

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

July 3, 2003 (Agenda)

LAFCO 02-10: Patterson Packing Annexation to the Goleta Sanitary District

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

ACREAGE & LOCATION Approximately two acres located east of and adjacent to Calle Real, just west of North Patterson Avenue

PURPOSE: To provide sewer service for a proposed self-storage center, commercial office and neighborhood fruit/flower/produce stand.

GENERAL ANALYSIS:

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

The property contains an abandoned service station and orchard (avocados). A change in use to a self-storage center, commercial office and produce stand is proposed.

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

The proposed use conforms with the County General Plan that designates the site as General Commercial (Highway 101 Overlay) and the existing zoning C-2 (Neighborhood Commercial).

Surrounding uses are approved residential to the north, vacant and commercial to the east, residential and a fire station to the west and Highway 101 to the south.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area are generally level, with no significant natural features that would adversely affect the annexation.

3. Population:

Approval of the proposal could result in the construction of a manager's apartment, which represents a minor potential population increase

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 066017. The overall tax rate will not be affected by this change. The assessed value is \$650,000 (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, a copy of which is enclosed for review.

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 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. 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 Patterson Packing 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