

Santa Barbara LAFCO

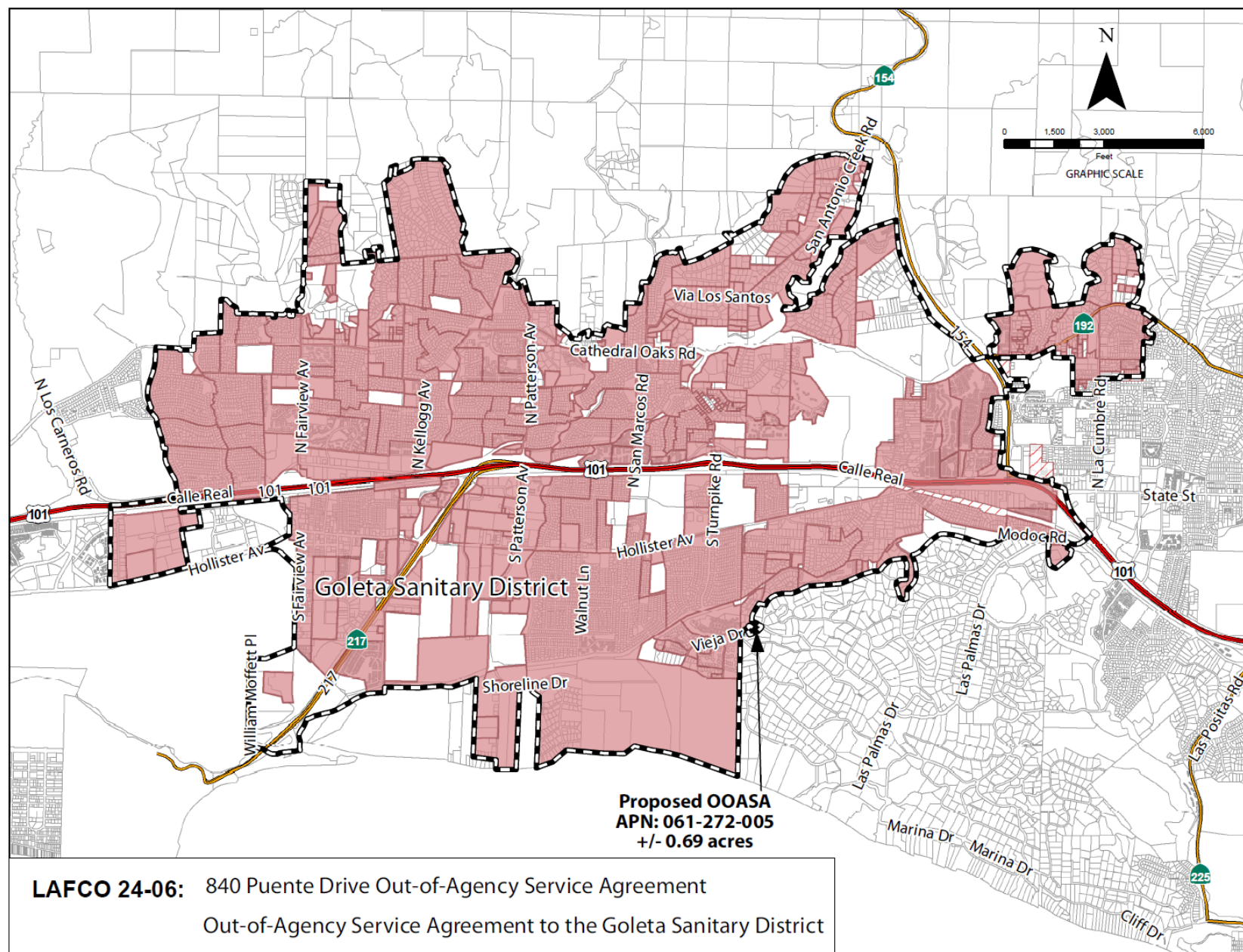
840 Puente Drive
OASA, SOI & Annexation to Goleta Sanitary
District

December 12, 2024

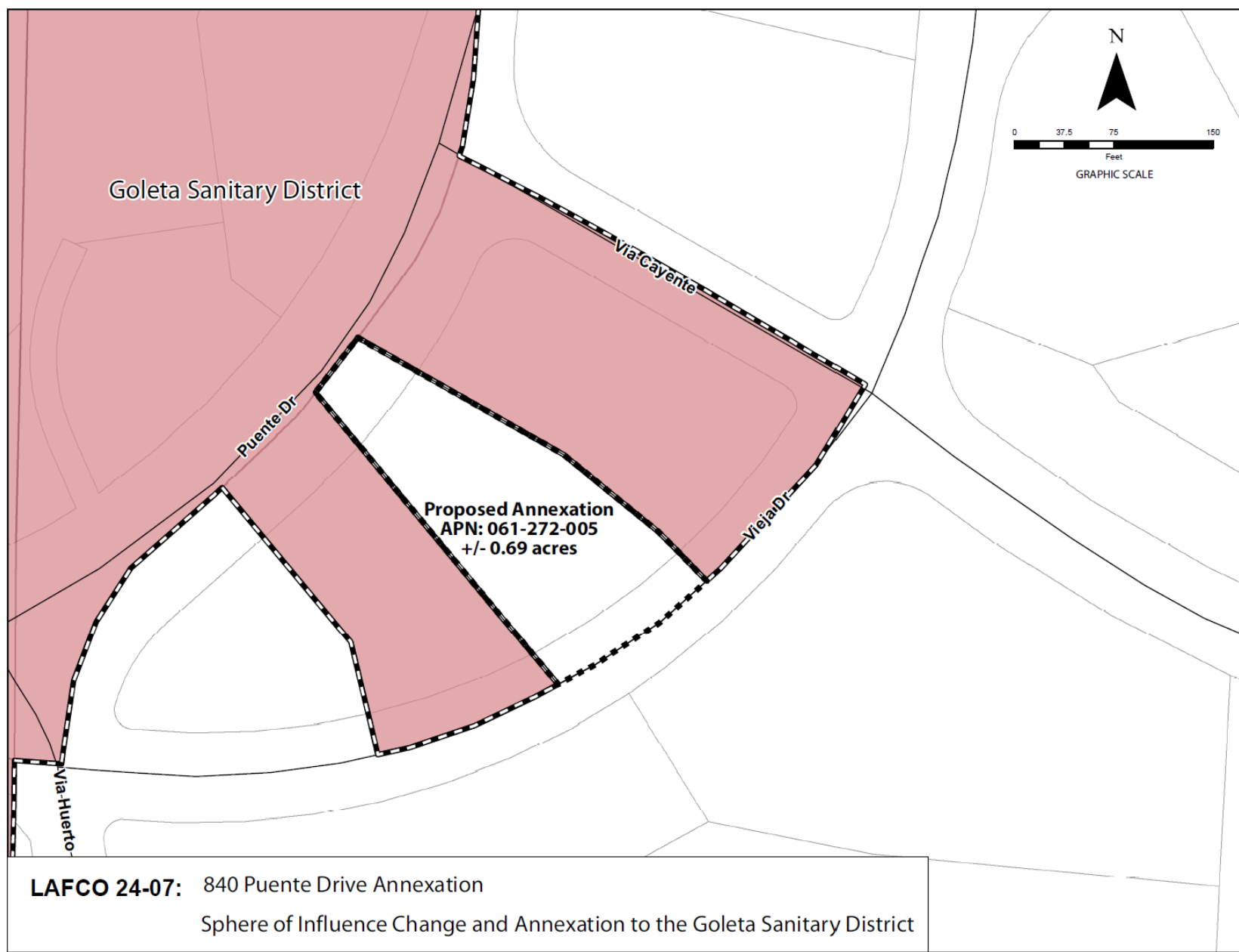
Background

- Applicant: Landowner, by petition
- Location: parcel is located at 840 Puente Drive approx. 0.69-acres
- Purpose: Annex into the Goleta Sanitary District for sewer services
- Sphere of Influence: The proposal area is outside of the District's Sphere of Influence (Updated in 2023)

Vicinity Map



SOI & Annexation Map



Land Use, Planning and Zoning

- The land use is residential
- No changes in land use will be facilitated by the proposed boundary change
- Land use designations and zoning is residential in the County (Residential Res 1.0)

Out-of-Agency Service Agreement (OASA)

- The property is currently served by a failing septic system. Mr. Salzman and Ms. Stanford have been informed by Sanitation System Contractor Eldon H. Smith & Sons that the septic system for the property is failing and in need of replacement. Marilyn Merrifield with County of Santa Barbara Environmental Health Services is aware of the condition of the septic system and is in support of connecting to the District. The availability of existing District sewer facilities immediately in front of the property on Puente Dr.
- The applicant is requesting a public sewer connection to best mitigate the circumstance. Annexation of the property into the District boundary is possible, and the consideration is made part of this application. If approved, the annexation process could still take some time before the property could connect to the District, therefore an interim connection under an OASA would allow for immediate connection.
- The pertinent section of LAFCO's Authorization to Approve Out of Agency Service Agreement is included in Attachment D.

Plan for Services

- The District's Plan for Services outline the adequate services, facilities, and improvements
- The Plan for Services address the provision of governmental services and financing of improvements
- Plan for Services found in Attachment F

Sphere of Influence

- Area is outside the District's Sphere of Influence
- SOI was updated in 2023
- Spheres would be amended to include this area

Present and planned land uses

- Consistent with the County's Eastern Goleta Valley Community Plan.

Present and probable need for services

- Consist of new sewer connection for single-family residence. Sewer services by private sewer line. Fire already provided by SB County Fire. Water by Goleta Water.

Sphere of Influence

Present capacity and adequacy of services

- Nearest sewer connection would be located adjacent to the property on Puente Drive. GSD has remaining capacity of 2.09 mgd
- Sanitary District has stated it has the adequate capacity to provide services to the parcel

Social or economic communities of interest

- Goleta Valley provides places for shopping and services for the people living in the area

Disadvantage Unincorporated Communities

- This amendment does not qualify as a disadvantage unincorporated community

Environmental Determination

LAFCO

Santa Barbara Local Agency
Formation Commission

- The proposal is Categorical Exemption pursuant to Public Resources Code Sections 21000, Section 15319(b), Class 19
- Annexation of individual small parcels for facilities exempted by Section 15303

Change of Organization Item
No 1

District and Landowner Consent

- Parcel is “uninhabited” – less than 12 voters (GC sec. 56079.5)
- The District has consented to waving conducting authority proceedings
- The Property owners have also consented to the annexation
- Therefore, the annexation can proceed without notice, hearing and election

Conclusion

- The site is located in an area that allows the District to best provide services in the future
- The proposed sphere of influence revision and annexation represents a reasonable and logical extension of services

Recommendation

OPTION 1 – APPROVE the proposal and resolution as follows:

- Finds the project be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15319(b), Class 19 Annexations of individual small parcels for facilities exempted by Section 15303.
- Amend the Spheres of Influence of the annexing agency to include 840 Puente Drive;
- Approve the proposal, to be known as 840 Puente Drive OASA, SOI & Annexation to Goleta Sanitary District;
- Said out-of-agency service agreement is for sewer service only shall remain in effect until such time as the annexation is processed.
- Condition approval upon the annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees and assessments of the Goleta Sanitary District;
- 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; and.
- Waive the conducting authority proceedings and direct the staff to complete the proceeding.