

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

May 2, 2002 (Agenda)

- LAFCO 02-6: La Sumida Annexation to the Goleta Sanitary District
- PROPONENT: Board of Directors of the Goleta Sanitary District, by resolution.
- ACREAGE & LOCATION Approximately 17 acres located west of and adjacent to Patterson Avenue about 450 feet northerly of Hollister Avenue
- PURPOSE: To provide sewer service for an approved 200-unit residential project. The project is known as "Sumida Gardens."

GENERAL ANALYSIS:

1. Jurisdictional Boundaries

The County approved the Sumida Gardens project and the property is in the boundaries of the City of Goleta. The City is aware of the filing of this application.

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

The annexation area contains nursery uses and a single-family home. The proposed use is the development of 200 affordable residential units in 12 buildings.

The site is within the District's Sphere of Influence.

The proposed uses conform with the Community Plan designation of "Affordable Housing Overlay of Res. 20.0 (Residential max. of 20 units per acre)" and "General Commercial."

Surrounding uses are commercial (mini-storage, construction equipment storage) on the north, apartments, office and retail commercial to the south, professional buildings to the east across Patterson Avenue and a church and private school to the west.

3. Topography, Natural Features and Drainage Basins

The site and surrounding areas are generally level with no significant natural features.

4. Population:

There is one existing home. It is proposed to construct 200 multi-family residential units in 12 buildings.

5. 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.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 66154. The overall tax rate will not be affected by this change. The assessed value is \$1,297,901 (2001-2002 roll).

7. Environmental Impact of the Proposal:

The County of Santa Barbara as lead agency found that significant adverse environmental effects may result from the proposal and prepared an Addendum to the Goleta Community Plan EIR (91-EIR-13) for this project. The Addendum EIR has been provided to all members of the Commission for their review.

8. 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.

9. 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 on all sides; annexation will close an "island" surrounded by the District.

A map sufficient for filing with the State Board of Equalization has not yet been received.

The territory is uninhabited; namely, there are fewer than 12 registered voters.

ALTERNATIVES FOR COMMISSION ACTION

After reviewing any testimony or materials that are presented the Commission can take one of the following actions:

OPTION 1 – APPROVE this proposal.

- A. Certify your Commission has reviewed and considered the information contained in the Addendum EIR.
- B. Adopt this report and approve the proposal, to be known as the La Sumida Annexation to the Goleta Sanitary District.
- C. Condition the annexation upon the territory being annexed 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 annexation.

OPTION 2 - DENY this proposal.

- A. Certify your Commission has reviewed and considered the information contained in the Addendum EIR.
- 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.

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BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION