

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

November 6, 2008 (Agenda)

LAFCO 08-7 Fairview Gardens Annexation to Goleta Sanitary District

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

ACREAGE & LOCATION Approximately 12.6 acres located east of and adjacent to Fairview Avenue at Stow Canyon Road (598 North Fairview Avenue).

PURPOSE: To provide sewer service for six existing dwelling units.

GENERAL ANALYSIS:

Description of Project

The proposal will annex property to the Goleta Sanitary District to provide sewer service for existing farm worker residences.

The annexation area is part of an “island” surrounded by the District. This “island” includes the Goleta Library located adjacent to and immediately south of the annexation area. The library is served by the Goleta Sanitary District but was never annexed to the District.

Project Information

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

The site is within the District Sphere of Influence and is contiguous to the District on three sides. It is also within the boundaries of the City of Goleta.

The existing uses consist of five farm worker housing units, a farm house, a community produce stand, commercial poultry operation and non-profit certified organic farm. No change in land use is proposed.

The existing use conforms with the City General Plan designation of Agriculture and zoning of AG-1-5 (Agriculture, 5-acre minimum parcel size). The reconstruction of the farm worker housing is allowed in this zone with a City approved Conditional Use Permit (08-111-CUP).

Surrounding uses are single-family residential to the north and east, a church, school property and multi-family residential to the west and single-family residential, a church and public library to the south, all within the City of Goleta.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area are shallow sloping from north to south. There are no significant natural boundaries affecting the proposal.

3. Population:

There are six dwelling units within the proposal area. No change is proposed.

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. Impact on Prime Agricultural Land, Open Space and Agriculture:

The project site is agricultural land. The annexation will support continued agricultural use of the site by providing sewers to farm worker housing that has been validated by the approval of the CUP for the site.

6. Assessed Value, Tax Rates and Indebtedness:

The assessed value and overall tax rate for the property will not be affected by this change. The proposal is presently within tax rate area 008011.

The property is within an agricultural conservation easement held by the Land Trust for Santa Barbara County. The net assessed value is \$ 64,822 (2007-08 roll).

The proponent reports that the subject territory, upon annexation, shall be liable for payment of its share of existing indebtedness to be repaid by user charges.

7. Environmental Impact of the Proposal:

The City of Goleta as the lead agency determined the farm worker housing project is exempt pursuant to CEQA Guidelines Section 15193. The corresponding exemption for the Commission is Section 15319 (Class 19) the annexation of existing facilities and lots for exempt facilities.

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. Find the proposal to be categorically exempt.
- B. Adopt this report and approve the proposal, to be known as the Fairview Gardens 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 Districts.
- A. 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.
- B. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 3 – Adopt this report and deny the proposal.

OPTION 4 - Continue the proposal to a future meeting for additional information.

RECOMMENDED ACTION:

Approve OPTION 1.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION