

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

July 3, 2003 (Agenda)

LAFCO 03-4: Lopez Annexation to the Goleta Sanitary District

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

ACREAGE & LOCATION Approximately one acre located north of Foothill Road, east of Cieneguitas Road (4085 and 4095 Lindito Lane)

PURPOSE: To provide sewer service for two existing single-family homes, one of which has received an emergency, out-of-agency service agreement.

GENERAL ANALYSIS:

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

The property contains two existing single-family homes. No change in use is proposed.

The site is within the District's Sphere of Influence and constitutes an "island" completely surrounded by existing District boundaries.

The proposed use conforms with the County General Plan that designates the site as Single-Family Residential and the existing R-1 (Single-Family Residential) zoning.

Surrounding uses are single-family residential on all sides.

2. Prior Out-Of-Agency Service Agreement for 4095 Lindito Lane

On June 2 the Goleta Sanitary District requested an out-of-agency service agreement for one of the two parcels which constitute this proposed annexation. The request was accompanied by a letter from the County Public Health Department stating that the "Disposal field is not adequately absorbing tank effluent" and recommending correction.

On June 5, consistent with the Commission's guidelines for out-of-agency service agreements, the Chair authorized the District to provide service to the Lopez parcel. A copy of the authorization is enclosed as required by Commission procedures.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area are level with some slight slopes; there are no significant natural features that would adversely affect the annexation.

3. Population:

There are two existing single-family homes. No change in land use is 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 \$485,399 (2002-2003 roll).

6. Environmental Impact of the Proposal:

The Goleta Sanitary District, as lead agency, has 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.

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 this report and any testimony or materials that are presented, the Commission can take one of the following actions:

OPTION 1 – APPROVE the proposal as submitted.

- A. Find the proposal to be categorically exempt.
- B. Adopt this report and approve the proposal, to be known as Lopez Annexation to the Goleta Sanitary District.
- C. Condition the annexation upon the territory 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