

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

April 10, 2003 (Agenda)

LAFCO 03-1: Funke Annexation to the Goleta Sanitary District

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

ACREAGE & LOCATION Approximately 4.6 acres located east of and including San Antonio Creek Road, between Cathedral Oaks Road and San Marcos Pass Road (1240 San Antonio Creek Road).

PURPOSE: To provide sewer service for one existing and three proposed single-family homes.

GENERAL ANALYSIS:

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

The property contains a single family home and horse pasture. The County has approved a parcel map and it is proposed to construct three additional homes on one acre lots.

The site is within the District's Sphere of Influence.

The proposed use conforms with the County General Plan that designates the site as low density residential and the existing zoning (Single family Residential, Estate).

Surrounding uses are generally single-family homes.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area include rolling slopes and level terrain, with no significant natural features that would adversely affect the annexation.

3. Population:

Approval of the proposal could result in the construction of three single-family dwellings, which represents a potential population increase of approximately ten new residents, based upon a factor of 3.2 persons per dwelling unit

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 proposal is presently within tax rate area 066003. The overall tax rate will not be affected by this change. The assessed value is \$98,174 (2002-2003 roll).

6. Environmental Impact of the Proposal:

The County, as the lead agency, found that no significant adverse environmental impact will result from the proposal and has prepared a Negative Declaration.

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:

The boundaries are definite and certain.

There are no conflicts with lines of assessment or ownership. The property is contiguous to the District. A map sufficient for filing with the State Board of Equalization has not yet been received from the proponent.

The territory is uninhabited; namely, there are fewer than 12 registered voters.

ALTERNATIVES FOR COMMISSION ACTION

After reviewing 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 that your Commission has reviewed and considered the information contained in the Negative Declaration.
- B. Adopt this report and approve the proposal, to be known as Funke 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 – DENY this proposal.

- A. Certify that your Commission has reviewed and considered the information contained in the Negative Declaration.
- B. 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