

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

February 6, 2003 (Agenda)

LAFCO 02-19: Brier Annexation to the Goleta Sanitary District

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

ACREAGE & LOCATION Approximately one acre located at the easterly terminus of Via Clarice (4527 Via Clarice).

PURPOSE: To provide sewer service for a proposed replacement single-family home on an existing parcel.

GENERAL ANALYSIS:

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

The property is currently vacant, a previous home having been destroyed in the Painted Cave Fire. It is proposed to construct a replacement single-family home which will be connected to the District's collection and treatment system.

The site is within the District's Sphere of Influence. It is contiguous to parcels within the existing District boundary.

The proposed use conforms with the County General Plan that designates the site as low density residential and with the existing 1-E-1 (Single family Residential, Estate) zoning.

Surrounding uses are single-family homes to the north, south and west, with the upper portion of Tucker's Grove Park and the San Marcos Pass Road (Hwy. 154) to the east.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area have moderate slopes with no significant natural features that would adversely affect the annexation.

3. Population:

No changes are proposed except to replace a previous single-family home.

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 066003. The overall tax rate will not be affected by this change. The assessed value is \$48,945 (2002-2003 roll).

6. Environmental Impact of the Proposal:

The Goleta Sanitary District, as the lead agency, 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:

The boundaries are definite and certain, though containing minor errors.

There are no conflicts with lines of assessment or ownership. The property is contiguous to the District. A map sufficient for filing with the State Board of Equalization has not yet been received from the proponent.

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 as submitted.

- A. Find the proposal to be categorically exempt.
- B. Adopt this report and approve the proposal, to be known as Brier 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 proceeding.

OPTION 2 – DENY this proposal.

- A. Find the proposal to be categorically exempt.
- 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.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION