

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

November 2, 2006, 2006 (Agenda)

LAFCO 06-14: Preserve at San Marcos Annexation to the Goleta Sanitary District

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

ACREAGE & LOCATION Approximately 43 acres located north of the northerly terminus of Cieneguitas Road in the San Marcos Foothills (including 1000 and 1051 Cieneguitas Road)

PURPOSE: To provide sewer service for an approved development of 7 single-family and five multi-family homes.

GENERAL ANALYSIS:

Description of Project

This proposal results from County approval of a residential project for the development of 20 new homes, 15 single-family and five multi-family. The annexation area also includes two existing single-family homes.

The property being annexed to the Goleta Sanitary District will house seven of the single-family and all of the multi-family units; they will be connected to the District sanitation collection, treatment and disposal system. The other eight single-family homes within the development will utilize on-site disposal and are not being annexed to the District.

The annexation area is within the District's Sphere of Influence and is contiguous on the south to the existing District boundary.

A related proposal on the same LAFCO agenda would annex this area and the land for the other seven single-family homes to County Service Area No. 3. This County-governed district supports street lighting, acquisition and maintenance of parks and open space, enhanced library services and the Goleta Valley Community Center.

PROJECT INFORMATION

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

The property is vacant, except for two existing single-family homes, and has historically been used for cattle grazing, but it is no longer used for this purpose.

The County has approved Tentative Tract No. 14,585 allowing development of 15 single-family and five multi-family dwelling units; seven single-family and all of the multi-family homes will be within this annexation.

The site is within the District's Sphere of Influence and is contiguous on the south to the existing District boundary.

The site is also within the Sphere of Influence of the City of Santa Barbara, but it is not contiguous to the City boundary at this time.

The proposed use conforms with County General Plan and zoning designations of Urban, PD 75 (Planned Development, Maximum of 75 units). The two existing residential lots are zoned 1-E-1 (Single Family Residential, 1 acre minimum lot size.)

Surrounding uses are agriculture 40-acre minimum parcel size to the north and residential and residential Ranchette in other directions with permitted lot sizes from one to 15 acres.

2. Eventual Annexation to the City of Santa Barbara:

Recent annexations to the North County Lighting District and County Service Area No. 5 in the Orcutt area have been conditioned by the Commission on the landowners recording consents to annex the land to the City of Santa Maria, such consent to run with the land and apply to future property owners. This action was predicated by the fact the affected areas are in the City's Sphere of Influence, creating a potential for eventual annexation.

We are recommending a similar condition for this proposal since the circumstances are the same. We have notified the property owner's representative of this proposed condition.

3. Topography, Natural Features and Drainage Basins

The topography of the site and surrounding areas includes rolling hills, canyon areas and creeks in the foothills east of Highway 154.

4. Population:

The site contains two single-family homes. Approval of the proposal could result in the construction of 12 dwelling units, seven single-family and five multi-family homes.

5. 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.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate areas 069003 and 069005. The overall tax rates will not be affected by this change. The assessed value is \$2,222,574 (2006-2007 roll).

7. Environmental Impact of the Proposal:

The County of Santa Barbara as the lead agency determined that significant environmental effects may result from the proposal and prepared and certified an Environmental Impact Report (EIR). This document was distributed to members of the Commission previously.

Pursuant to Section 15093 of the State EIR Guidelines, the County has adopted findings and a Statement of Overriding Considerations with an Environmental Reporting and Monitoring Program. This statement is attached and incorporated as part of this report.

8. 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.

9. 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. Certify it has reviewed and considered the information contained in the EIR as prepared and certified by the County and the County's adopted findings and Statement of Overriding Considerations.
- B. Adopt this report and approve the proposal, to be known as Preserve at San Marcos 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. Condition the annexation upon the landowner recording a consent to annex the property to the City of Santa Barbara, such consent to run with the land and apply to future property owners.
- 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 – 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