

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

May 5, 2011 (Agenda)

LAFCO 11-2 Brewer Soria Annexation to Goleta Sanitary District

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

ACREAGE & LOCATION Less than one acre located north of and adjacent to Foothill Road, east of and adjacent to Cieneguitas Road (4084 and 4098 Foothill Road)

PURPOSE: To annex to the District boundaries two single-family homes that are already connected to the District public sewer system.

GENERAL ANALYSIS:

Description of Project

The annexation will place within the District boundary the parcel located at 4098 Foothill Road (Brewer). We advised your Commission last October 14 the Chair had authorized the District to serve this property due to the impending failure of the on-site septic system. The property owner agreed to annex to the District.

The annexation will also place within the District the parcel at 4084 Foothill Road (Soria). According to the District this parcel was "connected to the District infrastructure at an unknown time in the past without the proper permits and is making progress towards validating their connection through the appropriate channels at LAFCO and GSD."

Project Information

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

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

Existing uses consist of two single-family homes. No land use changes are proposed or will result from the annexation.

The County General Plan designates the site as Residential, 3.3 units per acre and the property is zoned Residential (15-R-1).

Surrounding uses are residential condominiums to the south and west and single-family homes on the east and north.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area generally level. No significant natural boundaries affect the proposal.

3. Population:

There are two dwelling units within the proposal area. No changes 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. Impact on Prime Agricultural Land, Open Space and Agriculture:

The project site is not agricultural land.

6. 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 69018. The assessed value is \$698,620.

The proponent reports that the subject territory, upon annexation, shall be liable for payment of its share of existing indebtedness to be repaid by user charges.

7. Environmental Impact of the Proposal:

The annexation is categorically exempt from CEQA pursuant to Section 15319 (Class 19), the annexation of existing facilities and lots for exempt facilities.

8. Landowner and Annexing Agency Consent:

The proponent certifies the property owners have given written consent. The annexing district consents to the waiver of conducting authority proceedings.

9. 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. A map sufficient for filing with the State Board of Equalization has not 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.

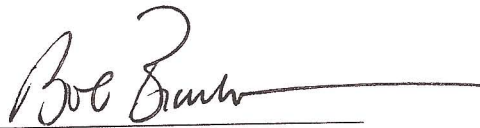
- A. Find the proposal to be categorically exempt.
- B. Adopt this report and approve the proposal, to be known as the Brewer Soria Annexation to the Goleta Sanitary District, subject to the condition the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- C. Find: 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.
- D. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 3 – Adopt this report and deny the proposal.

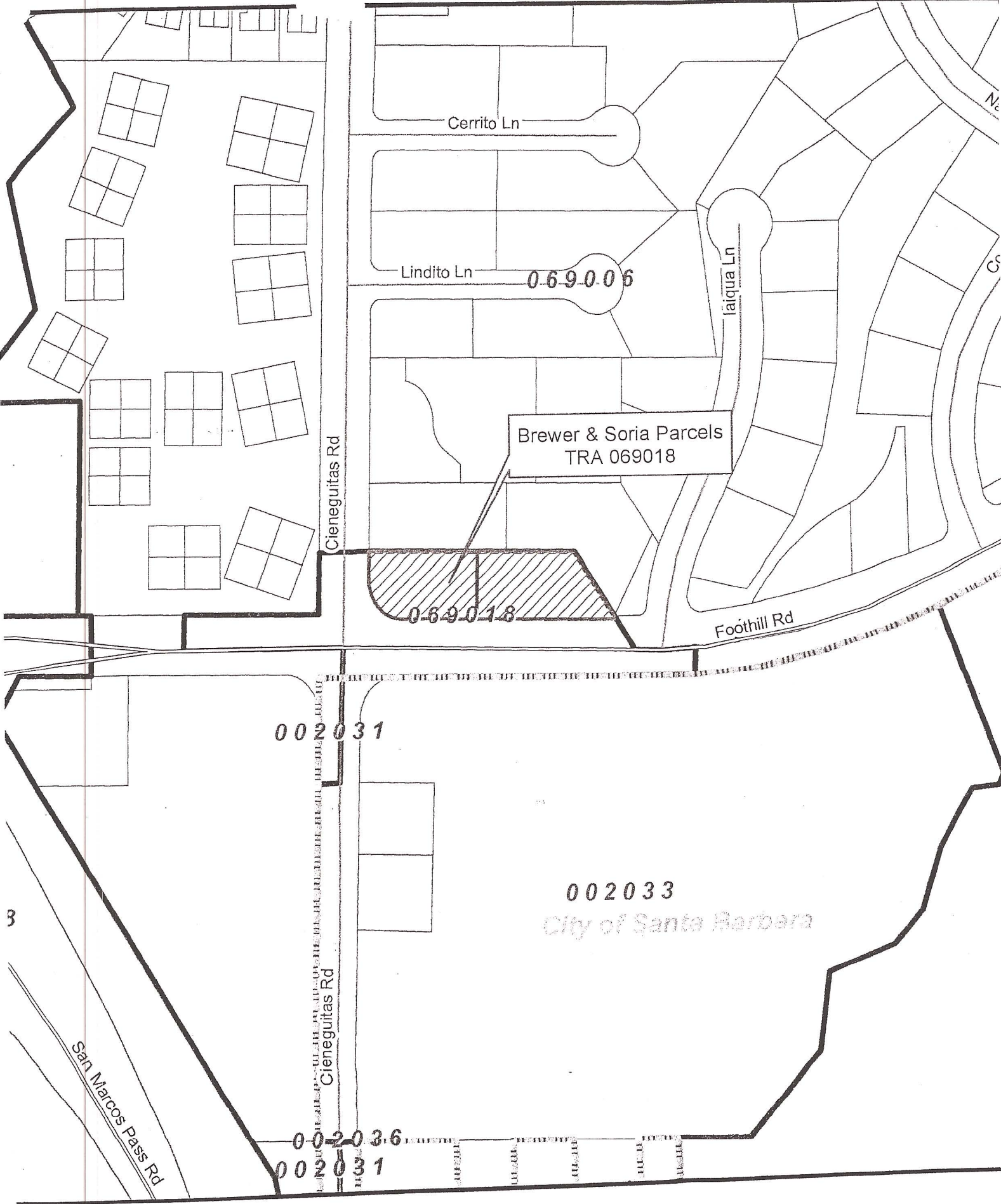
OPTION 4 - Continue the proposal to a future meeting for additional information.

RECOMMENDED ACTION:

Approve OPTION 1.



BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION



Cerrito Ln

Lindito Ln

069006

Jaiqua Ln

Brewer & Soria Parcels
TRA 069018

Cieneguitas Rd

069018

Foothill Rd

002031

002033

City of Santa Barbara

002036

002031

Cieneguitas Rd

San Marcos Pass Rd

3

Notice of Exemption

Appendix E

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: Goleta Sanitary District
One William Moffett Place
Goleta, CA 93117

County Clerk
County of Santa Barbara
105 East Anapamu St.
Santa Barbara, CA 93101

Project Title: Brewer Soria Annexation to the Goleta Sanitary District
Project Location – Specific: 4098 and 4084 Foothill Road, Assessor’s Parcel Numbers 055-040-013 and 055-040-012

Project Location – City: Unincorporated area Project Location – County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:
The project is annexation of 4098 Foothill Road, APN 055-040-013 and 4084 Foothill Road, APN 055-040-012, to the Goleta Sanitary District, for the purpose of connecting the private properties currently used for and to continue to be used for single family residential purposes.

Name of Public Agency Approving Project: Goleta Sanitary District

Name of Person or Agency Carrying out Project: Ms. Ginger Anderson

Exempt Status: (check one)

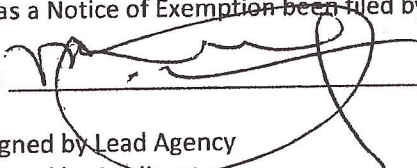
- Ministerial (Sec. 21080 (b)(1); 15268);
- Declared Emergency (Sec. 21080 (b)(3); 15269 (a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Sections 15319 (Class 19 - Annexations of Existing Facilities and Lots for Exempt Facilities)
- Statutory Exemptions. State code number: _____

Reason why project is exempt: Project is for individual utility service connection for two (2) existing single family residences on sites zoned for single family residential use. Further, the Goleta Sanitary District has existing infrastructure and capacity to treat wastewater from the sites.

Lead Agency Contact Person: Kamil Azoury Area Code/Telephone Number: (805) 967-4519

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 2/3/11 Title: General Manager

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR:

LAFCO 11-2

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE BREWER SORIA
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 from the California Environmental Quality Act.
- (2) The subject proposal is assigned the distinctive short-form designation:
BREWER SORIA 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 Exhibit A, 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 May 5, 2011 and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: _____

Chair

Santa Barbara Local Agency Formation Commission

ATTEST

Mary Everett, Clerk
Santa Barbara Local Agency Formation Commission