

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

December 7, 2006 (Agenda)

LAFCO 06-17: Boschke Annexation to the Goleta Sanitary District

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

ACREAGE & LOCATION Approximately one acre including a portion of Cathedral Oaks Road and extending north to Poinsettia Way (821 Poinsettia Way)

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

GENERAL ANALYSIS:

Description of Project

The proposal will annex an existing single family home and separate guesthouse/garage currently using on-site septic disposal systems to the Goleta Sanitary District. No change in planning, zoning or land use will result from this annexation.

PROJECT INFORMATION

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

The property contains a single-family home and guesthouse on a septic system. The existing structures will be connected to the District's sewer system. No change in land use, zoning or land use plans will result from this annexation.

The site is within the District Sphere of Influence and is contiguous to the existing District boundary.

The use conforms with County General Plan and zoning designation of Residential Estate, 1-E-1 (One Dwelling Unit per acre).

Surrounding uses are single-family residences on similar sized lots.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area are terraced hillsides with no significant natural features that would adversely affect the annexation.

3. Population:

No change in land use or population is projected.

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 66026. The overall tax rate will not be affected by this change. The assessed value is \$349,378 (2005-6 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:

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 not definite and certain. A map sufficient for filing with the State Board of Equalization has not yet been received from the proponent.

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 Boschke 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 – 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