

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

December 5, 2002 (Agenda)

LAFCO 02-16: Gudgeon Annexation to the Goleta Sanitary District

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

ACREAGE & LOCATION: Less than one acre located north of Foothill Road (State Hwy.192), about 500 feet east of Cieneguitas Road (4072 Foothill Road).

PURPOSE: To provide sewer service for one existing single-family home.

GENERAL ANALYSIS:

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

The property contains a single-family home with septic disposal difficulties. No changes in land use are proposed. Upon annexation the home will be connected to the District's collection and treatment system.

The site is within the District's Sphere of Influence. It is within a three-lot "island" that is surrounded by the existing District boundary.

The existing use conforms with the County General Plan designation of Residential 3.3 (Single Family Residential, 3.3 units per acre. Existing zoning is 15-R-1 (Residential, 15,000 square foot minimum lot size).

Surrounding uses are single-family residential.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area are gently sloping with no significant natural features.

3. Population:

There is one existing home. No additional homes are proposed.

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 69018. The overall tax rate will not be affected by this change. The assessed value is \$521,500 (2002-2003 roll).

6. Environmental Impact of the Proposal:

The Goleta Sanitary District, as the lead agency, found the proposal to be categorically exempt. (Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities).

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 as submitted.

- A. Find the proposal to be categorically exempt.
- B. Adopt this report and approve the proposal, to be known as Gudgeon 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 proceeding.

OPTION 2 – DENY this proposal.

- A. Find the proposal to be categorically exempt.
- 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