

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

February 7, 2002 (Agenda)

LAFCO 01-20: Mockingbird Annexation to the Goleta Sanitary District

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

ACREAGE & LOCATION Approximately 7.6 acres between Mockingbird Lane and Vieja Drive at the southerly terminus of Vieja Drive (1075 Mockingbird Lane and 4865 Vieja Drive)

PURPOSE: To provide sewer service for eight proposed single-family homes and one existing single family home. The development project is referred to as "Las Brisas at More Mesa."

GENERAL ANALYSIS:

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

The annexation area contains one home and vacant land. The County has approved the construction of eight additional homes. A commonly owned lot will provide access roads, drainage facilities, open space amenities and perimeter landscape buffers.

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

Existing and proposed uses conform with the Goleta Community Plan and zoning that designate the site as D-R (Design Residential) and the Coastal Plan designation of Urban Area, single family residential, 2.8 du per acre) .

Surrounding uses are generally single-family residential to the east, north and west, with More Mesa to the south, a 300-acre coastal open space area much of which is designated as an endangered species habitat (ESH).

2. Topography, Natural Features and Drainage Basins

The site and surrounding areas are level to gently sloping with no significant impediments to sewer service.

3. Population:

There is one existing home. Eight additional homes are proposed to be built.

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.

In March 2001 the Commission approved the Gallego Annexation to the Goleta Sanitary District (LAFCO 01-1). The purpose was to serve two homes, one existing and one proposed on land adjacent to the Mockingbird property.

The County Planning department recommends the Mockingbird project include a sanitary easement to serve the Gallego property and wants to insure that the sewer line approved for the Mockingbird project is adequate to serve the Gallego property.

5. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 66017. The overall tax rate will not be affected by this change. The assessed value is \$1,778,886 (2001-2002 roll).

6. Environmental Impact of the Proposal:

The County of Santa Barbara, as the lead agency, has found that significant adverse environmental effects may result from the proposal and has prepared a Mitigated Negative Declaration. A copy is provided to the members of the Commission with this staff report.

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, though containing minor errors.

There are no conflicts with lines of assessment or ownership. The property is contiguous to the District. A map sufficient for filing with the State Board of Equalization has not yet been received from the proponent.

The territory is uninhabited; namely, there are fewer than 12 registered voters.

ALTERNATIVES FOR COMMISSION ACTION

After reviewing any testimony or materials that are presented 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 Mitigated Negative Declaration.
- B. Adopt this report and approve the proposal, to be known as the Mockingbird Annexation to the Goleta Sanitary District,
- C. Condition the annexation upon the territory being annexed being liable for the 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 annexation.

OPTION 2 - DENY this proposal.

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

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION