

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

September 1, 2005 (Agenda)

Amend the Sphere of Influence of the Goleta Sanitary District, and

LAFCO 05-13: San Marcos Gardens Annexation to the Goleta Sanitary District

PROPONENT: City Council of the City of Santa Barbara, by resolution.

ACREAGE & LOCATION Approximately 13 acres within the City of Santa Barbara west of San Marcos Pass Road (State Route 154) and south of Primavera Drive, including homes on Consuelo Drive, Paseo Redondo, Primavera Road, Rosario Drive and San Martin Way.

PURPOSE: To provide sewer service for 21 single family homes and 36 duplex homes, for a total of 93 dwelling units.

SYNOPSIS

This annexation will allow gravity sewer flow service for properties that are currently served by means of a lift station. The City of Santa Barbara's lift station that is more than 40 years old and in need of extensive repair or replacement.

With the development of the St. Vincent housing project to the immediate south of this area there is the opportunity to connect these homes to a manhole on the St. Vincent property that is gravity connected to Goleta Sanitary District facilities, eliminating the need for the lift station.

No change in land use or zoning is proposed.

GENERAL ANALYSIS:

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

The property contains 93 dwellings units, 21 single family homes and 36 duplex units, on 57 parcels. The area is zoned R-2 S-D-2 (one or two family residential) and E-3/S-D-2 (single family residential). The S-D-2 refers to setback and traffic related restrictions. No change in land use or zoning is proposed .

The site is not within the District's Sphere of Influence and it is proposed to expand the Sphere to include the annexation area.

Surrounding uses are residential to the east, San Vincente Mobile Home Park to the north and west and the St. Vincent Housing project to the south.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area are generally level with a gentle slope to the south. There are no significant natural features that would adversely affect the annexation.

3. Population:

The area is developed with 93 residential units. There will be no change in population as a result of the annexation.

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.

Wastewater collection and treatment will change from the City of Santa Barbara to the Goleta Sanitary District. Service will be available immediately upon annexation.

The Goleta Sanitary District states it can provide sewer service and the resulting revenues will be sufficient to finance this service.

5. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 02014. The overall tax rate will not be affected by this change.

6. Environmental Impact of the Proposal:

The City of Santa Barbara, as lead agency, found the proposal to be categorically exempt. (Class 15302 (c), replacement or reconstruction of existing utilities, and Class 15282 (1), construction of less than one mile of pipeline. The annexation meets the requirement of a Class 19 exemption, the annexation of existing facilities and lots for exempt facilities.

7. 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 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.

The territory is inhabited; namely, there are 12 or more registered voters.

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. Amend the Sphere of Influence of the Goleta Sanitary District to include the proposal area
- C. Adopt this report and approve the proposal, to be known as San Marcos Gardens Annexation to the Goleta Sanitary District.
- D. 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.
- E. Direct the staff to initiate and conduct subsequent proceedings in compliance with the findings of the Local Agency Formation Commission only upon the signing of the resolution by the Chair.

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