

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

February 5, 2015 (Agenda)

- LAFCO 14-9 Hanson Annexation to the Goleta Sanitary District
- PROPONENT: Board of Directors of the Goleta Sanitary District, by resolution.
- ACREAGE & LOCATION Approximately 6.82 acres located at 810 North Fairview Avenue. (APN's 069-070-037 and 060-070-038) (**Exhibits A and B**)
- PURPOSE: Annexation to the Goleta Sanitary District is to provide sanitary sewer services to a new single family residence. The application is using lot lines of APN 069-070-036 and 069-070-038 in order to add the rest of the single City of Goleta recognized lot to the district (060-070-036 on which there is an existing single family residence has previously been annexed to the district).

GENERAL ANALYSIS:

Description of Project

The annexation application has been filed in order to provide sewer service for a proposed single family residence on APN 069-070-37. The property is within the City limits of the City of Goleta and Application 12-127-DRB-LUP has been filed with the city to allow development of the single family residence.

Project Information

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

The property contains an old avocado orchard and garden. APN 069-070-037 is currently zoned 20-R-1 and APN 069-070-38 is currently zoned 1-E-1. No change in zoning is proposed as a result of the annexation. The existing County general plan designation for the property is single family.

2. Sphere of Influence:

The proposal area is within the District's Sphere of Influence and is contiguous to the District.

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 is a hillside with minimal to moderate slopes. Surrounding properties are flat to moderate slopes.

5. Population:

There is one dwelling unit on the site.

5. 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.

6. 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.

7. Assessed Value, Tax Rates and Indebtedness:

The assessed value and tax rate for the property will not be affected by this change. APN 069-070-37 is presently within Tax Rate Area 08011. The assessed value is \$61,200 on the 2012-2013 roll. APN 069-070-038 is also within Tax Rate Area 08011. The assessed value is \$549,600 on the 2012-2013 roll.

The proponent 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.

8. Environmental Impact of the Proposal:

The Goleta Sanitary District has determined that the annexation is categorically exempt. (Class 3 – New Construction or Conversion of Small Structures). **(Exhibit C)**

9. Landowner and Annexing Agency Consent:

The property owner, Kevin Hanson, has given written consent to the annexation. **(Exhibit D)**

In its resolution of application, 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)**

10. 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 Exemption
Exhibit D	Property Owner Consent Form
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 the proposal and resolution as follows:

- A. Find the proposal to be Categorically Exempt (Class 3) from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303.

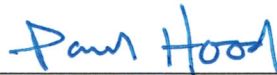
- B. Approve the proposal, known as the Hanson Annexation to the Goleta Sanitary District, subject to the condition the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- C. Find the subject territory is uninhabited, all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings.
- D. 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.

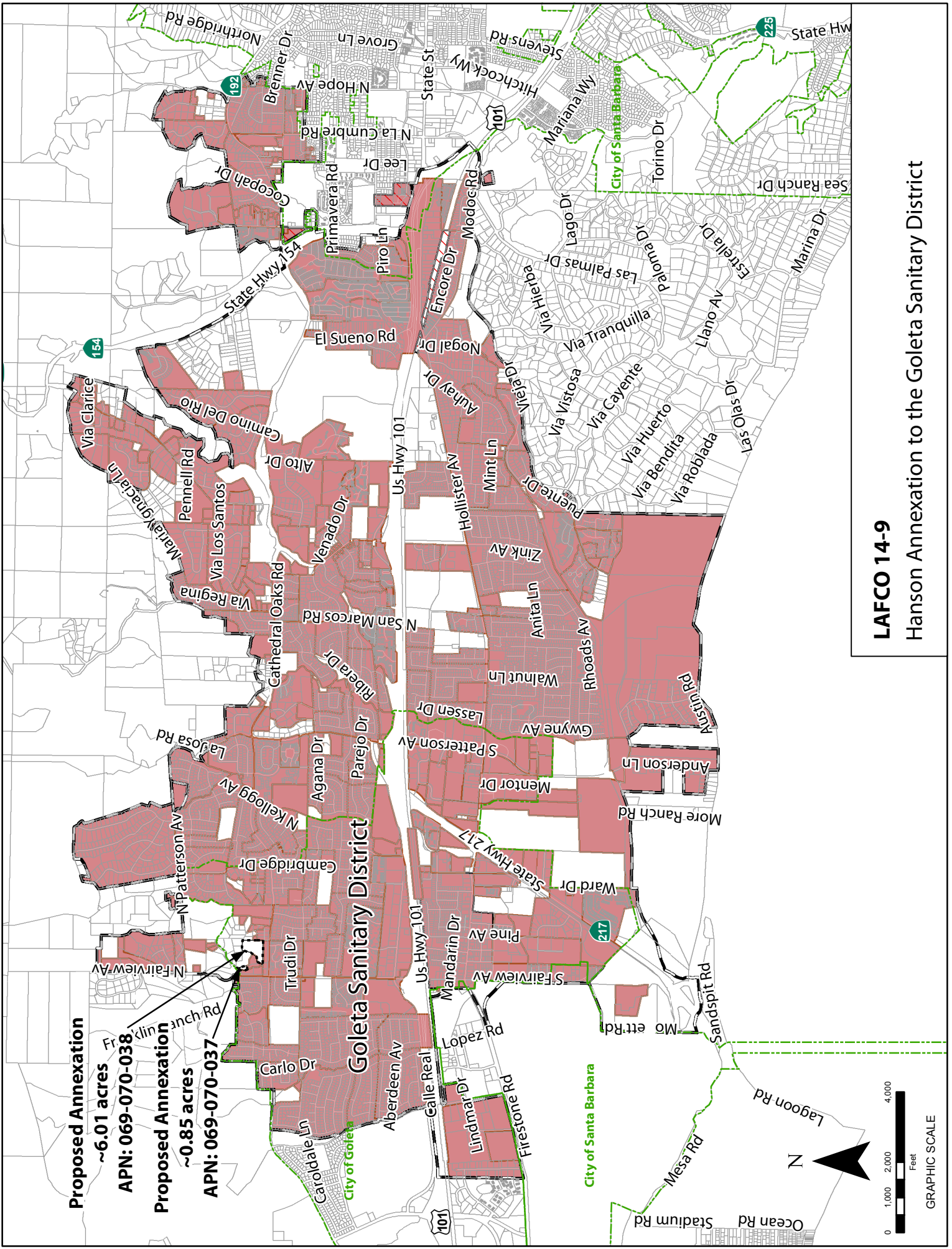
RECOMMENDED ACTION:

Approve OPTION 1.



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PAUL HOOD  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION



**Proposed Annexation**  
~6.01 acres  
APN: 069-070-038

**Proposed Annexation**  
~0.85 acres  
APN: 069-070-037

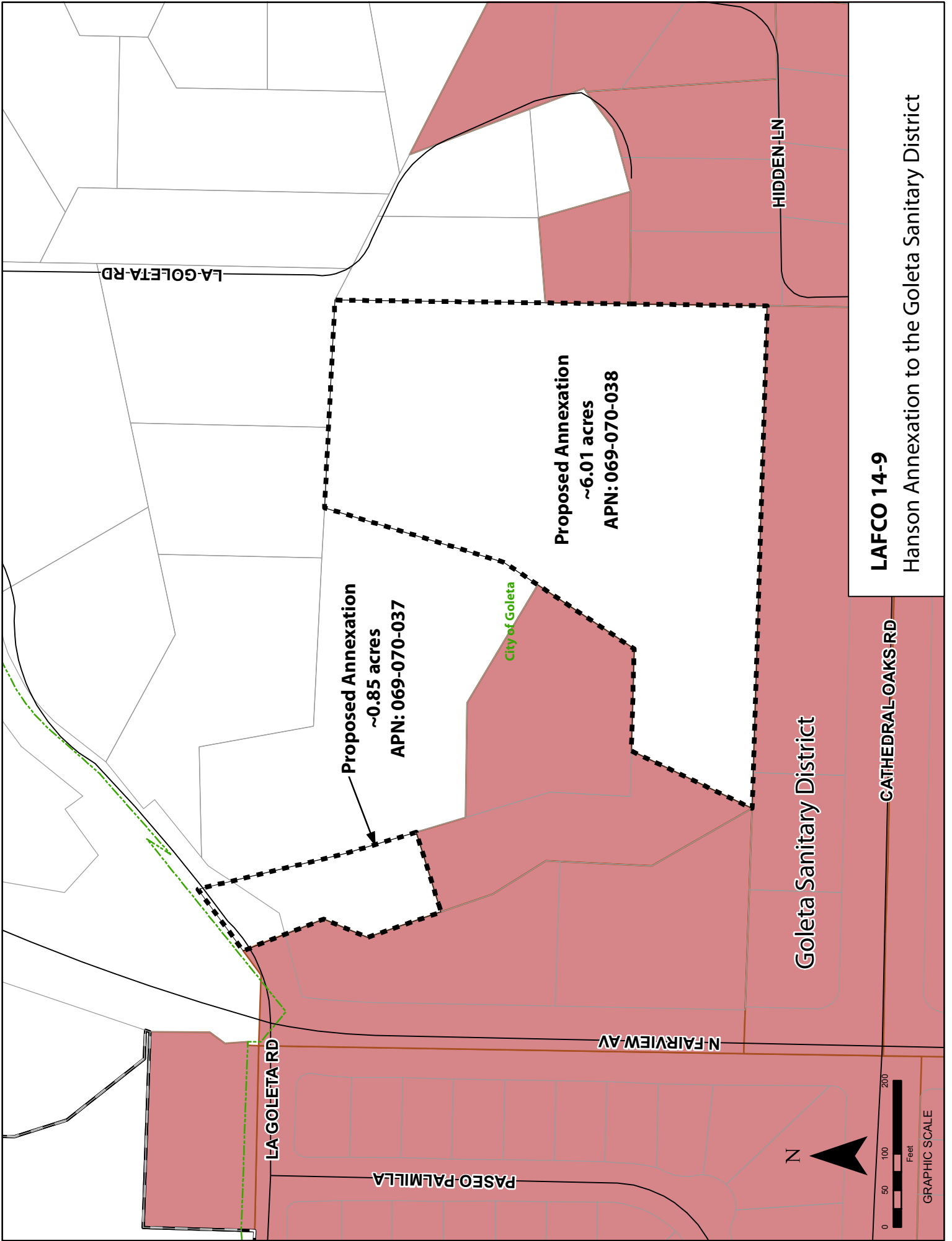
**Goleta Sanitary District**

**LAFCO 14-9**

**Hanson Annexation to the Goleta Sanitary District**



GRAPHIC SCALE



**LAFCO 14-9**

Hanson Annexation to the Goleta Sanitary District

**Proposed Annexation  
~0.85 acres  
APN: 069-070-037**

**Proposed Annexation  
~6.01 acres  
APN: 069-070-038**

City of Goleta

Goleta Sanitary District



GRAPHIC SCALE

EXHIBIT "B"

14-9

Notice of Exemption

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:** Hanson Annexation to Goleta Sanitary District

**Project Location – Specific:** 810 N. Fairview Ave. Assessor Parcel No. 069-070-037 and 069-070-038

**Project Location – City:** Goleta

**Project Location – County:** Santa Barbara

**Description of Nature, Purpose and Beneficiaries of Project:** The project is the annexation of property to the Goleta Sanitary District for the purpose of providing sewer service.

**Name of Public Agency Approving Project:** Goleta Sanitary District

**Name of Person or Agency Carrying out Project:** Kevin Hanson

**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: Section 15303 (Class 3 – New Construction or Conversion of Small Structures)
- Statutory Exemptions. State code number: \_\_\_\_\_

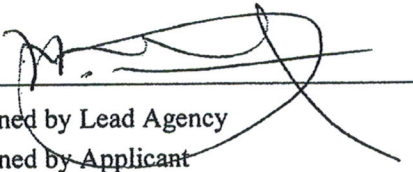
**Reason why project is exempt:** The annexation is exempt under Section 15303 and will serve facilities which are exempt under Sections 15303 and/or 15319.

**Lead Agency Contact Person:** Kamil Azoury

**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: 4/23/14

Title: General Manager

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: \_\_\_\_\_

ATTACHMENT "A"  
APPLICATION FOR ANNEXATION  
AND  
LANDOWNER CONSENT TO ANNEXATION

14-9

DATE  
3-18-14

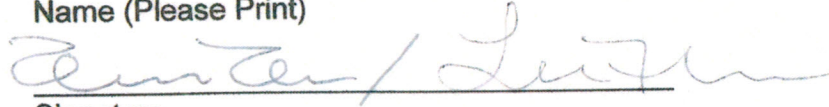
TO: GOLETA SANITARY DISTRICT

As landowner of the property described below, I hereby make application and consent to have my property annexed to the GOLETA SANITARY DISTRICT.

LOCATION OF PROPERTY: 810 N Fairview Ave

ASSESSOR'S PARCEL NUMBER: 069-070-037 & 069-070-038

Kevin Hanson / Lauren Hanson  
Name (Please Print)

  
Signature

810 N Fairview Ave  
Address

Goleta CA, 93117

Cell: (805) 403-7472

Email: kevinrhanson@gmail.com



**RESOLUTION NO. 14-566**  
**A RESOLUTION OF APPLICATION ADOPTED BY**  
**THE GOVERNING BOARD OF THE GOLETA SANITARY DISTRICT**  
**INITIATING PROCEEDINGS FOR THE ANNEXATION OF TERRITORY**

**ANNEXATION NO.374**  
Hanson Annexation

**14-9**

WHEREAS, the Governing Board of the Goleta Sanitary District desires to initiate an 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 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 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 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 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 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 (is . . . ) consistent with 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.

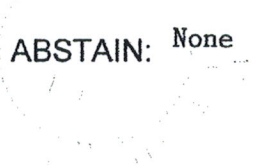

PASSED and ADOPTED this 21st day of April 2014, by the following vote of the Governing Board of the Goleta Sanitary District.

AYES: Fox, Emerson, Rose, Smith

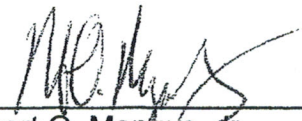
NOES: None

ABSENT: Carter

ABSTAIN: None

  
  
\_\_\_\_\_  
John R. Fox,  
Governing Board President

COUNTERSIGNED:

  
\_\_\_\_\_  
Robert O. Mangus, Jr.,  
Governing Board Secretary

LAFCO 14-9

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING THE HANSON  
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. Find the proposal to be categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15303, New Construction of Conversion of Existing Small Structures ("Class 3").

B. The subject proposal is assigned the following distinctive short-form designation:  
HANSON ANNEXATION TO THE GOLETA SANITARY DISTRICT

C. Approve the proposal subject to the following terms and conditions:

1. The subject territory shall be liable for its pro rata share of any existing bonded indebtedness of the Mission Hills Community Services District, and

2. The subject territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the current district boundaries.

D. Find: 1) the subject property is uninhabited, 2) all affected landowners have given written consent to the annexation, and 3) the annexing agency has consented to waive conducting authority proceedings.

E. Waive the conducting authority proceedings and direct the staff to take the steps necessary and proper to complete the proceeding.

This resolution was adopted on February 5, 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