

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

February 1, 2007 (Agenda)

LAFCO 06-19: Richards Annexation to the Goleta Sanitary District

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

ACREAGE & LOCATION: Approximately 2.8 acres located north of and adjacent to La Riata Lane, about 400 feet west of San Antonio Creek Road

PURPOSE: To provide sewer service for two proposed single-family homes.

GENERAL ANALYSIS:

Description of Project

The proposal to annex a vacant parcel to the District will facilitate the creation of two lots and the eventual construction of two single family homes. No changes in planning or zoning will result.

Project Information

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

The property is vacant. No change in land use plans or zoning will result but annexation will facilitate creation of two single family lots (Tentative Parcel Map 14,712).

The site is within the District Sphere of Influence. It is contiguous on almost the entire circumference to the existing District boundary.

The use conforms with the existing County General Plan designation of Residential 1.0 and zoning of Residential Estate, 1-E-1 (One Dwelling Unit per acre).

Surrounding uses are primarily single-family residences on similar sized lots.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area are gently sloping with no significant natural features that would adversely affect the annexation.

3. Population:

Approval of the proposal could facilitate the construction of two dwelling units.

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 66160. The overall tax rate will not be affected by this change. The assessed value is \$1,600,000 (2006-7 roll).

6. Environmental Impact of the Proposal:

The Goleta Sanitary District, as lead agency, has found the proposal to be categorically exempt (Class 15 –Minor Land Division).

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:

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 not definite and certain. A map sufficient for filing with the State Board of Equalization has not yet 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 Richards Annexation to the Goleta Sanitary District.

- C. Condition the annexation upon the territory 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 – 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