

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

March 1, 2001 (Agenda)

LAFCO 01-2: Gallego Annexation to the Goleta Sanitary District

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

ACREAGE & LOCATION Approximately one acre located west of and adjacent to Mockingbird Lane, about 3000 feet south of Vieja Drive (1095 Mockingbird Lane).

PURPOSE: To provide sewer service for two homes, one existing and one proposed.

GENERAL ANALYSIS:

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

The property contains a single family home. The County has approved a parcel maps that will allow the construction of second single-family home. Both the existing home and the new home will be connected to the Goleta Sanitary District.

The site is within the District's Sphere of Influence.

The proposed use conforms with the Goleta Community Plan that designates the site as Single Family Residential, 1.8 units per acre. Zoning is DR-2 (Design Residential).

Surrounding uses are single-family homes to the east and undeveloped to the north, south and west. Residential development is pending to the north.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area are generally level with no significant natural features.

3. Population:

There is one existing home. One additional home will be permitted.

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 a required by the Government Code.

5. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 66017. The overall tax rate will not be affected by this change. The assessed value is \$799,630 (2000-20001 roll).

6. Environmental Impact of the Proposal:

The County of Santa Barbara, as lead agency, has prepared and certified a Negative Declaration (00-ND-17) that analyzes the environmental impacts of the project and is enclosed as part of this staff report.

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. There are no conflicts with lines of assessment or ownership. The territory is uninhabited; namely, there are fewer than 12 registered voters.

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.

ALTERNATIVES FOR COMMISSION ACTION

After reviewing any testimony or additional materials that are submitted the Commission can take one of the following actions:

OPTION 1 – APPROVE this proposal.

- A. Ratify having this unpublished hearing.
- B. Certify it has reviewed and considered the information contained in the Mitigated Negative Declaration as prepared and certified by the County.
- C. Adopt this report and approve the proposal, to be known as Gallego Annexation to the Goleta Sanitary District.

- D. Condition the annexation upon the territory being annexed being liable for any indebtedness of the annexing agency and any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- E. 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.
- F. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 - DENY this proposal.

- A. Certify it has reviewed and considered the information contained in the Negative Declaration as prepared and certified by the County.
- 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