

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

October 11, 2007 (Agenda)

LAFCO 07-15: Wildlife Care Annexation to the Goleta Sanitary District

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

ACREAGE &
LOCATION Approximately 1.5 acres located east of and adjacent to Fairview Road,
approximately 400 feet north of the intersection with Holliday Hill Road
(1460 Fairview Avenue)

PURPOSE: To provide sewer service for a proposed animal care facility.

GENERAL ANALYSIS:

Description of Project

An existing single-family home will be removed and replaced with a 2,700 square foot facility with animal pens/kennels, related structures and parking area. This annexation will allow sewers to be provided to the new construction.

Project Information

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

The property contains a single-family home which will be removed and replaced with a 2,700 square foot commercial/rehab facility with animal pens/kennels, accessory structure and parking area.

The site is within the District Sphere of Influence and contiguous to the District.

The proposed use conforms with existing County General Plan and zoning designations of AG-II -40.

Surrounding uses are residential to the east, west and south, and residential/agricultural to the north.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area have moderate slopes. Due to the topography and location of the sewer connection, a small package lift station and force main will be required for sewer service.

3. Population:

There is one dwelling unit within the proposal area that will be removed.

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 assessed value and overall tax rate for the site will not be affected by this change.

6. Environmental Impact of the Proposal:

The Goleta Sanitary District, as lead agency, finds the project to be exempt from CEQA per Guidelines Section 15061 (b) (3).

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 Wildlife Care 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