

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

April 2, 2015 (Agenda)

LAFCO 15-2                      Blickley Annexation to the Goleta Sanitary District

PROPONENT:                      Property Owners, Madeline and Leo Blickley, by Petition.

ACREAGE &  
LOCATION                              The area proposed to be included in the sphere of influence and annexed to the Goleta Sanitary District is comprised of 10.86 acres including two parcels located at 1310 San Antonio Creek Road and 1200 San Antonio Creek Road. APNs 059-440-012 and 059-440-014 respectively. The property owner are requesting annexation to provide sewer service to these parcels. **(Exhibits A and B)**

PURPOSE:                              The underlying project is a parcel map (14,797) which would increase two existing parcels to three parcels (a net increase of one parcel). The parcel map was reviewed and approved by the County of Santa Barbara Planning Commission and the applicant for the project is seeking to record the parcel map. One of the conditions for recordation is to annex into the Goleta Sanitary District and the annexation requires a sphere of influence change.

GENERAL ANALYSIS:

Description of Project

The underlying project is a parcel map which would add an additional parcel to the two existing parcels. The proposed lot will likely be developed with a single family residence as it is zoned residential.

Project Information

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

APN 059-440-012 would increase in size to 4.175 acres, APN 059-440-014 would decrease in size to 3.179 acres, and the proposed new parcel would be a newly created 3.592 acre lot.

The proposed annexation is consistent with the Comprehensive Plan Land Use Development Policy # 5 which states: "within designated urban areas, new development other than that for agricultural purposes shall be serviced by the appropriate public sewer

and water district or an existing mutual water company, if such service is available.” The subject parcels are located within the urban area.

APN's 059-440-012 and 059-440-014 are both within the community plan area for Goleta and are within the Urban Area and South Coast Rural Region.

2. Sphere of Influence:

The proposal area is outside the District's Sphere of Influence, but is contiguous to the District. A Sphere of Influence amendment will be necessary for the annexation to be approved.

3. Environmental Justice:

Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

4. Topography, Natural Features and Drainage Basins:

The property generally lies within a canyon. The topography varies on the parcel with steep slopes generally on the west and north boundaries. A dry creek currently runs along the eastern boundary. There are some relatively flat areas near the creek, particularly on the southern portion of the parcels. The parcels are significantly lower than San Antonio Creek Road.

5. Population:

There are two dwellings unit on the site. There are less than 12 registered voters on the site making it uninhabited.

6. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The property will receive the same level and range of service as other properties currently served by the district. The initiating agency's "Plan for Providing Services within the Affected Territory," as required by Government Code Section 56653, indicated the ability to adequately serve this site.

7. Impact on Prime Agricultural Land, Open Space and Agriculture:

The project site is not prime agricultural land as defined in Government Code Section 56064, nor is there agricultural production on the site.

8. Assessed Value, Tax Rates and Indebtedness:

The assessed value and tax rate for the property will not be affected by this change. APN 059-440-014 is presently within Tax Rate Area 066159. The assessed value is \$204,202 on the 2013-2014 roll. APN 059-440-012 is also within Tax Rate Area 066159. The assessed value is \$229,884 on the 2013-2014 roll.

The annexing district requests the subject territory, upon annexation, be liable for payment of its share of existing indebtedness to be repaid by user charges, which the staff recommends be included as a condition of approval. The Tax Collector will add to assessments on the regular tax bill levied against the residence.

9. Environmental Impact of the Proposal:

As lead agency, the County of Santa Barbara prepared a Mitigated Negative Declaration (14NGD-00000-00010) dated June 4, 2014 (**Exhibit C**). The underlying project is a parcel map and lot split. The project presents project-specific impacts that are potentially significant but can be mitigated to less than significant levels for aesthetics/visual resources, biological resources, cultural resources, fire protection, geologic processes, and water resources/flooding. The project would not result in impacts related to agricultural resources, air quality, energy, hazardous materials, historic resources, noise, public facilities, recreation, or transportation. There are no adverse cumulative impacts.

10. Landowner and Annexing Agency Consent:

As applicants, the property owners, Madeline and Leo Blickley, has given written consent to the annexation. (**Exhibit D**)

The Goleta Sanitary District consents to the waiver of conducting authority proceedings provided LAFCO does not record the annexation without prior consent of the District. (**Exhibit E**)

11. 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.

### EXHIBITS

Exhibit A	Vicinity Map of the Proposed Annexation
Exhibit B	Detail Map of the Proposed Annexation
Exhibit C	Notice of Determination
Exhibit D	Property Owner Consent
Exhibit E	District Consent to Waive Conducting Authority Proceedings
Exhibit F	Proposed Resolution Approving the Annexation

### ALTERNATIVES FOR COMMISSION ACTION

After reviewing this report and any testimony or materials that are presented, the Commission can follow one of the following options:

OPTION 1 – APPROVE Resolution No. 15-2 that will take the following actions:

- a) Certify your Commission has reviewed and considered the information contained in the Final Mitigated Negative Declaration for the Blickley Lot Split, State Clearing House Number #2014061038, dated July 14, 2014, prepared by the County of Santa Barbara, as lead agency.
- b) Approve Expansion of the Sphere of Influence of the Goleta Sanitary District Sanitary District.
- c) Approve the proposal known as the Blickley Annexation, subject to the conditions in the Resolution, including that the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- d) Find the subject territory is uninhabited, all affected landowners have given written consent and 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 the proposal.

OPTION 3 - Continue the proposal to a future meeting for additional information.

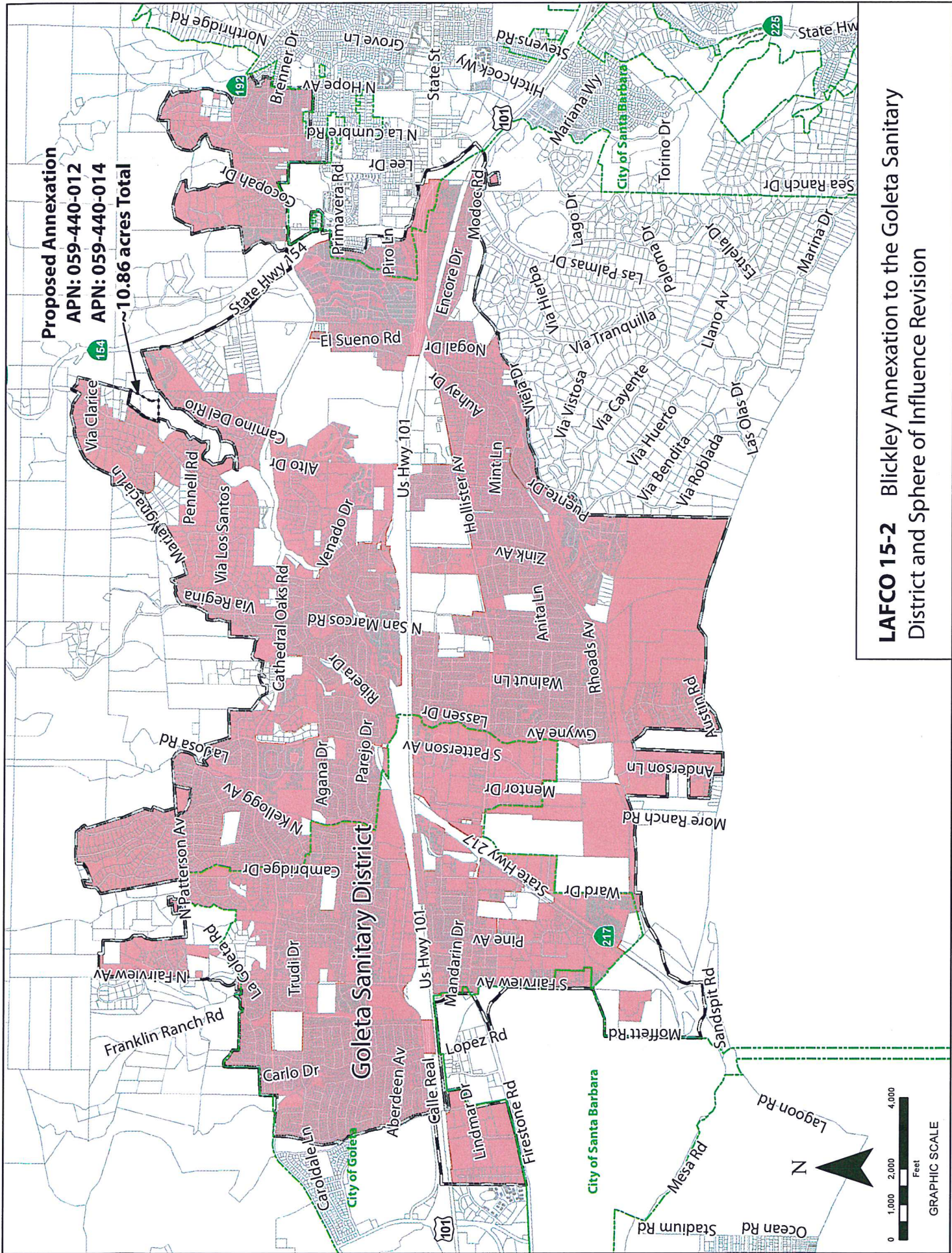
RECOMMENDED ACTION:

Approve OPTION 1.



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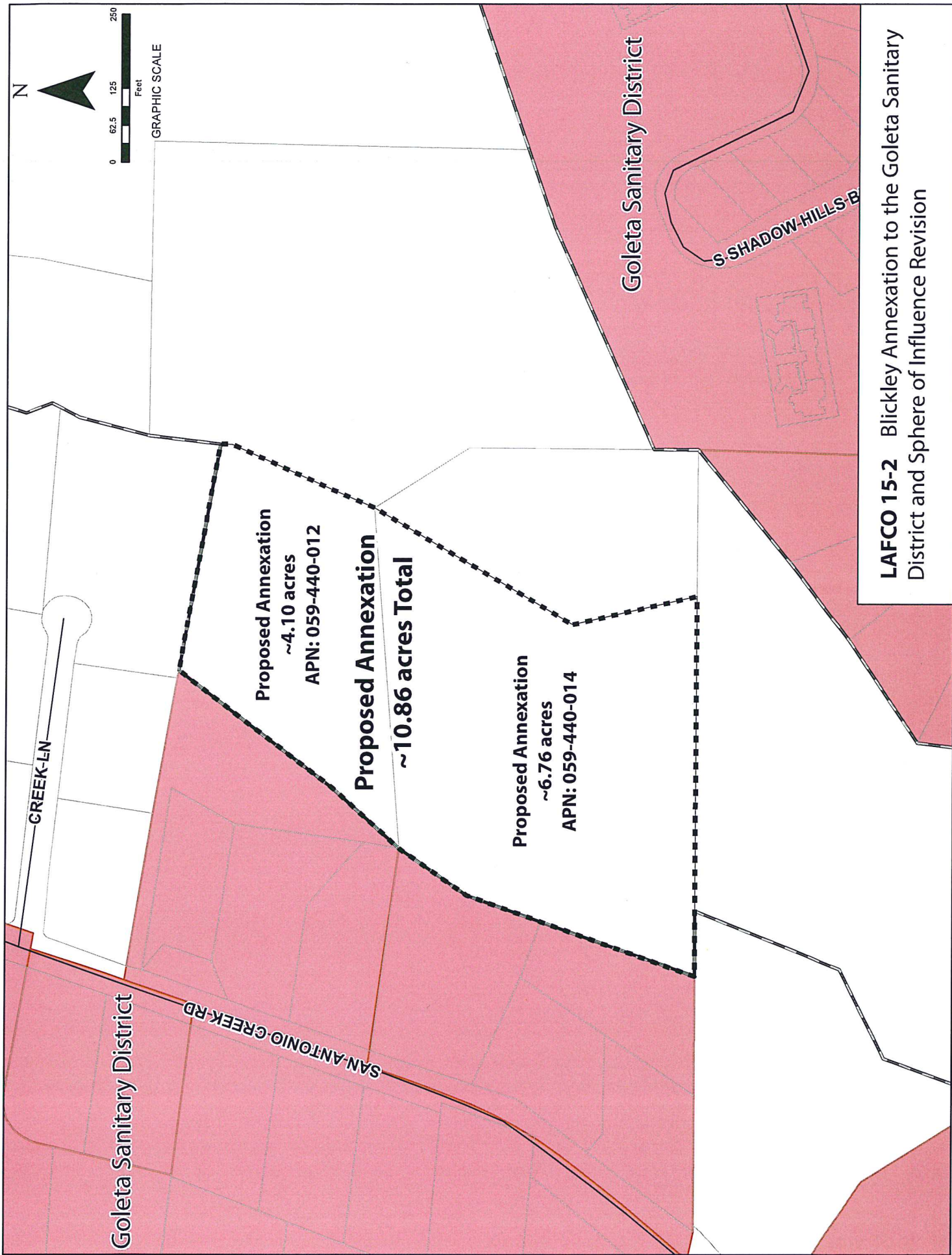
PAUL HOOD  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION



Proposed Annexation  
 APN: 059-440-012  
 APN: 059-440-014  
 ~10.86 acres Total

**Goleta Sanitary District**

**LAFCO 15-2** Blickey Annexation to the Goleta Sanitary District and Sphere of Influence Revision



**LAFCO 15-2** Blickley Annexation to the Goleta Sanitary District and Sphere of Influence Revision

# NOTICE OF DETERMINATION (NOD)

15-02

To: Office of Planning and Research  
Street Address: 1400 Tenth Street, Room 121  
Sacramento, CA 95814  
U.S. Mail: P.O. Box 3044  
Sacramento, CA 95812-3044

From: (Public Agency)  
County of Santa Barbara  
Planning and Development  
123 East Anapamu Street  
Santa Barbara, CA 93101

2014 OCT 22 PM 2:44  
COUNTY OF SANTA BARBARA  
CLERK OF THE  
COUNTY

XX County Clerk  
County of Santa Barbara

RECEIVED

OCT 10 2014

S.B. COUNTY  
PLANNING & DEVELOPMENT  
14NGD-00000-00010

### SUBJECT:

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

<b>13TPM-00000-00002</b>	<b>Blickley Tentative Parcel Map</b>	
Project Number	Project Title	EIR or ND Number
	<b>Melissa Mooney</b>	<b>(805) 934-6587</b>
State Clearinghouse Number (if submitted to Clearinghouse)	Lead Agency/Contact Person	Area Code/Telephone

**Project Location:** The application involves AP No's. 059-440-012, located at 1310 San Antonio Creek Road, and 059-440-014, located at 1200 San Antonio Creek Road, in the Goleta Community Plan area, Second Supervisorial District, Santa Barbara County.

**Project Description:** Request of Steve Welton, of Suzanne Elledge Planning Services (SEPPS, Inc.), agent for the property owners, Madeline and Leo Blickley, to consider Case No. 13TPM-00000-00002, [application filed on January 29, 2013] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21, to divide two existing parcels of (A) 4.098-acres (APN: 059-440-012) (gross); and (B) 6.759-acres (APN: 059-440-014) into three lots of 4.175 acres (Proposed Parcel 1), 3.179 acres (Proposed Parcel 2), and 3.492 acres (Proposed Parcel 3); on property zoned 1-E-1. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: aesthetic/visual resources, biological resources, cultural resources, fire protection, geologic processes, land use, public facilities, and water resources/flooding.

**This is to advise that the County Planning Commission has approved the above described project on September 24, 2014 and has made the following determinations regarding the above described project:**

1. The project  will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the Provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan  was  was not] adopted for this project.
5. A statement of Overriding Consideration  was  was not] adopted for this project.
6. Findings  were  were not] made pursuant to the provisions of CEQA.
7. The project  did  did not] require discretionary approval from a state agency.

This is to certify that the final EIR or ND with comments and responses and record of project approval is available to the general public at:

- Santa Barbara County Planning and Development: 123 East Anapamu St. Santa Barbara, CA 93101
- Santa Barbara County Planning and Development: 624 Foster Road, Santa Maria, CA 93455

*Melissa Mooney*  
Signature (Public Agency)

10.8.14  
Date

*Planner*  
Title



As a signer of this Petition, I hereby certify that I have read the content of the Petition and request that proceedings be taken for the proposal as provided by said Petition.

**PLEASE SIGN NAME ON THE TOP LINE**  
**PRINT NAME ON THE SECOND LINE**

Date signed	Signature & printed name of Petitioners	Residential Address of Petitioners	Official Use Only
	Sign: <i>Madelene Blickley</i>	<i>1207 San Antonio Creek Rd</i>	
	Print: <i>Madelene Blickley</i>	<i>Santa Barbara 93111</i>	
	Sign: <i>J. Blickley</i>	<i>1310 San Antonio Creek Rd</i>	
	Print:	<i>Santa Barbara CA 93111</i>	
	Sign:		
	Print:		
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**RESOLUTION NO. 14-583**

**A RESOLUTION OF APPLICATION ADOPTED BY THE GOVERNING BOARD  
OF THE GOLETA SANITARY DISTRICT INITIATING PROCEEDINGS FOR SPHERE OF  
INFLUENCE AMENDMENT AND THE ANNEXATION OF TERRITORY**

**ANNEXATION NO.375**

Blickley Annexation

WHEREAS, the Governing Board of the Goleta Sanitary District desires to initiate a Sphere of Influence amendment and Annexation proceeding for the adjustment of boundaries specified herein.

NOW, THEREFORE, THE GOVERNING BOARD OF THE GOLETA SANITARY DISTRICT DOES RESOLVE AS FOLLOWS:

SECTION 1. This proposal to amend the District Sphere of Influence and to annex territory is made, and it is requested that proceeding be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code.

SECTION 2. This proposal is for an amendment of the District Sphere of Influence and an annexation to the Goleta Sanitary District of certain territory, the exterior boundaries of which are depicted on Exhibit "A" attached hereto and made part of this resolution.

SECTION 3. The purposes for the Sphere of Influence amendment and annexation are to provide public sewage collection, treatment, and disposal services to the property being annexed and to promote orderly local government boundary lines.

SECTION 4. The proposed Sphere of Influence amendment and annexation provides for and is made subject to the Terms and Conditions of the Santa Barbara County Local Agency Formation Commission (LAFCO) attached hereto as Exhibit "B" and by this reference incorporated herein as a part hereof.

SECTION 5. The proposed Sphere of Influence amendment and annexation provides for and is made subject to the Terms and Conditions of the Goleta Sanitary District attached hereto as Exhibit "C" and by this reference incorporated herein as a part hereof.

SECTION 6. The proposal includes an amendment of the Sphere of Influence of the Goleta Sanitary District.

SECTION 7. Consent is hereby given to the waiver of conducting authority proceedings.

SECTION 8. The District Secretary is hereby directed to send a certified copy of this resolution and other required application materials to the Executive Officer of LAFCO.

PASSED and ADOPTED this 3rd day of November, 2014, by the following vote of the Governing Board of the Goleta Sanitary District.

AYES: Fox, Carter, Emerson, Rose, Smith  
NOES: None  
ABSENT: None  
ABSTAIN: None

By: John R. Fox  
John R. Fox  
President of the Governing Board  
of the Goleta Sanitary District

Countersigned:

By: Robert O. Mangus, Jr.  
Robert O. Mangus, Jr., Secretary of the  
Governing Board of the Goleta Sanitary District

LAFCO 15-2

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING A SPHERE OF  
INFLUENCE EXPANSION AND THE BLICKLEY 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, existing 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:

- A. Certify your Commission has reviewed and considered the information contained in the Final Mitigated Negative Declaration for the Blickley Lot Split, State Clearing House Number #2014061038, dated July 14, 2014, prepared by the County of Santa Barbara, as lead agency.
- B. Approve Expansion of the Sphere of Influence of the Goleta Sanitary District Sanitary District.
- C. Approve the proposal known as the Blickley Annexation, subject to the conditions in the Resolution, including that the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.

- D. Find the subject territory is uninhabited, all affected landowners have given written consent and 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.

This resolution was adopted on April 2, 2015 and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: \_\_\_\_\_

\_\_\_\_\_  
Chair  
Santa Barbara Local Agency  
Formation Commission

ATTEST

\_\_\_\_\_  
Jacquelyne Alexander, Clerk  
Santa Barbara Local Agency Formation Commission