

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

November 7, 2013 (Agenda)

LAFCO 13-9 Lee/Chen Annexation to the Goleta Sanitary District

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

ACREAGE & LOCATION Approximately 0.27 acres (11,761.2 sq. ft.) east of Stillwell Road and south of Jensen Ranch Road (650 Russell Way). Access to the property is via La Cumbre Road (north) to Carol Avenue to Russell Way.

PURPOSE: Annexation to the Goleta Sanitary District is to provide sanitary sewer services. The property will be served by public sewer and therefore will no longer pose a health hazard to the neighborhood,

GENERAL ANALYSIS:

Description of Project

The subject property contains a single family residence. The property is served by the Goleta Sanitary District pursuant to an out-of-agency agreement that was approved by LAFCO in 2010. Since that time, the Santa Barbara County Public Health Department, Environmental Health Services (EHS) Division has been working with the property owners to abandon the failing on-site septic system and connect a sewer lateral to the Goleta Sanitary District's sewer facilities. As an interim measure EHS engaged a contractor to pump the failed septic tank on a regular basis until the residence is connected to the public sewer system. The amount of the work performed, administrative expenses, and other related charges will be transmitted to the Assessor and Tax Collector to be added to assessments on the regular tax bill levied against the residence.

Project Information

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

The property contains a single family residence. No additional residences are proposed for the site.

The proposal area is within the District Sphere of Influence and contiguous to the District.

The proposed use conforms to the General Plan designation RES-8-R-1 (Single Family Residential). To the south, east and west is the City of Santa Barbara with parcels zoned Residential (E-#/S-D-2). No change in zoning is proposed.

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 property is moderately sloping (approximate range 5-20%) The general topography of the surrounding area is also moderately sloping.

4. Population:

There is one dwelling unit on the site.

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

The property will receive the same level and range of service as other properties currently served by the district. The initiating agency's "Plan for Providing Services within the Affected Territory," as required by Government Code Section 56653, indicated the ability to adequately serve this site.

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

The project site is not prime agricultural land as defined in Government Code Section 56064, nor is there agricultural production on the site.

7. Assessed Value, Tax Rates and Indebtedness:

The assessed value and tax rate for the property will not be affected by this change. The proposal is presently within Tax Rate Area 069003. The assessed value is \$657,000 on the 2012-2013 roll.

The proponent requests the subject territory, upon annexation, be liable for payment of its share of existing indebtedness to be repaid by user charges, which the staff recommends be included as a condition of approval.

8. Environmental Impact of the Proposal:

The proposal is categorically exempt. (Class 19 – Annexation of Existing Facilities and Lots for Exempt Facilities)

9. Landowner and Annexing Agency Consent:

The property owners, Lisa Lee/Suy-Kean Peter Chen, have given written consent to the annexation.

In its letter submitting the proposal, the Goleta Sanitary District consents to the waiver of conducting authority proceedings provided LAFCO does not record the annexation without prior consent of the District.

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 definite and certain.

EXHIBITS

- | | |
|-----------|--|
| Exhibit A | Map of the Proposed Annexation |
| Exhibit B | Proposed Resolution Approving the Annexation |
| Exhibit C | Out-of-Agency Service Agreement |
| Exhibit D | Property Owner Consent Form |

ALTERNATIVES FOR COMMISSION ACTION

After reviewing this report and any testimony or materials that are presented, the Commission can follow one of the following options:

OPTION 1 – APPROVE the proposal as follows:


- A. Find the proposal to be categorically exempt (Class 19).
- B. Approve the proposal, known as the Lee 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 District.
- C. Find the subject territory is uninhabited, all affected landowners have given written consent and 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 –Deny the proposal.

OPTION 3 - Continue the proposal to a future meeting for additional information.

RECOMMENDED ACTION:

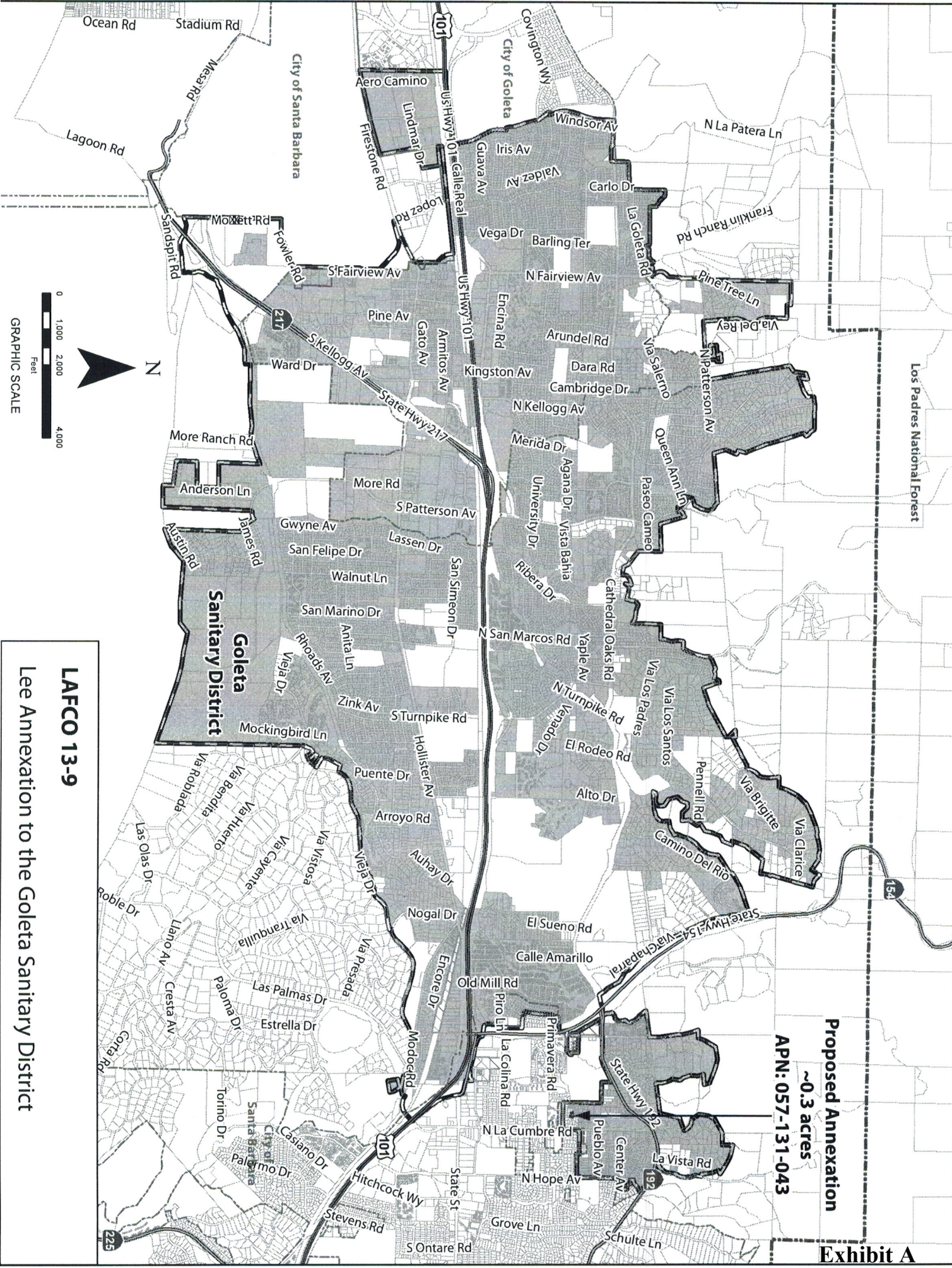
Approve OPTION 1.



PAUL HOOD

Executive Officer

LOCAL AGENCY FORMATION COMMISSION



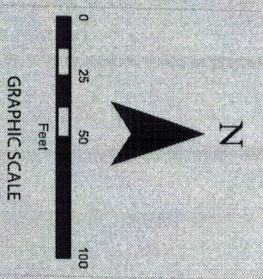
Proposed Annexation
 ~0.3 acres

APN: 057-131-043

Exhibit A

LAFCO 13-9
 Lee Annexation to the Goleta Sanitary District

**Goleta
Sanitary District**



CAROL AV

RUSSELL WY

Proposed Annexation
~0.3 acres
APN:
057-131-043

CAROL AV

N LA CUMBRE RD

GALLE CITA

LAFCO 13-9
Lee Annexation to the Goleta Sanitary District

Exhibit A

LAFCO 13-9

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE LEE/CHEN
ANNEXATION TO THE GOLETA SANITARY DISTRICT

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Santa Barbara Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code); and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the Commission's consideration of the proposal; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County.

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Local Agency Formation Commission of Santa Barbara County as follows:

- (1) The proposal has been reviewed and found to be Categorically Exempt (Class 19) from the California Environmental Quality Act.
- (2) The subject proposal is assigned the distinctive short-form designation:
LEE ANNEXATION TO THE GOLETA SANITARY DISTRICT
- (3) Said territory is found to be uninhabited.
- (4) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibits A and B, attached hereto and made a part hereof.
- (5) The proposal is subject to the following terms and conditions:
 - (a) The subject territory shall be liable for its pro rata share of the existing bonded indebtedness of the Goleta Sanitary District.

(b) The subject territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the current District boundaries.

(6) Satisfactory proof having been given that the subject area is uninhabited, all landowners within the affected territory have given their written consent to the proposal and the annexing agency has given written consent to the waiver of conducting authority proceedings, said conducting authority proceedings are hereby waived.

(7) All subsequent proceedings in connection with this annexation shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.

This resolution was adopted on November 7, 2013 and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: _____

Chair

Santa Barbara Local Agency Formation Commission

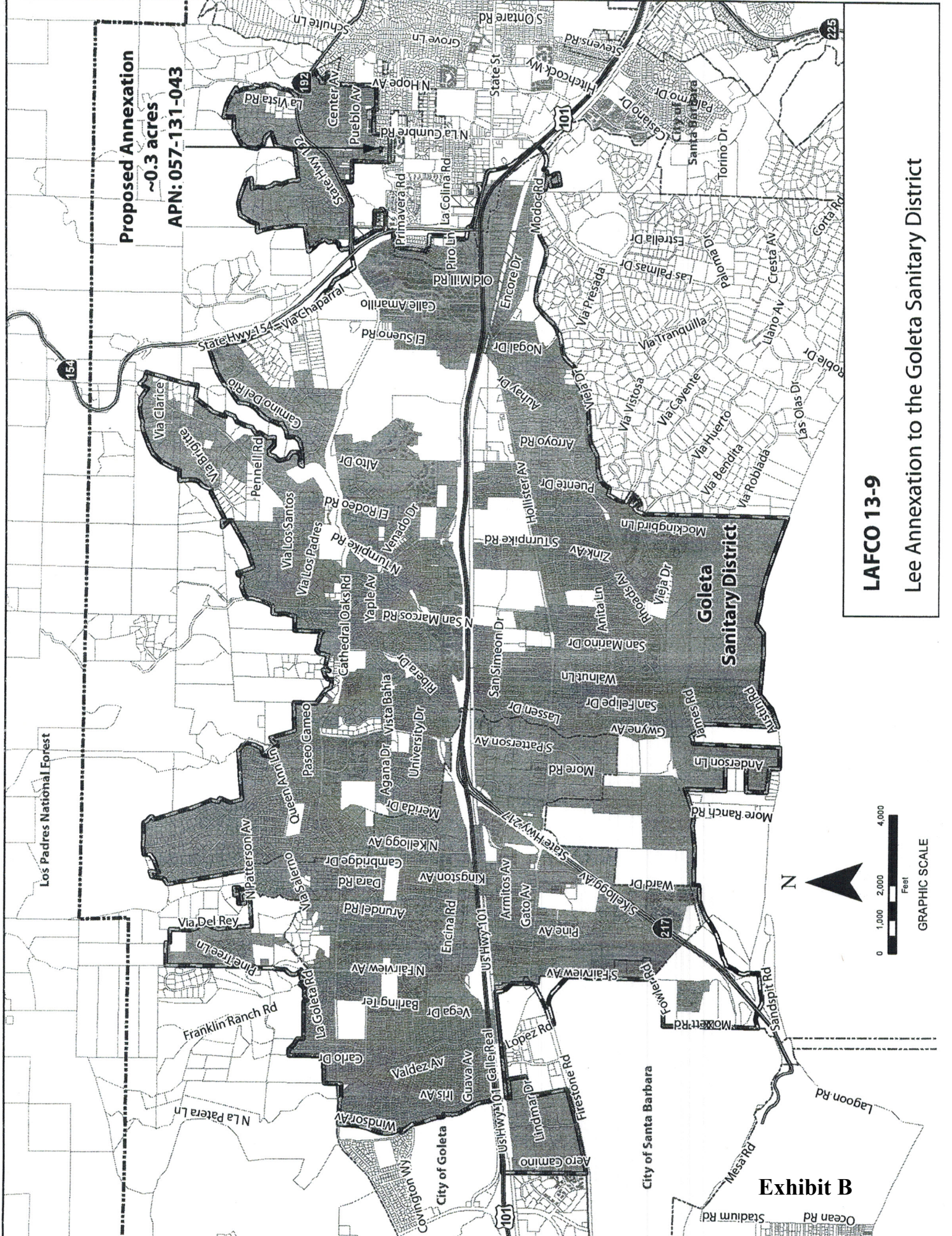
ATTEST

Jacquelyne Alexander, Clerk
Santa Barbara Local Agency Formation Commission

Proposed Annexation

~0.3 acres

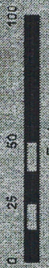
APN: 057-131-043



LAFCO 13-9

Lee Annexation to the Goleta Sanitary District

Exhibit B



GRAPHIC SCALE

**Goleta
Sanitary District**

CAROL AV

RUSSELL WY

CAROL AV

**Proposed Annexation
~0.3 acres
APN:
057-131-043**

N LA CUMBRE RD

GALLECITA

LAFCO 13-9
Lee Annexation to the Goleta Sanitary District

Exhibit B

AUTHORIZATION OF THE CHAIR OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE GOLETA SANITARY DISTRICT TO PROVIDE
OUT-OF-AGENCY SERVICES FOR LEE
(650 Russell Way, APN 057-131-043)

WHEREAS, Goleta Sanitary District has requested approval of the Santa Barbara Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Section 56000 et seq. of the Government Code) to provide services outside of its boundaries at 650 Russell Way, Santa Barbara; and

WHEREAS, the Guidelines and Standards of the Santa Barbara Local Agency Formation Commission empower the Chair of the Commission to authorize cities and special districts to provide services outside of their boundaries under specified circumstances, and


WHEREAS, the provision of sewer service the subject property meets the circumstances as set forth in the Commission's policies to allow the Chair to authorize the extension of service.

NOW, THEREFORE, IT IS DETERMINED AND ORDERED by the Chair of the Santa Barbara Local Agency Formation Commission as follows:

- (1) Said out-of-agency service agreement is hereby approved.
- (2) The approval is subject to the following terms and limitations:
 - A. This approval applies to current and future property owners.
 - B. Sewer service is the only authorized services.
 - C. The extension of other services is subject to future LAFCO review.

This authorization is effective on the date signed by the Chair.

Dated: 12/14/10


Chair

Santa Barbara Local Agency Formation Commission

ATTACHMENT "A"
APPLICATION FOR ANNEXATION
AND
LANDOWNER CONSENT TO ANNEXATION

DATE 5/15/2013

TO: GOLETA SANITARY DISTRICT

As landowner of the property described below, I hereby make application and consent to have my property annexed to the GOLETA SANITARY DISTRICT.

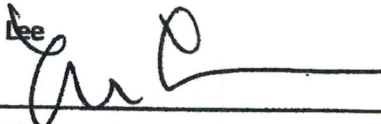
LOCATION OF PROPERTY 650 Russell Way

ASSESSOR'S PARCEL NUMBER 057-131-043

Suy-Kean Peter Chen



Signature

Lisa Lee


Signature

Address:

650 Russell Way

Santa Barbara, CA 93110

Exhibit D