

Santa Barbara LAFCO

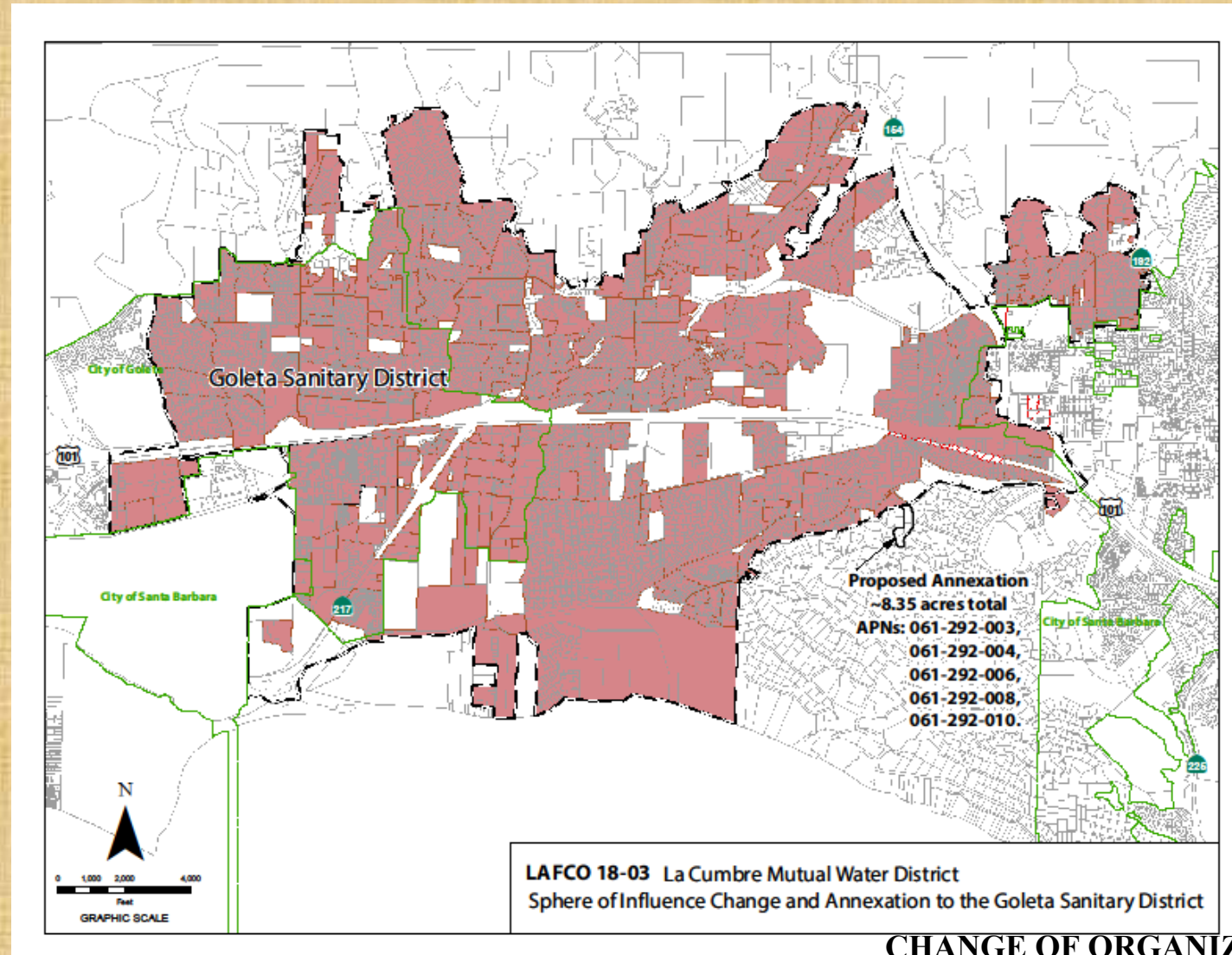
La Cumbre Mutual Water Company Annexation to the
Goleta Sanitary District

October 11, 2018

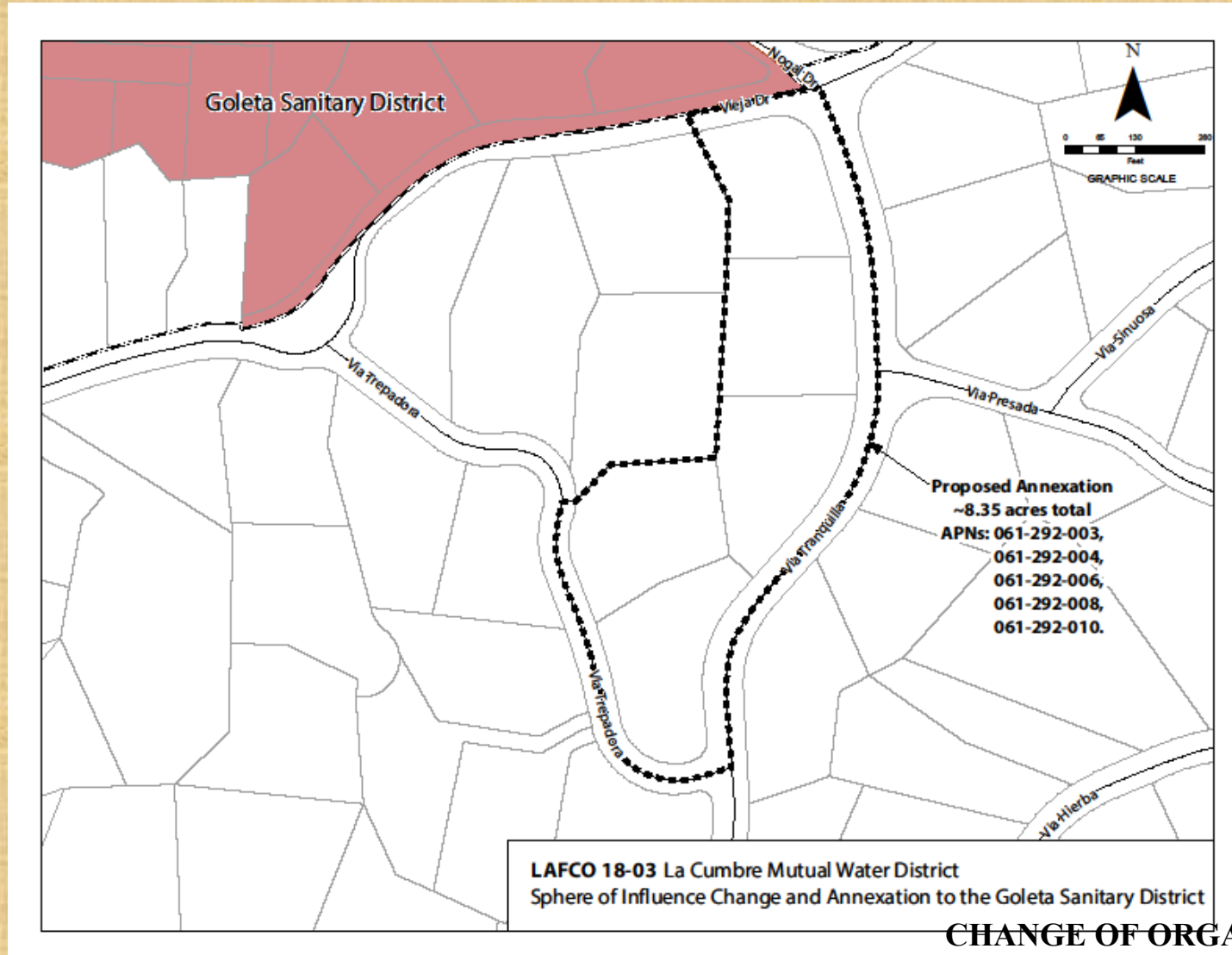
Background

- The applicants the property owners, lead by the La Cumbre Mutual Water Company
- The annexation area consists of five parcels comprising approximately 8.35 acres
- The proposal is adjacent to portions of the following roads: Vieja Drive on the North, Via Tranquilla on the east, and Via Trepadora on the portion to the West. The proposal is located within an unincorporated area of the County of Santa Barbara lying south-westerly of the City of Santa Barbara.
- The purpose of the proposal is to annex the La Cumbre Mutual Water Company (LCMWC) headquarters so that a sewer main can be extended and to abandon an on-site septic system that is located within the buffer zone relative to a drinking water reservoir.
- The State Water Resources Control Board (SWRCB) has determined that the on-site reservoir cannot meet State drinking water regulations unless the existing septic system is abandoned and the site is connected to a public wastewater system.
- Three of the five parcels in between the Goleta Sanitary District boundaries, including the water company headquarters, are developed. Two are currently vacant. The addition parcels are included to make the annexation contiguous to the Goleta Sanitary District boundaries.
- The entire area is outside the GSD's sphere of influence.

Vicinity Map



Annexation Map



Land Use and Development

- Land uses with the proposal area are improved residential, vacant residential and home owner's association facilities and potable water storage facilities.
- No changes in land use would result from nor be facilitated by the proposed boundary change. The parcels are large enough in area to be served by existing or future septic systems, but are too small to be further subdivided with current zoning of 1.5-acre minimum parcel size.
- County of Santa Barbara zoning designation is "1.5 EX-1" (One Family Exclusive Residential, 1.5-acre minimum parcel size).

Environmental Determination

- Commission's staff has determined that the sphere of influence and annexation is Categorical Exemption pursuant to CEQA Guidelines Section 15303 (a) and 15319(b) (New Construction or Conversion of Small Structures) and (Annexation of Existing Facilities and Lots for Exempt Facilities)
- The Commission will file a Notice of Exemption following approval of the proposal and environmental determination.

Plan for Services

- Upon annexation, the Goleta Sanitary District would provide and sanitary sewer service to the La Cumbre Mutual Water Company headquarters parcel. The three existing residences and the two vacant parcels could also connect the district's sewer line. Each of the properties will receive the same level and range of service from the Goleta Sanitary District as other properties currently served by the district. Other services would continue to be provided by the County of Santa Barbara and special districts. There will be no changes in the level of service provided by these agencies.
- There will be a 1,200 linear foot extension of a new 8" sewer main to be installed in Via Tranquila. The La Cumbre Mutual Water Company will finance the capital improvement installation of the sewer main extension, and dedicate the infrastructure to Goleta Sanitary District for ongoing maintenance and operation.
- The "Plan for Providing Services within the Affected Territory," established the ability and willingness of the Goleta Sanitary District to adequately serve this site.

District and Landowner Consent

- The annexing district has consented to waiving conducting authority proceedings.
- The property owners have also consented to the annexation.
- Therefore the annexation can proceed without notice, hearing and election.

Conclusion

- The proposed sphere of influence revision and annexation represents a reasonable and logical extension of district services. The requested service extension is necessary because the is The State Water Resources Control Board has determined that the on-site reservoir cannot meet State drinking water regulations unless the existing septic system is abandoned and the site is connected to a public wastewater system.
- The developed and vacant parcels are large enough in area to be served by existing or future septic systems, but are too small to be further subdivided with current zoning of 1.5-acre minimum parcel size. This would apply even if they received service from the district.
- For the above reasons, the proposed sphere of influence revision and annexation represents a reasonable and logical extension of district services.

Recommendation

- OPTION 1 – APPROVE the proposal and resolution as follows:
- Find the proposal to be Categorically Exempt (Class 3 and 19) from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303(a) and 15319(b).
- Approve the proposal, known as the La Cumbre Mutual Water Company Sphere of Influence Revision and 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
- 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.
- Waive the conducting authority proceedings and direct the staff to complete the proceeding.