and guesthouse on each of the two legal lots in the annexation. Other permitted uses include agriculture, greenhouses and other structures incidental to the allowable uses in the AG-II-100 zoning.

Project Information

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

The site was formerly an oil and gas facility that has been abandoned, removed and mostly remediated. Currently it consist primarily of non-native grassland areas with stands of eucalyptus and cypress trees.

The Coastal Land Use Plan (CLUP) and County zoning designates the area Agricultural II (land use) and AG-II-100 (zoning). No zone changes are proposed and the intended uses are in conformance with the existing zoning.

The property is within the sphere of influence of the annexing district.

Surrounding land uses are rural residential to the east, agriculture to the west, Highway 101 and agriculture to the north and the Pacific Ocean to the south.

2. Topography, Natural Features and Drainage Basins

The generally level site is elevated 70 feet above the Pacific Ocean with natural drainage areas running through to the ocean. The topography of surrounding parcels is similar. There are no significant natural boundaries affecting the proposal.

3. Population:

There are no dwelling units on the site. Two dwelling units and related structures may result from this annexation.

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

The annexing district will provide water services. A "Plan for Providing Services within the Affected Territory" is enclosed as required by Government Code section 56653.

5. Environmental Impact of the Proposal:

The proposal has been found to be categorically exempt. (Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities). The property is parcelized to the extent permitted by the current zoning.

Although the annexation is categorically exempt, we are providing current members of the Commission with the Final EIR and addendum to the Final EIR for the Dos Pueblos Golf Links project, as "worst case" environmental reporting.

The Goleta Water District may have to comply with CEQA for project approval when the water line is designed and built to extend water to the property but that is not an issue before the Commission.

6. Landowner Consent, Subject Agency Consent and Registered Voters:

The property owner has given written consent to the annexation. The annexing agency consents to the waiver of conducting authority proceedings. The territory is uninhabited; namely, there are fewer than 12 registered voters.

7. Boundaries and Lines of Assessment:

The property is contiguous to the annexing district. The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

Maps sufficient for filing with the State Board of Equalization have not yet been received from the proponent.

8. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within Tax Rate Area 66072. The overall tax rate will not be affected by this change. The FY 2007-08 assessed value is \$4,483,507.

ALTERNATIVES FOR COMMISSION ACTION

Following review of any testimony and materials that are submitted, the Commission should consider the following options:

OPTION 1 – APPROVE the proposal.

- A. Find the proposal to be categorically exempt.
- B. Adopt this report and approve the proposal to be known as the Dos Pueblos Ranch Annexation to the Goleta Water 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 2 – Adopt this report and DENY the proposal:

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

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION