

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

June 7, 2007 (Agenda)

LAFCO 07-6: Hollstien Annexation to the Goleta Sanitary District

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

ACREAGE & LOCATION: Approximately 10 acres located east of and adjacent to Fairview Avenue at the intersection with Holiday Hill Road

PURPOSE: To provide sewer service for two existing parcels.

GENERAL ANALYSIS:

Description of Project

The proposal is to annex two parcels to obtain sewers - one has an existing single family home and the other will have a single-family home and barn. No change planning or zoning will result.

Project Information

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

The property contains a single-family home and the site of a proposed single-family home and outbuilding (barn). No change in planning or zoning will result.

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

The existing use conforms with the County General Plan and zoning designation of RR - 5 (Residential Ranchette).

Surrounding uses are primarily rural residences to the east and west on similar sized lots, residences to the south on half-acre lots and agriculture on 40-acre lots to the north.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area are moderately sloping and due to the configuration small, individual grinder pumps may be required for sewer service.

3. Population:

There is one dwelling unit within the proposal area and another home may result.

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 property 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). The annexation is categorically exempt from CEQA (Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities).

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 Hollstien 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.

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BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION