

LAFCO

Santa Barbara Local Agency Formation Commission

105 East Anapamu Street ♦ Santa Barbara CA 93101

805/568-3391 ♦ FAX 805/647-7647

www.sblafco.org ♦ lafco@sblafco.org

November 6, 2008 (Agenda)

Local Agency Formation Commission
105 East Anapamu Street, Room 403
Santa Barbara CA 93101

Pre-Application Conferences with Applicants

Dear Members of the Commission:

RECOMMENDATION

It is recommended the Commission receive and file this report.

DISCUSSION

The staff is inaugurating a procedure to conduct pre-application conferences with potential applicants. We are doing this because when applications are submitted to our office typically the map and legal description have already been drawn at significant expense to the applicants.

Not uncommonly the LAFCO staff is confronted with situations where more logical and orderly boundaries would encompass adjacent parcels or rights-of-way and be more sensitive to the Commission's concerns for logical changes. Two very recent examples are:

- The Fairview Gardens Annexation to the Goleta Sanitary District on the November 6 agenda.

The property being annexed is adjacent to the Goleta Library. It is already served by the District but is outside its boundaries. Including the library would reduce the size of an "island" surrounded by the District and simplify County mapping and assessment functions.

Moreover, the map and legal could have been drawn to encompass the library parcel without an appreciable change in this expense.

- The St. Athanasius Church Annexation to the Goleta Sanitary District

Twenty two acres of prime agricultural land, most of which is planned to stay in agriculture was annexed to the District rather than the 4.6-acre approved church project. Early consultation may have yielded a better solution in terms of actual boundaries, parcel lines or other arrangements to serve the church and protect agriculture from urban pressures.

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Based on experience other examples could be cited. As a result the staff is beginning a process of requiring pre-application meetings with those seeking LAFCO approval for boundary changes or other entitlements.

We will be notifying cities and special districts of this procedure and request “early consultation” with our office before costly maps and legal descriptions are prepared.

Please contact the LAFCO office if you have any questions.

Very truly yours,

BOB BRAITMAN
Executive Officer