

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

November 1, 2012 (Agenda)

LAFCO 12-6 Palmer Annexation to the Goleta Sanitary District

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

ACREAGE & LOCATION Approximately five acres west of and adjacent to Patterson Avenue, approximately 200 feet north of University Drive (533 North Patterson Road), Goleta Valley

PURPOSE: Provide sanitation collection and disposal services for the development of 12 single-family homes.

GENERAL ANALYSIS:

Description of Project

The County Planning Commission approved a residential project of 12 new single-family homes. Approval is conditioned upon obtaining sewage collection and disposal services from the Goleta Sanitary District.

Project Information

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

The annexation is a logical extension of District boundaries. It is entirely within the District Sphere of Influence and is contiguous to the District on three sides.

There is one existing single-family home on the site which is within the Urban Area of the Goleta Community Plan. The approved use conforms to the General Plan designation of Residential 1.8 units per acre.

Existing zoning is DR 1.8 units/acre. No change in zoning is proposed. Surrounding uses are residential on all sides.

2. Environmental Justice:

Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

3. Topography, Natural Features and Drainage Basins

The property rises from approximately 80' of elevation on Patterson Avenue to the top of a hill at approximately 120', the site of the existing home. No other significant natural boundaries affect the proposal.

4. Population:

There is one existing dwelling unit within the proposal area. Approval will allow the construction of an additional 12 single-family homes.

4. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The initiating agency's "Plan for Providing Services Within the Affected Territory" as required by Government Code Section 56653 is attached. (Exhibit A) Staff has reviewed the Services Plan and believes it adequately addresses the information required.

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

The project site is not prime agricultural land as defined in Government Code Section 56064, nor is there agricultural production on the site. The property is surrounded by existing residential uses.

6. Assessed Value, Tax Rates and Indebtedness:

The assessed value and tax rate for the property will not be affected by this change. The proposal is presently within tax rate area 66026. The assessed value is \$835,906 on the 2012-2013 roll.

The proponent requests the subject territory, upon annexation, be liable for payment of its share of existing indebtedness to be repaid by user charges, which the staff recommends be included as a condition of approval.

7. Environmental Impact of the Proposal:

The County of Santa Barbara, as lead agency, in consultation with LAFCO and other responsible agencies, has found significant environmental effects may result from the proposal. In accordance with Section 15070 of the State CEQA Guidelines it has adopted mitigation measures to reduce or avoid all significant effects.

A Mitigated Negative Declaration (MND) has been certified by the County Planning Commission. This document titled "The Knoll Subdivision" was distributed to members of the Commission for their review prior to this meeting. The County Notice of Determination is attached. (Exhibit B)

8. Landowner and Annexing Agency Consent:

The property owner, David F. Palmer Revocable Trust, has given written consent to the annexation; the signed consent form is attached as Exhibit C.

In its letter submitting the proposal, the Goleta Sanitary District consents to the waiver of conducting authority proceedings provided LAFCO does not record the annexation without prior consent of the District.

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 definite and certain. If approved by the Commission, staff will not record the annexation until the County Surveyor approves a map sufficient for filing with the State Board of Equalization.

EXHIBITS

Exhibit A	District Plan for Providing Services
Exhibit B	County Notice of Determination
Exhibit C	Executed Landowner Consent Form
Exhibit D	Map of the Proposed Annexation
Exhibit E	Proposed Resolution Approving the Annexation

ALTERNATIVES FOR COMMISSION ACTION

After reviewing this report and any testimony or materials that are presented, the Commission can follow one of the following options:

OPTION 1 – APPROVE the proposal as follows:

- A. Certify your Commission has reviewed and considered the information contained in the Mitigated Negative Declaration.
- B. Adopt this report and approve the proposal, known as the Palmer 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 District.
- C. Find the subject territory is uninhabited, all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings.
- D. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 –Deny the proposal.

OPTION 3 - Continue the proposal to a future meeting for additional information.

RECOMMENDED ACTION:

Approve OPTION 1.



BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION

14. Government Services and Controls – Plan for Providing Services (per §56653)

- A. Describe the services to be extended to the affected territory by this proposal.

Sanitary sewer service.

- B. Describe the level and range of the proposed services.

Sewage collection, treatment and disposal. This property will receive the same level and range of services as other properties currently within the District.

- C. Indicate when the services can feasibly be provided to the proposal area.

Immediately upon completion of annexation procedures and construction/installation of sewer service lateral.

- D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal.

Extension of the public sewage collection facilities will be required to serve this project. The location of the extension and sewer connection for existing structures will be reviewed and approved by the Goleta Sanitary District.

- E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

Ongoing sewer treatment and maintenance operation costs in the form of sewer service charges will be paid by the owner. The sewer service charges are submitted by the District to the County to be added to the parcel owner's property tax bill each year. Sewerline extension to be completed at parcel owner's expense.

- F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.

Goleta Sanitary District is the only public agency in this area to provide sewer service. Alternative on-site disposal systems may be possible, but the parcel owner has chosen to connect to the public sanitary sewer system.

NOTICE OF DETERMINATION (NOD)

To: Office of Planning and Research
 Street Address: 1400 Tenth Street, Room 121
 Sacramento, CA 95814
 U.S. Mail: P.O. Box 3044
 Sacramento, CA 95812-3044

From: (Public Agency)
 County of Santa Barbara
 Planning and Development
 123 East Anapamu Street
 Santa Barbara, CA 93101

XX County Clerk
 County of Santa Barbara

COUNTY OF SANTA BARBARA
 CLERK OF THE SUPERIOR COURT
 2009 JAN 14 PM 2:12

SUBJECT:

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

<u>07TRM-00000-00005, 07DVP-00000-00031</u>	<u>The Knoll Residential Subdivision</u>	<u>08NGD-00000-00001</u>
Project Number	Project Title	EIR or ND Number
N/A	Santa Barbara County Planning & Development, Alex Tuttle	(805) 568-2000
<small>State Clearinghouse Number (if submitted to Clearinghouse)</small>	<small>Lead Agency/Contact Person</small>	<small>Area Code/Telephone</small>

Project Location: 533 North Patterson Avenue, north of the intersection of Patterson Avenue and University Drive, Santa Barbara County

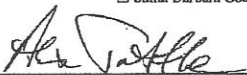
Project Description: Subdivision of a 5.12-acre (gross) parcel into 16 lots and development of 11 new single family residential units, one new affordable unit under the State Density Bonus Program, remodel of an existing residence, and all associated improvements and infrastructure to support the residential subdivision.

This is to advise that the Santa Barbara County Planning Commission has approved the above described project on December 10, 2008 and has made the following determinations regarding the above described project:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the Provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was was not adopted for this project.
5. A statement of Overriding Consideration was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA.
7. The project did did not require discretionary approval from a state agency.

This is to certify that the final EIR or ND with comments and responses and record of project approval is available to the general public at:

- Santa Barbara County Planning and Development: 123 East Anapamu St. Santa Barbara, CA 93101
- Santa Barbara County Planning and Development: Energy Division, 30 E. Figueroa St., Santa Barbara, CA 93101
- Santa Barbara County Planning and Development: 624 Foster Road, Santa Maria, CA 93455

	12/12/08	Planner
<small>Signature (Public Agency)</small>	<small>Date</small>	<small>Title</small>

GAGROUP\PERMITTING\CASE FILES\TRM\07 CASES\07TRM-00000-00005\NOTICE OF DETERMINATION - KNOLL.DOC

ATTACHMENT "A"
APPLICATION FOR ANNEXATION
AND
LANDOWNER CONSENT TO ANNEXATION

DATE 2-19-2011

TO: GOLETA SANITARY DISTRICT

As landowner of the property described below, I hereby make application and consent to have my property annexed to the GOLETA SANITARY DISTRICT.

LOCATION OF PROPERTY 533 N. Patterson Ave. SB CA 93111

ASSESSOR'S PARCEL NUMBER _____

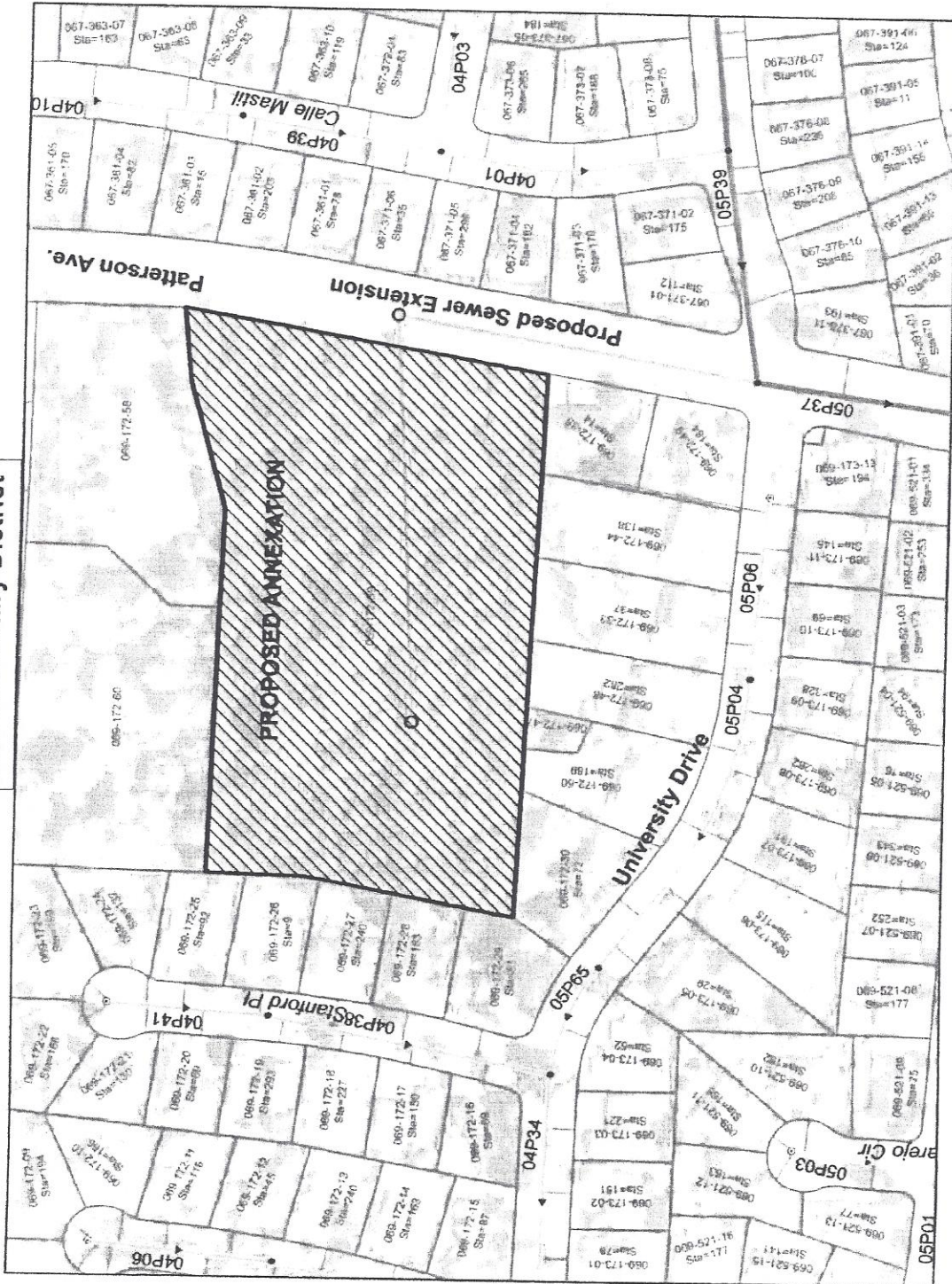
Kathlene Palmer, Trustee David F. Palmer Revocable Trust
Name (Please Print)

K Palmer, TTE David F. Palmer Revocable Trust
Signature

533 N. Patterson Ave. SB, CA 93111
Address



Goleta Sanitary District



Proposed Annexation
 533 N Patterson Ave.
 Santa Barbara, CA
 APN 069-172-59
 North of Calle Real and US Freeway 101



LAFCO 12-6

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE PALMER
ANNEXATION TO THE GOLETA SANITARY DISTRICT

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Santa Barbara Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code); and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the Commission's consideration of the proposal; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County.

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Local Agency Formation Commission of Santa Barbara County as follows:

(1) The County of Santa Barbara is the lead agency. The Commission certifies it reviewed and considered the information contained in the Mitigated Negative Declaration Impact Report prepared and certified by the County.

(2) The subject proposal is assigned the distinctive short-form designation:
PALMER ANNEXATION TO THE GOLETA SANITARY DISTRICT

(3) Said territory is found to be uninhabited.

(4) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibits A and B, attached hereto and made a part hereof, such description and map shall not be recorded until reviewed and approved by the County Surveyor.

(5) The proposal is subject to the following terms and conditions:

(a) The subject territory shall be liable for its pro rata share of the existing bonded indebtedness of the Goleta Sanitary District.

(b) The subject territory shall be liable for all taxes, charges, fees or assessments comparable to similar properties presently within the District.

(6) Satisfactory proof having been given that the subject area is uninhabited, all landowners within the affected territory have given their written consent to the proposal and the annexing agency has given written consent to the waiver of conducting authority proceedings, said conducting authority proceedings are hereby waived.

(7) All subsequent proceedings in connection with this annexation shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.

This resolution was adopted on November 1, 2012 and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: _____

Chair

Santa Barbara Local Agency Formation Commission

ATTEST

Mary Everett, Clerk
Santa Barbara Local Agency Formation Commission

LAFCO PROJECT NO. 367
(APN 069-172-059)

EXHIBIT 'A'
LEGAL DESCRIPTION
OAK CREEK COMPANY ANNEXATION TO THE GOLETA SANITARY DISTRICT

Being that portion of Lot 7-Tract C of Rancho La Goleta, in the County of Santa Barbara, State of California, per the map of a field survey thereof filed in Book 176 Page 99 of Record of Surveys, in the office of the County Recorders for said County and more particularly described as Parcel One in Lot Line Adjustment No. 96-LA-009 per the document thereof recorded April 7, 1997 as Instrument No. 97-018590 of Official Records, records of said County, more particularly described as follows:

Commencing at the easterly terminus of the 24th course described as "N.89°36'05"W. 39.15 feet" in the description of Annexation No. 107 (Meeker No. 5 – Tract 10,388 Unit 1) to the Goleta Sanitary District per Santa Barbara County Board of Supervisor's Resolution No. 24934 dated August 30, 1965, said point also being the most northeasterly corner of Annexation No. 31A (Van Dyke Petition – Tract No. 10154, Unit 1) to the Goleta Sanitary District per Santa Barbara County Board of Supervisor's Resolution No. 21435 dated June 12, 1961 and said point also further being the southeasterly corner of the certain tract of land described in the right of way grant to the County of Santa Barbara per the document recorded March 5, 1962 as Instrument No. 8499 in Book 1907 Page 632 of Official Records, records of said County; thence, along said 24th course of said Annexation No. 107, the northerly line of said Annexation No. 31A and the southerly line of County of Santa Barbara tract of land, all as referred to herein, N.89°35'10"W. 39.15 feet to the westerly terminus of said 24th course and the southwesterly corner of said County of Santa Barbara tract of land and the True Point of Beginning hereof;

Thence 1st, continuing along the northerly line of said Annexation No. 31A and also being the southerly line of said Parcel One of said Lot Line Adjustment, both as referred to hereinabove, N.89°35'10"W. 594.70 feet to the southwesterly corner of said Parcel One and an angle point in said Annexation No. 31A, said angle point being also the northwesterly corner of Lot 45 of Tract No. 10,154 Unit One per the map thereof recorded in Book 56 Pages 37 and 38, of maps, records of said County;

Thence 2nd, leaving the northerly line of said Annexation 31A and the southerly line of said Parcel One of Lot Line Adjustment No. 96-LA-009, N.08°27'38"E. 228.90 feet along the westerly line of said Parcel One of said Lot Line Adjustment and the easterly line of said Annexation No. 31A, both as referred to hereinabove;

Thence 3rd, continuing along said westerly line of Parcel One and said easterly line of Annexation No. 31A, N.00°20'03" W. 106.01 feet to the northwesterly corner of said Parcel One and the southwesterly corner of Parcel 2 as shown on said map of field survey per Book 176 Page 99 of Record of Surveys as referred to herein;

Thence 4th, leaving said easterly line of Annexation No. 31A, N.89°43'20"E. 399.96 feet along the northerly line of said Parcel One and the southerly line of said Parcel 2 and the southerly line of Parcel 3 as shown on said Map of field survey to an angle point thereon, said point bears N.89°43'20"E. 107.86 feet from the common corners of said Parcels 2 and 3;

Thence 5th, continuing along said northerly line of Parcel One per said Lot Line Adjustment and the southerly line of said Parcel 3 per said survey, N.72°05'30"E. 145.03 feet to an angle point thereon;

Thence 6th, continuing along said northerly line of Parcel One and the southerly line of said Parcel 3, N.82°22'05"E. 77.95 feet to a point on a curve concave westerly as described in the 26th course of Annexation No. 107 to the Goleta Sanitary District as referred to hereinabove, said curve described as having a radius of 1958.00 feet and a central angle of 09°20'43" and a radial center that bears N.86°03'11"W. and said point also being a point on the westerly line of that certain tract of land as described in the document to the County of Santa Barbara as referred to herein;

Thence 7th, southwesterly along the arc of said curve, as described in said 26th course and along the westerly line of said County of Santa Barbara tract of land through a central angle of 04°47'41", an arc distance of 163.85 feet to the southerly terminus thereof being also the northeasterly terminus of the 25th course in said Annexation No. 107;

Thence 8th, southwesterly along said 25th course and said westerly line of said County of Santa Barbara tract of land, both as referred to hereinabove, S.08°44'30"W. 233.52 feet to the True Point of Beginning.

Said parcel containing 4.77 acres more or less.

END OF DESCRIPTION

Prepared by:

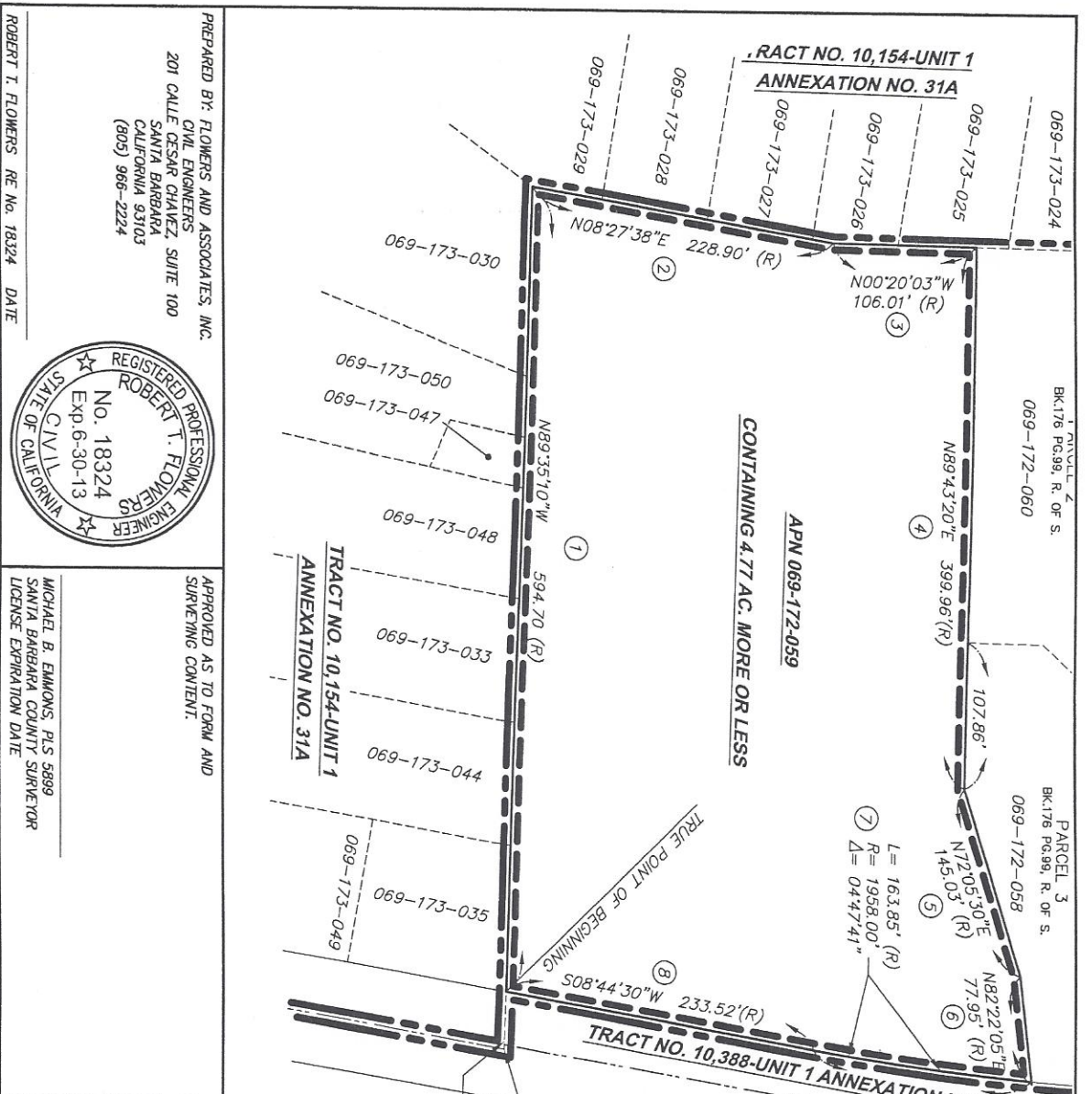
FLOWERS & ASSOCIATES, INC.



Robert T. Flowers, P.E.

RCE 18324

License Expiration Date: 06/30/13



TRACT NO. 10,154-UNIT 1 ANNEXATION NO. 31A

TRACT NO. 10,388-UNIT 1 ANNEXATION NO. 107

PATTERSON AVENUE

POINT OF COMMENCEMENT

TRUE POINT OF BEGINNING

LEGEND

- INDICATES EXISTING ANNEXATION BOUNDARY.
- INDICATES PROPOSED ANNEXATION BOUNDARY.
- INDICATES INFORMATION PER RECORD DATA PER BOOK 176, PAGE 99 OF RECORD OF SURVEYS.

VICINITY MAP

NO SCALE

GRAPHIC SCALE

1 INCH = 100 FT.

12-6

LAFCO PROJECT NO. 367

SHEET 1 OF 1

PREPARED BY: FLOWERS AND ASSOCIATES, INC.
 CIVIL ENGINEERS
 201 CALLE CESAR CHAVEZ, SUITE 100
 SANTA BARBARA
 CALIFORNIA 93103
 (805) 966-2224



APPROVED AS TO FORM AND SURVEYING CONTENT:

MICHAEL B. EMMONS, PLS 5899
 SANTA BARBARA COUNTY SURVEYOR
 LICENSE EXPIRATION DATE

OAK CREEK COMPANY ANNEXATION TO THE GOLETA SANITARY DISTRICT

BING A PORTION OF LOT 7 TRACT C OF RANCHO LA GOLETA IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AS SHOWN ON A MAP OF A SURVEY THEREOF FILED IN BOOK 176 PAGE 99 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER FOR SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS PARCEL 1 IN LOT LINE ADJUSTMENT NO. 96-1A-009 PER DOCUMENT THEREOF RECORDED APRIL 7, 1997 AS INSTRUMENT NO. 97-018590 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY.