

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

March 3, 2011 (Agenda)

LAFCO 10-5            La Cumbre Mutual Water Company Annexation to Goleta Sanitary District

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

ACREAGE &  
LOCATION            Approximately one acre located within and on both sides of Nogal Drive,  
between Nueces Drive and Viega Drive, Goleta Valley

PURPOSE:            To annex a water processing facility that is already receiving service from  
the District pursuant to an out-of-agency service agreement.

GENERAL ANALYSIS:

Background Information – Out of Agency Service Agreement

This proposal was scheduled for hearing on October 14 and November 4 but was continued both times at the request of County Planning and Development staff who raised specific issues they felt should be addressed.

The LAFCO staff convened a meeting on November 17 with representatives of the District, the La Cumbre Mutual Water Company (MWC) and the County Departments of Building & Safety, Fire Protection and Planning & Development at the MWC water treatment facility.

It was explained the water treatment facility was constructed by the MWC in response to State requirements to remove contaminants from its water supply. The facility has been constructed and is ready to go "on line" by connecting to the District wastewater treatment system.

None of the County staff present at the meeting expressed concern with LAFCO allowing connection to the sewer to activate the treatment plant. We noted, however, that the Commission was not scheduled to meet until February 2011, and it would be at least 30 days after that before an annexation could be recorded.

We discussed the fact that an out-of-agency service agreement could shorten the process since the Commission has delegated to its Chair authority to approve such agreements when justified. It was agreed an out-of-agency service agreement would be an acceptable way to get the facility on-line and operational with additional delay.

Chair Bob Short toured the facility on December 2 with representatives of the District and the MWC and shortly thereafter approved the out-of-agency service agreement. The treatment facility is operational having been connected to the District waste disposal system.

### Description of Project

Annexation will include in the District a water treatment facility owned by La Cumbre Mutual Water Company. The facility has already been connected to the District collection and disposal system by means of an out-of-agency service agreement to provide improved domestic water quality for a large portion of Hope Ranch and nearby areas.

### 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 a water filtration plant, storage/maintenance yard and well site. No land use changes are proposed.

The County General Plan designates the site as Residential, 1.8 units per acre and the property is zoned Residential (20-R-1)

Surrounding uses are the Vieja Valley School to the east and south, residential to the west and south and residential and equestrian facilities to the north.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area slope gently from southeast to northwest. No significant natural boundaries affect the proposal.

3. Population:

There are no dwelling units within the proposal area. None 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 \$9,974.

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 County found the underlying project to be Categorically Exempt pursuant to CEQA Guidelines Section 15301. The corresponding exemption for the Commission is Section 15319 (Class 19) the annexation of existing facilities and lots for exempt facilities.

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:

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 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 La Cumbre Mutual Water Company 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.

- A. 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.
- B. 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.

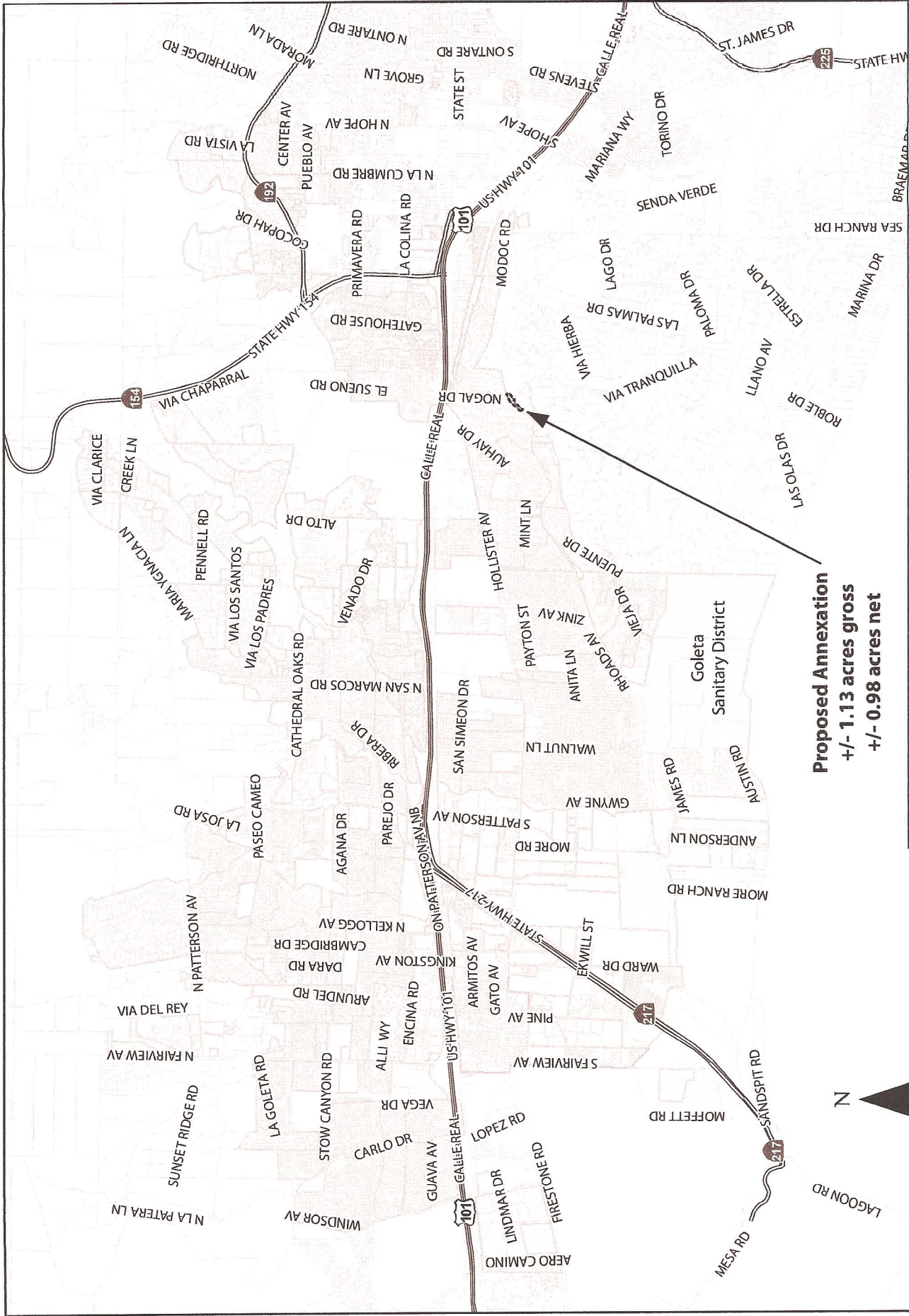
RECOMMENDED ACTION:

Approve OPTION 1.



---

BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION



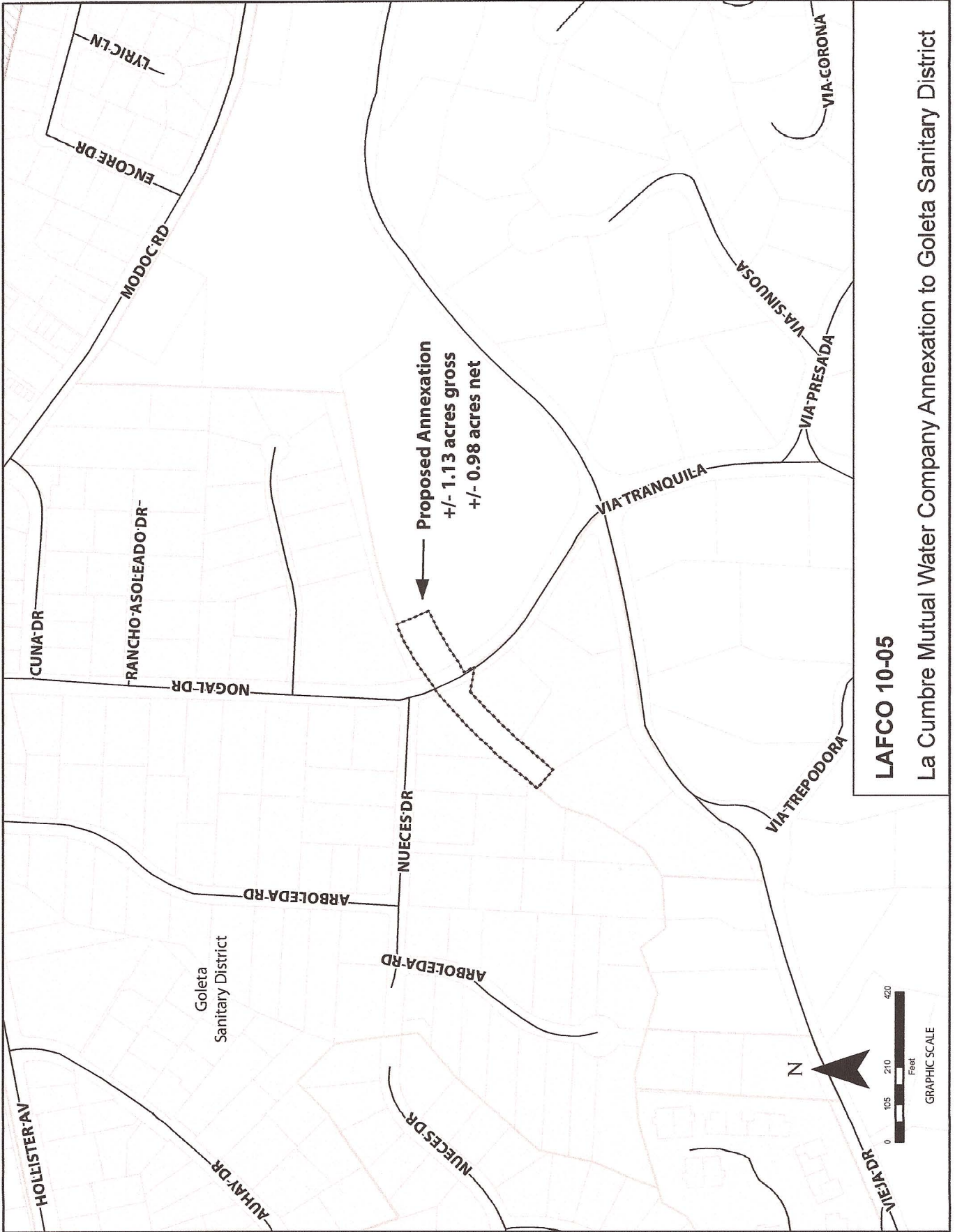
**Proposed Annexation**  
 +/- 1.13 acres gross  
 +/- 0.98 acres net

**LAFCO 10-05**

**La Cumbre Mutual Water Company Annexation to Goleta Sanitary District**



GRAPHIC SCALE



**LAFCO 10-05**

**La Cumbre Mutual Water Company Annexation to Goleta Sanitary District**