

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

October 7, 2021 (Agenda)

LAFCO 21-03: 1020 La Vista Road Annexation to the Goleta Sanitary District
(Annexation No. 382).

PROPONENT: Property Owners, by Petition of Application.

ACREAGE &
LOCATION The proposed annexation includes 0.90 acres located at 1020 La Vista Road
and is directly surrounded by residential uses on all sides. The parcel is
located on La Vista Road and northerly of State Highway 192 and westerly
of State Highway 154. (APN 055-112-006). (**Attachment A.**)

PURPOSE: Annexation to the Goleta Sanitary District is to provide sanitary sewer
services to an existing single-family residence. The residence is currently
utilizing septic system.

RECOMMENDATION:

That the Commission adopt the attached Resolution that will approve the Annexation of 1020 La
Vista Road property into the Goleta Sanitary District.

GENERAL ANALYSIS:

Description of Project

1. Land Use and Zoning - Present and Future:

The property is developed with a single-family residence. The existing land use is
residential. The landowners wish to connect to nearby Goleta Sanitary District's sewer
main due to planned home remodel and addition. The proposal is for continued residential
uses.

No changes in land use will be facilitated by the proposed boundary change. The land use
designations and zoning are residential under County (Residential 1.0 Zoned 1-E-1).

2. Sphere of Influence:

The parcel proposed for annexation is within the sphere of influence of the Goleta Sanitary
District. The sphere of influence was last updated in 2016.

3. 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.

4. Topography, Natural Features and Drainage Basins

The annexation area is relatively flat. The parcel slopes toward Foothill Road. No significant natural boundaries affect the proposal.

5. Impact of Agricultural Resources

The annexation will have no impact on Agricultural Resources.

6. Population:

The parcel is uninhabited as less than 12 registered voters reside in the area.

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

Sewer laterals would connect the property to the main sewer line. The District has stated it has the capacity to serve the property. The property will receive the same level and range of service as other properties currently served by the District. The existing sewer line is southerly on La Vista Road at less than 50 lineal feet. All other utilities are provided by the respective utility companies and no extension of services would be required.

The Plan for Providing Services within the affected territory, indicates the ability of the Goleta Sanitary District to adequately serve the site. (**Attachment E**)

8. Assessed Value, Tax Rates, Indebtedness and Exchange:

The assessed value and tax rate for the property will not be affected by this change. APN 055-112-006 is presently within Tax Rate Area 069003. The assessed value of the parcel is \$1,133,623 for the land and \$1,597,379 for improvements for a total of \$2,724,002. (Tax roll 2021-2022.)

The proponent requests the subject territory, upon annexation, be liable for payment of its share of the District's existing indebtedness. The Tax Collector will add to assessments on the regular tax bill levied against the residence.

9. Environmental Impact of the Proposal:

The proposal is categorically exempt from the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA") pursuant to CEQA Guidelines section 15319, Class 19 Annexation of Existing Facilities and Lots for Exempt Facilities. The Clerk will file the Commission's Notice of Exemption following approval of the proposal and environmental determination. (**Attachment D.**)

10. Landowner and Annexing Agency Consent:

As the applicant, the landowner consents to annexation to the Goleta Sanitary District. (**Attachment B.**) The Goleta Sanitary District have consented to the annexation provided LAFCO does not record the annexation without prior notification and consent of the District. The site is uninhabited; having fewer than 12 registered voters. Therefore, the Commission may waive the conducting authority proceedings pursuant to Government Code section 56662.

11. 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 residing in the annexation area.

The boundaries are definite and certain. The County Surveyor has approved a map and legal description sufficient for filing with the State Board of Equalization.

12. Applications; County Department Reportbacks.

The applicant's application for annexation of the Property was submitted on June 22, 2021. Pursuant to LAFCO's processing procedure, LAFCO requested "Reportbacks" from interested County Departments. Reportback's were received from the Surveyor, Auditor Controller, Fire Department, Planning & Development, Public Works, and the Assessor on July 12, 2021.

Public Noticing:

The Cortese-Knox-Hertzberg Act governs notification requirements regarding annexation with one-hundred percent consent from the property owners and support from the jurisdiction. The proponents have submitted a letter requesting waiving the noticing requirements under CKH 56662. Notice has been sent to the proponents, District and affected agencies. The documents are also available at the Santa Barbara LAFCO website, www.sblafco.org. The noticing requirements of the CKH Act and CEQA has been met.

Conclusion:

The area proposed for annexation, 1020 La Vista Road property owned by Daniel and Stephanie Ochoa to the Goleta Sanitary District represents a reasonable and logical expansion of the District. The area proposed for annexation is within the District's sphere of influence.

The site is located in an area that allows the District to best provide sewer services in the future. The District serves the areas across the street to the east of the parcel. District infrastructure (wastewater pipes) is located within a reasonable distance in the area along La Vista Road. The site's is already served by the Goleta Water District for water.

ALTERNATIVES FOR COMMISSION ACTION

After consideration of this report and any testimony or additional materials that are submitted, the Commission should consider taking one of the following options:

OPTION 1 – APPROVE the annexation as submitted.

- A. Find the proposal to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15319, Class 19 Annexation of Existing Facilities and Lots for Exempt Facilities.
- B. Condition approval upon the annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees and assessments of the Goleta Sanitary 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; and.
- D. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 –DENY the proposal.

OPTION 3 - CONTINUE consideration of the proposal to a future meeting.

RECOMMENDED ACTION:

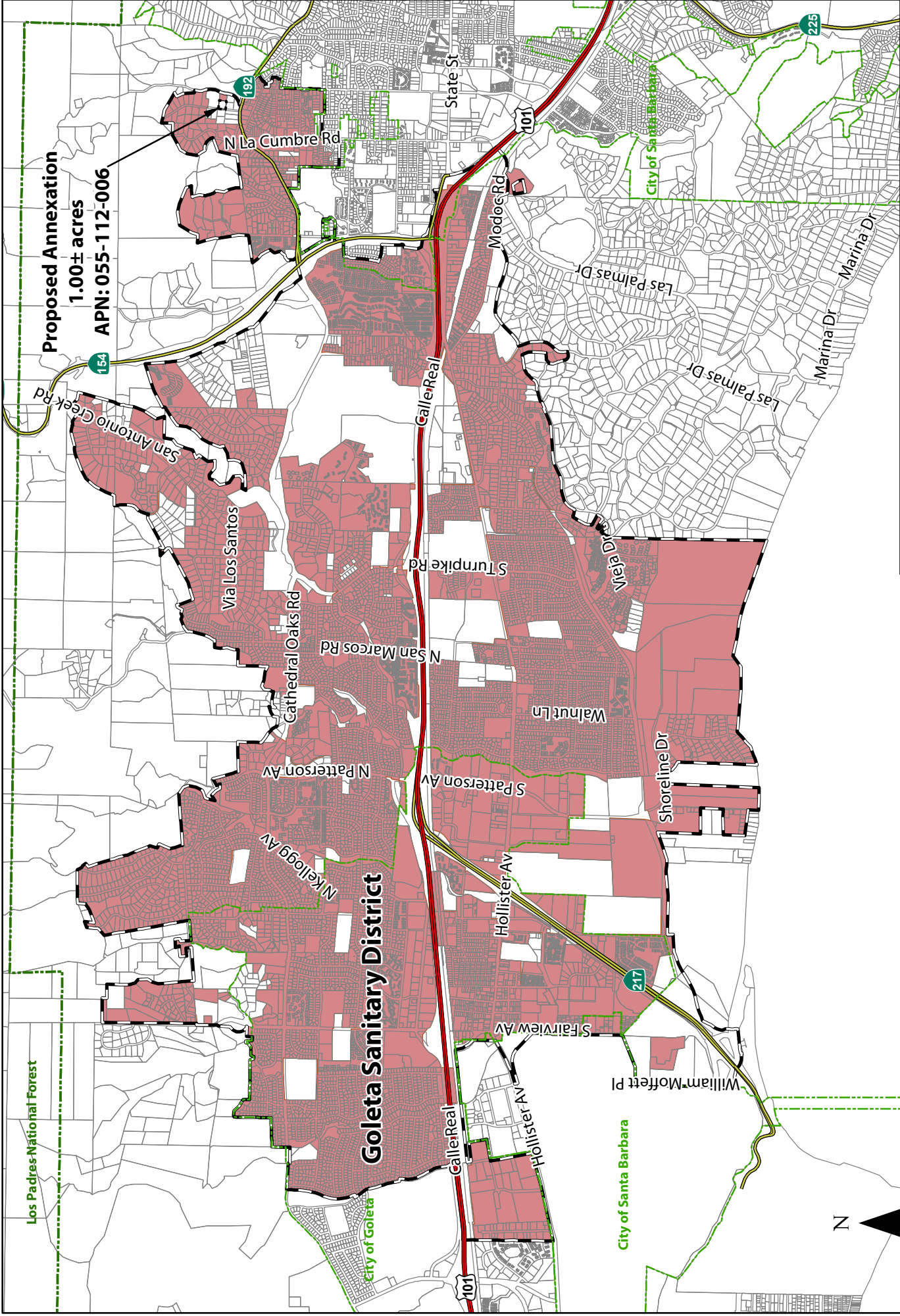
Approve **OPTION 1**.



Mike Prater
Executive Officer
LOCAL AGENCY FORMATION COMMISSION

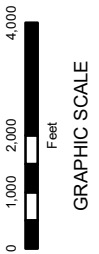
ATTACHMENTS

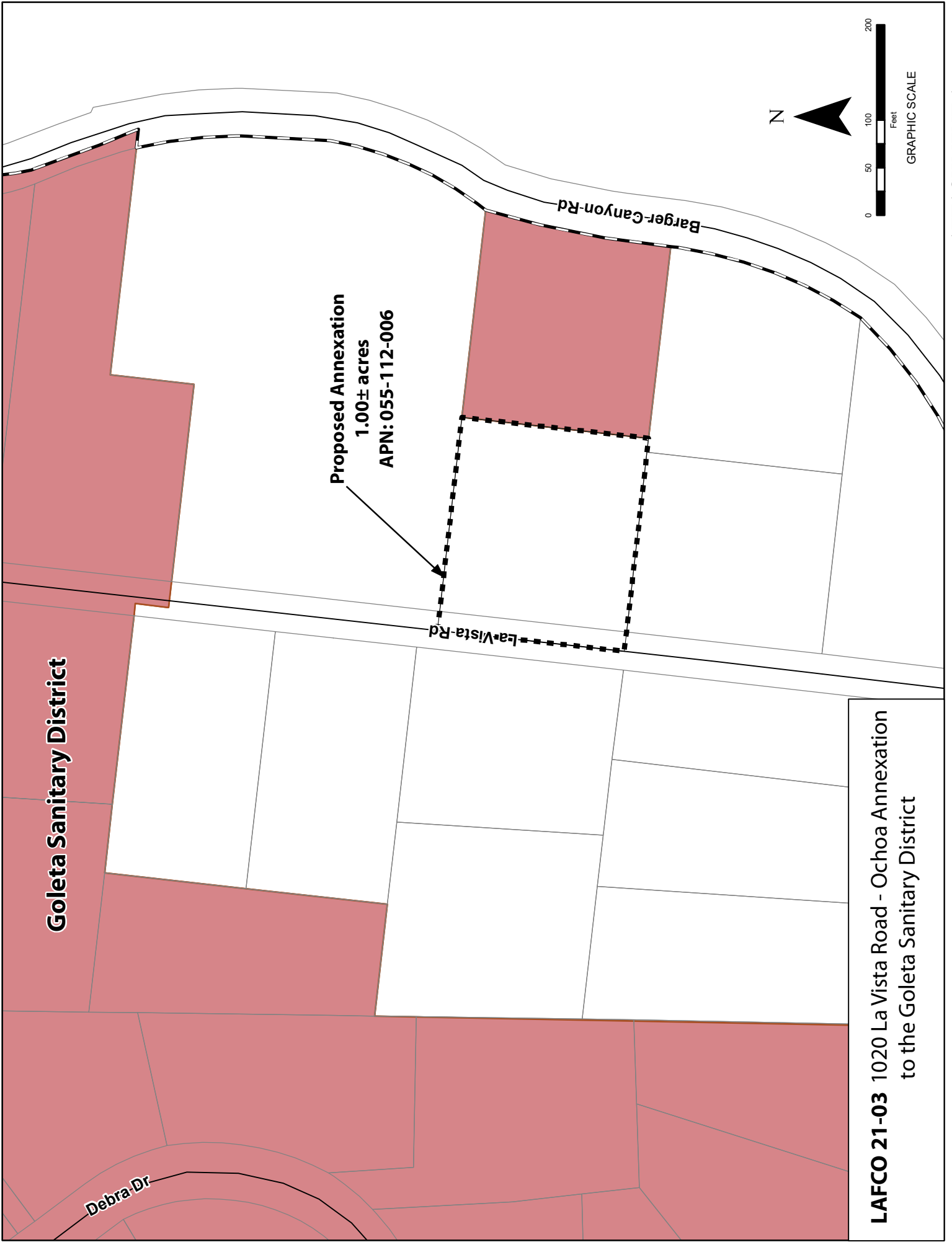
Attachment A	Maps of the Proposed Annexation
Attachment B	Petition, Application & Consent by Landowner
Attachment C	LAFCO Legislative Factors-Government Code Section 56668 (a-q)
Attachment D	CEQA Exemption Section 15319
Attachment E	Plan for Services
Attachment F	LAFCO Resolution Approving the Annexation



Proposed Annexation
1.00± acres
APN: 055-112-006

LAFCO 21-03 1020 La Vista Road - Ochoa Annexation
to the Goleta Sanitary District





Goleta Sanitary District

Proposed Annexation
1.00± acres
APN: 055-112-006

LAFCO 21-03 1020 La Vista Road - Ochoa Annexation
to the Goleta Sanitary District

TO:

Local Agency Formation Commission
County of Santa Barbara
105 East Anapamu Street, Rm 407
Santa Barbara, CA 93101

To be filled in by LAFCO

File No: _____
Date Presented: _____
Officially Filed: _____
Designated as: _____

LAFCO Action: _____
Date: _____

PETITION FOR

Annexation of 1020 La Vista Road

(Name of Proposal)

The undersigned by their signature hereon DO HEREBY REPRESENT REQUEST AND PETITION as follows:

1. The proposal is made pursuant to Part 3, Division 3, and Title 5 of the California Government Code (commencing with Section 56000, Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000).
2. The nature of the proposed change of organization (i.e., annexation, detachment, Reorganization, etc.) is/are:

Annexation

3. The name or names of all districts and/or cities for which any such change or organization is proposed is as follows:

County of Santa Barbara

4. The names of all other affected counties, cities and districts are:

NA

5. The territory(ies) proposed for _____

is/are: _____

(**uninhabited** (less than 12 people) or **inhabited** (12 or more people))

6. This proposal **is** / **is not** within the sphere of influence of the affected city and/or district.

(Circle one)

7. Complete description of the exterior boundaries of the territory proposed for annexation.
Please attach legal description to this petition.

8. Do the boundaries of the districts or cities listed above overlap or conflict with the boundaries of the proposed annexation? Yes No

If yes, justify the need for overlapping or conflicting boundaries:

NA

9. List any of the districts or cities, as above-listed, which possess authority to perform the same or similar function as requested herein.

Goleta Sanitary District

(Name of public agency or agencies)

10. Do the boundaries of the territory proposed split lines of assessment?
 Yes No

11. Do the boundaries of the territory proposed create an island or corridor of unincorporated territory or a strip? Yes No

If yes, justify the necessity for the island corridor or strip:

NA

12. If the proposed boundary follows a street or highway, does it follow the center of the street or highway? Yes No

13. It is desired that this proposal provide for and be made subject to the following terms and conditions:

A. TBD

B. _____

14. The reasons for this proposal are:

A. Request to connect to GSD due to planned home remodel and addition. Current septic system is likely undersized to accommodate addition

B. _____

15. The persons signing this petition have signed as _____ registered voters **OR** owners of land.

16. If the formation of a new district is included in the proposal:

A. The principal act(s) under which said district(s) is/are proposed to be formed is/are: _____
NA

B. The proposed name(s) of the new district(s) is/are: NA

C. The boundaries of the proposed new district(s) are as described in Exhibit(s) _____, NA, heretofore incorporated herein.

17. If an incorporation or formation of a district is in the proposal:

A. The proposed name of the new city/district is: NA

B. Provisions are requested for appointment of:

i. City/District Manager _____ Yes _____ No

ii. City Clerk & City Treasurer _____ Yes _____ No
(City only)

C. Number of members proposed for initial Board of Directors/City Council, pursuant to Chapter Three commencing with §61120. (Please check one, below.)
_____ 3 (Three) _____ 5 (Five)


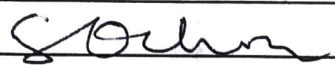
18. If the proposal includes the consolidation of special districts, the proposed name of the consolidated district(s) is/are: NA

19. How will the new district be financed?

NA

20. Proponents of this proposal: (Names of Chief Petitioners, not to exceed three (3), who hereby request that proceedings be taken in accordance with the provisions of Section 56000, et. seq. of the Government Code and herewith affix signatures) as follows:

Please sign on the top line and print on the line below.

Name	Mailing Address
1. Daniel Ochoa, Property Owner	1020 La Vista Rd, Santa Barbara CA 93110
	
2. Stephanie Ochoa, Property Owner	1020 La Vista Rd, Santa Barbara CA 93110
	
3.	

When a form is completed and the requisite number of qualified signatures has been obtained (after circulation), the petition is to be filed with the Executive Officer.

The petition and signature sheets must be left intact. Removal of the signature sheets from one counterpart to another counterpart will invalidate the entire petition.

NOTE: THIS PAGE MUST BE COMPLETED AND ATTACHED TO EACH PETITION.

According to Election Code, Section 104, whenever any petition is submitted to the elections official, each section of the petition shall have attached to it a declaration signed by the Circulator of the petition, setting forth, in the Circulator's own hand, the following:

PRINTED NAME OF CIRCULATOR (including given name, middle name or initial and last name):

Daniel Ochoa

RESIDENCE ADDRESS OF CIRCULATOR:

1020 La Vista Rd, Santa Barbara CA 93110

DATES ON WHICH ALL SIGNATURES TO THE PETITION WERE OBTAINED:

Starting date: 6/22/2021

Ending date: 6/22/2021

The Circulator, by affixing his/her signature below, hereby certifies:

1. That the Circulator circulated the attached petition and witnessed the appended signatures being written;
2. That, according to the best information and belief of the Circulator, each signature is the genuine signature of the person whose name it purports to be;
3. That the Circulator shall certify to the content of the declaration as to its truth and correctness, under penalty or perjury under the laws of the State of California, with the signature of his or her name at length, including given name, middle name or initial, and last name.

6/22/2021


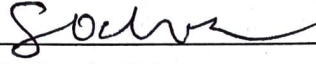
Date

Daniel Ochoa

Name (as required above)

As a signer of this Petition, I hereby certify that I have read the content of the Petition and request that proceedings be taken for the proposal as provided by said Petition.

PLEASE SIGN NAME ON THE TOP LINE
PRINT NAME ON THE SECOND LINE

Date signed	Signature & printed name of Petitioners	Residential Address of Petitioners	Official Use Only
	Sign: 	1020 La Vista Rd	
	Print: Daniel Ochoa	Santa Barbara CA 93110	
	Sign: 	1020 La Vista Rd	
	Print: Stephanie Ochoa	Santa Barbara CA 93110	
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		

As a signer of this Petition, I hereby certify that I have read the content of the Petition and request that proceedings be taken for the proposal as provided by said Petition.

PLEASE SIGN NAME ON THE TOP LINE
PRINT NAME ON THE SECOND LINE

Date signed	Signature & printed name of Petitioners	Residential Address of Petitioners	Official Use Only
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		

As a signer of this Petition, I hereby certify that I have read the content of the Petition and request that proceedings be taken for the proposal as provided by said Petition.

PLEASE SIGN NAME ON THE TOP LINE
PRINT NAME ON THE SECOND LINE

Date signed	Signature & printed name of Petitioners	Residential Address of Petitioners	Official Use Only
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

**Proposal Justification Questionnaire for Annexations,
Detachments and Reorganizations**

(Attach additional sheets as necessary)

1. Name of Application: (The name should match the title on the map and legal description; list all boundary changes that are part of the application) **1020 La Vista Road Ochoa Annexation to the Goleta Sanitary District**

2. Describe the acreage and general location; include street addresses if known: **1020 La Vista Road is a 0.90 acre parcel located on La Vista Road in the County of Santa Barbara.**

3. List the Assessor's Parcels within the proposal area: APN: 055-112-006

4. Purpose of proposal: (Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.) **Owner request to connect to nearby GSD sewer main due to planned home remodel and addition**

5. Land Use and Zoning - Present and Future
 - A. Describe the existing land uses within the proposal area. Be specific. **1-E-1, Single Family Residential zoning.**

 - B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change. **No Change**

 - C. Describe the existing zoning designations within the proposal area. **1-E-1, Single Family Residential zoning.**

 - D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning? **No Change**

 - E. (For City Annexations) Describe the rezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this rezoning? **N/A**

Proposal Justification Questionnaire – Annexations, detachments, reorganizations (10-4-01)
This form can be downloaded from www.sblafco.org

- F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements). **Pending Building Permit application for home remodel and addition**

6. Describe the area surrounding the proposal

Using Table A, describe existing land uses, general plans and zoning designations for lands adjacent to and surrounding the proposal area. The application is incomplete without this table.

7. Conformity with Spheres of influence

A. Is the proposal area within the sphere of influence of the annexing agency? **Yes**

B. If not, include a proposal to revise the sphere of influence.

8. Conformity with County and City General Plans

A. Describe the existing County General Plan designation for the proposal area. **RES-1.0**

B. (For City Annexations) Describe the City general plan designation for the area. **N/A**

C. Do the proposed uses conform with these plans? If not, please explain. **Yes.**

9. Topography and Natural Features

A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal. **Relatively flat parcel, less than 10% slopes in areas of work, see Topographic Map.**

B. Describe the general topography of the area surrounding the proposal. **Varies, La Vista Road slopes toward Foothill Road.**

10. Impact on Agriculture **N/A**

A. Does the affected property currently produce a commercial agricultural commodity? **N/A**

B. Is the affected property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program? **N/A**

C. Is the affected property Prime Agricultural Land as defined in Government Code §56064? **N/A**

D. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract? **N/A**

1) If “yes,” provide the contract number and the date the contract was executed.

2) If “yes”, has a notice of non-renewal be filed? If so, when?

- 3) If this proposal is an annexation to a city, provide a copy of any protest filed by the annexing city against the contract when it was approved. **N/A**

11. Impact on Open Space

Is the affected property Open Space land as defined in Government Code Section 65560? **No**

12. Relationship to Regional Housing Goals and Policies (City annexations only)

If this proposal will result in or facilitate an increase in the number of housing units, describe the extent to which the proposal will assist the annexing city in achieving its fair share of regional housing needs as determined by SBCAG. **No. SFR is existing.**

13. Population

A. Describe the number and type of existing dwelling units within the proposal area.

B. How many new dwelling units could result from or be facilitated by the proposal?

Single-family _____ 0 _____ Multi-family _____ 0 _____

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. **Goleta Sanitary District connection, sewer lateral connection to GSD main.**

B. Describe the level and range of the proposed services. **Sewer lateral installation, running approximalty 100-feet to GSD main connection.**

C. Indicate when the services can feasibly be provided to the proposal area. **Upon LAFCO approval, County buiilding permit issuance and EHS septic tank abandonment approval.**

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. **No upgrades required.Sewer lateral insallation and connection only.**

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

F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services. **No alternative. Sewer connection preferred over replacement tank installation.**

15. Ability of the annexing agency to provide services

Attach a statement from the annexing agency describing its ability to provide the services that are the subject of the application, including the sufficiency of revenues (per Gov't Code §56668j). **GSD Service letter provided.**

16. Dependability of Water Supply for Projected Needs (as per §56653)

If the proposal will result in or facilitate an increase in water usage, attach a statement from the retail water purveyor that describes the timely availability of water supplies that will be adequate for the projected needs. **N/A**

17. Bonded indebtedness and zones – These questions pertain to long term debt that applies or will be applied to the affected property.

A. Do agencies whose boundaries are being changed have existing bonded debt? NO
If so, please describe.

B. Will the proposal area be liable for payment of its share of this existing debt? N/A
If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.)

C. Should the proposal area be included within any 'Division or Zone for debt repayment? __
If yes, please describe. **N/A**

D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? _____ . If yes, please describe. **N/A**

18. Environmental Impact of the Proposal

A. Who is the "lead agency" for this proposal? LAFCO

B. What type of environmental document has been prepared?

None, Categorically Exempt -- Class _____

EIR _____ Negative Declaration _____ Mitigated ND _____

Subsequent Use of Previous EIR _____ Identify the prior report. _____

C. If an EIR has been prepared, attach the lead agency's resolution listing significant impacts anticipated from the project, mitigation measures adopted to reduce or avoid significant impacts and, if adopted, a "Statement of Overriding Considerations." **N/A**

19. Boundaries

- A. Why are these particular boundaries being used? Ideally, what other properties should be included in the proposal? **Property is located in GSD service boundary. Request for annexation and connection. Applicant is not aware of needed additional properties to be annexed.**
- B. If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included. **N/A**

20. Final Comments

- A. Describe any conditions that should be included in LAFCO's resolution of approval. **County building permit approval and EHS septic tank abandonment.**
- B. Provide any other comments or justifications regarding the proposal. **None**
- C. Enclose all pertinent staff reports and supporting documentation related to this proposal. Note any changes in the approved project that are not reflected in these materials. **N/A**

21. Notices and Staff Reports

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

Name

Address

- A. Daniel & Stephanie Ochoa 1020 La Vista Rd, Santa Barbara CA 93110
- B.
- C.

Who should be contacted if there are questions about this application?

Name

Address

Phone

Daniel Ochoa

1020 La Vista Rd Santa Barbara CA 93110

650-703-4470

Signature



Date 6/22/2021

TABLE A

Information regarding the areas surrounding the proposal area

	Existing Land Use	General Plan Designation	Zoning Designation
East	Residential	RES-1.0	1-E-1
West	Residential	RES-1.0	1-E-1
North	City lot, mostly unused	RES-1.0	1-E-1
South	Residential	RES-1.0	1-E-1

Other comments or notations: Directly to the north is a Santa Barbara City water facility

ATTACHMENT C

LAFCO Proposal Review Factors - Government Code 56668 Ochoa 1020 La Vista Road Annexation to the Goleta Sanitary District File No. 21-03

Factor (a) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

Response. The Ochoa Annexation is 0.90 acres and is directly surrounded by residential uses on all sides. The parcel is on La Vista Road. The annexation area slopes towards Foothill Road with less than 10% slopes in the area of work. No significant natural boundaries affect the proposal.

The existing land use is residential. The parcel is developed with a 3,228 square foot single-family residence, which would abandon the existing septic system and connect to GSD main sewer line located less than 50-feet from the parcel within La Vista Road. The proposal is for continued residential uses. The land use designations and zoning are residential under County (Residential 1.0 Zoned 1-E-1).

The district's collection system serves about 11,823 equivalent residential units (ERU), representing a population of about 55,000. The regional treatment plan is designed to serve about 19,704 ERU's or about 97,000 people. As a regional treatment facility, the Goleta Sanitary District's combined service area includes most of the Goleta Valley. The areas the District provide wastewater treatment for (but are collected separately) include the homes and businesses within the Goleta West Sanitary District, the University of California, Santa Barbara, the community of Isla Vista, part of the County of Santa Barbara, and the City of Santa Barbara's Municipal Airport. The total areas combined have a population of about 80,000. This partnerships with these entities mean that while the collection happens elsewhere, all of the wastewater comes to this regional resource recovery facility to be treated, purified, and reused.

Growth is likely in this area whether it's in one of the partnership areas of the City or under the County. The District is prepared to provide treatment services and has approved a 2020 Strategic Plan to deliver planned and well-organized growth.

Assessed Valuation: The property is presently within Tax Rate Area 069003. The assessed value of the parcel is \$1,133,623 for the land and \$1,597,379 for improvements for a total of \$2,724,002 less exemptions. (Tax roll 2021-2022.) No property tax exchange is required with this annexation.

Factor (b) The need for organized community services, the present cost and adequacy of governmental services and controls in the area, probable future needs for those services and controls, probable effect of the proposed incorporation, formation, annexation, or exclusion and alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

Response. The present cost and adequacy of services and controls for this property is the responsibility of the landowner under County land use authority. The property is current served by a septic system; however, the existing septic leaks. A new sewer lateral would connect the property to the main sewer line. The District has stated it has the capacity to serve the property. There are currently no moratoriums on new sewer connections. The property will receive the same level and range of service as other properties currently served by the District. The existing sewer line is southerly on La Vista Road at approximately 50 lineal feet. The property is supplied water by Goleta Water District.

Factor (c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

Response. The proposed action would allow the annexation and connection of a sewer lateral into the District upon compliance with the terms and conditions of approval "Exhibit A" of the issued sewer service availability letter dated June 16, 2021. The area would remain in the County's unincorporated area and be annexed within the District's service area. No effects of this action would alter the existing social and economic interests.

Factor (d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

Response. The County's Eastern Goleta Valley Community Plan provides for the planned, orderly and efficient development of the area by regulating development via standards expressed in the plan and approving the entitlements and environmental documentation regarding proposals. Santa Barbara LAFCO does not have specific Policies for District Annexations however; the following are the Santa Barbara LAFCO general Policies for providing planned orderly development:

Policy 1. Any proposal for a change or organization or reorganization shall contain sufficient information to determine that adequate services, facilities, and improvements can be provided and financed by the

agencies responsible for the provision of such services, facilities, and improvements.

Analysis. The District's Plan for Services and "Exhibit A" outline the adequate services, facilities, and improvements.

Policy 2. All lands proposed for annexation to cities shall be pre-zoned prior to the submission of an application to the Local Agency Formation Commission. The City shall be lead agency for environmental review in such cases, and environmental documentation shall accompany the application.

Analysis. The property would be annexed into the Goleta Sanitary District and not a City, pre-zoning is not required. The property is within the Districts Sphere of Influence.

Policy 3. Reorganization of overlapping and competing agencies or the correction of illogical boundaries dividing agency service areas is recommended. The Commission encourages reorganizations, consolidations, mergers, or dissolutions where the result will be better service, reduced cost, and/or more efficient and visible administration or services to the citizens.

Analysis. The property is non-contiguous to the District. The District provides wastewater treatment for the Goleta Valley as a regional treatment facility. No other competing agencies could provide sewer service.

Policy 4. In order to minimize the number of agencies providing services proposals for formation of new agencies shall be discouraged unless there is evidenced a clear need for the agency's services from the landowners and/or residents; there are no other existing agencies that are able to annex and provide similar services; and there is an ability of the new agency to provide for and finance the needed new services.

Analysis. An existing agency the Goleta Sanitary District is the most logical agency to provide sewer services. The GSD treatment plant has a capacity of 9.7 million gallons per day (based on average daily flow) but is currently limited to a permitted discharge of 7.64 million gallons per day pursuant to a National Pollutant Discharge Elimination System (NPDES) permit issued by the US Environmental Protection Agency (EPA) in concurrence with the States' Central Coast Regional Water Quality Control Board (CCRWQCB).

Government Code Section 56377 states:

56377. In reviewing and approving or disapproving proposals which could reasonably be expected to include, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses, the commission shall consider all of the following policies and priorities:

(a) Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.

(b) Development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open-space uses which are outside of the existing sphere of influence or the local agency.

Analysis. The annexation to the District promotes the development of lands surrounded by the District, the annexation area does not have any agriculture land located within the boundaries of the annexation.

Factor (e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

Response. The proposed annexation boundary does not contain lands designated or used for agricultural purposes.

Factor (f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

Response. The annexation boundary follows lines of assessment and would create a noncontiguous annexation allowed for under the principal act. The parcel would remain in unincorporated territory the proposal was reviewed and approved by the County Surveyor's for legal description and map.

Factor (g) A regional transportation plan adopted pursuant to Section 65080.

Response. The annexation of this small residential lot would not change the SBCAG RTP 2019 planning document.

Factor (h) Consistency with appropriate City or County General and Specific Plans.

Response. The annexation is consistent with the County's General Plan and Policies. The County's Land Use designation for the property is Residential 1.0 Zoned 1-E-1. No zoning changes were required for the allowed uses under the County regulations.

Factor (i) The Sphere of Influence of any local agency which may be applicable to the proposal being reviewed.

Response. The proposal site is within the Districts Sphere of Influence. The last SOI update was in 2016.

Efficient Service Provision. The site is located in an area that allows the District to best provide services in the future. The District serves the areas to east, and the broader surrounding areas. District infrastructure (wastewater pipes) are located within a reasonable distance to the area.

LAFCO Process. The Sphere recognizes that an area should receive services from a particular jurisdiction and the jurisdiction should plan to serve an area. The Sphere does not grant a jurisdiction the authority to serve a particular area. For the District to serve the area either an outside service agreement or an annexation would need to be approved by LAFCO. The landowner request for annexation to serve the site with wastewater and the District has issued an availability letter. These approvals are subject to the Cortese-Knox-Hertzberg Act and local policies and procedures adopted by Santa Barbara LAFCO. LAFCO has discretion in making its decision regarding these actions. Annexation into the Goleta Sanitary District would include the following property; Assessor's Parcel Numbers 055-112-006.

Municipal Service Review. The Cortese-Knox-Hertzberg Act advises that a current Municipal Service Review (MSR) be used to analyze a Sphere of Influence. The CKH Act requires LAFCO to update the Spheres of Influence for all applicable jurisdictions in the County every five years or as necessary. The MSR is a study of the Agency's service capabilities and addresses seven factors described in Section 56430 of the CKH Act. LAFCO adopted a Sphere of Influence Update and Municipal Services Review (SOI/MSR) for the Goleta Sanitary District in 2016.

Factor (j) The comments of any affected local agency or other public agency.

Response. No comments have been submitted by local agencies. Any comments will be addressed in the staff report.

Factor (k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

Response. The GSD is capable of providing services to the property within the annexation area. This is documented in the Plan for Services, Attachment E. The approved Master Property Tax Agreement states the exchange between sanitary districts and County shall be zero. This is because wastewater services are financed by connection fees and charges and not by property taxes.

Factor (l) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

Response. The property water service will be provided by Goleta Water District. GSD is a single-purpose agency authorized to provide sewer service only.

Factor (m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

Response. The parcel will remain in the county continuing to contribute to the regional housing needs. Most homes within the Goleta Valley are priced well above the average County resident income. The annexation would not affect any city or county progress towards achieving their share of the regional housing needs as established in the latest Regional Housing Needs Plan.

Factor (n) Any information or comments from the landowner or owners.

Response. The annexation application was filed by petition from the landowners.

Factor (o) Any information relating to existing land use designations.

Response. No changes in land use plans are associated with this proposal.

Factor (p) Environmental Justice. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

Response. 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.

Factor (q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.

Response. The Ochoa Annexation site located at 1020 La Vista Road is identified as a moderate fire hazard zone; and low liquefaction or landslide risk as identified in the local hazard mitigation plan. Eastern Goleta Valley is located between the City of Santa Barbara and the City of Goleta. This area is largely suburban residential in character, providing a range of residential types. Southern California Edison (SCE) provides power to the Southern parts of the County. The entire county is subject to energy shortages.

NOTICE OF EXEMPTION

Filing of Notice of Exemption in Compliance with Section 21108 of the Public Resources Code

TO: County Clerk
County of Santa Barbara
105 East Anapamu Street
Santa Barbara CA 93101

FROM: Local Agency Formation Commission 105
East Anapamu Street, Room 407 Santa
Barbara CA 93101
805/568-3391

PROJECT TITLE: **LAFCO 21-03** 1020 La Vista Road – Ochoa Annexation into Goleta Sanitary District

PROJECT LOCATION AND DESCRIPTION:

Project Location:

0.90 acres located at 1020 La Vista Road, nearest to Highway 192
(APN 055-112-006)

Description of Nature, Purpose, and Beneficiaries of Project:

The Proposed Annexation and sewer service connection for an existing single-family residence from the Goleta Sanitary District. The property is currently served by an on-site septic system that is undergoing a planned remodel and addition.

The existing residence is allowed under County zoning of 1-E-1 within the Eastern Goleta Valley Community Plan. Activity is covered under existing zoning with connection to sewer system with no change in use. The proposal is categorically exempt from the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA") pursuant to CEQA Guidelines section 15319, Class 19 – Annexation of Existing Facilities and Lots for Exempt Facilities.

Name of Person or Agency Carrying Out the Project:

Santa Barbara Local Agency Formation Commission

Reasons for Exemption. LAFCO's approval of the proposed annexation into the Goleta Sanitary District would be consistent with a Categorical Exemption Class 19, annexation of existing facilities and lots of exempt facilities. There will be no changes in land use. The listed exception under section 15300.2 for class 3 would not apply in this case since the existing residence is not located in a sensitive location, historic resource, or hazardous site.

Mike Prater, Executive Officer

July 6, 2021
Date

The "project" is to provide sewer services from the Goleta Sanitary District to the existing residence located at 1020 La Vista Road, in the unincorporated area of the County. This property has an existing single-family residence. The request to connect to the nearby GSD sewer main is due to planned home remodel and addition. A linear sewer lateral installation would run approximate 100-feet to GSD main connection. A Categorical Exemption Class 19, annexation of existing facilities and lots of exempt facilities would apply.

The Santa Barbara Local Agency Formation Commission will approve the above-referenced project on October 7, 2021 and has determined it to be exempt from further environmental review under the requirements of California Environmental Quality Act (CEQA) of 1970, as defined in the State and local Guidelines for the implementation of CEQA.

Exempt Status:

- Ministerial
- Statutory
- Categorical Exemption:
Project is a sewer connection to existing SFR exempt from CEQA pursuant to CEQA Guidelines Section 15319. Class 19
- Emergency Project
- No Possibility of Significant Effect [Sec. 15061 (b,3)]

By: _____
Commission Clerk

Date: _____



GOLETA SANITARY
Water Resource Recovery District

June 16, 2021

Daniel Ochoa
1020 La Vista Road
Santa Barbara, CA 93110

Board of Directors:

Jerry D. Smith
Board President

Steven T. Majoewsky

George W. Emerson

Sharon Rose

Edward Fuller

Steve D. Wagner, PE
General Manager
District Engineer

**SUBJECT: Sewer Service Availability
Proposed Annexation and Sewer Service Connection for One
Existing Single-Family Residence**

A.P.N. 055-112-006 at 1020 La Vista Road, Santa Barbara

Dear Mr. Ochoa:

This is a revised and updated letter issued to replace the sewer service availability letter dated May 24, 2021.

The subject property, as shown on the attached parcel map, is currently within the Goleta Sanitary District service area (sphere of influence) but is not annexed to the District. Based on the District's preliminary understanding from the information you provided, you propose to connect to the District's sewage collection facilities one existing single-family residence. Currently the existing 0.9-acre parcel is being served by a septic system.

Please be advised that adequate sewage collection, treatment, and disposal capacity is currently available to serve the proposed project and that the District does not currently have a moratorium or similar restriction on new sewer connections. Subject to the terms specified in this letter, and upon satisfaction of the conditions set forth in the attached Exhibit "A", the District will issue a sewer connection permit and authorize the connection of the project to the District's sewer collection system. Although adequate sewer capacity is currently available to serve the project, issuing this letter does not guarantee sewer service by the District or reserve capacity for the project. The District provides all new sewer service on a first-come, first-serve basis, as determined from the date on which the connection permit is issued. The District cannot predict the pace of future development in the community and cannot anticipate the demand for new sewer service.

One William Moffett Place, Goleta CA 93117

(805) 967-4519 office (805) 964-3583 fax

www.GoletaSanitary.org
ATTACHMENT E

In addition, the District is unable to predict what new regulatory requirements might be imposed in the future by Federal, State and/or local agencies, or exactly what effects said requirements might have on the District's ability to accept any new connections.

This letter does not constitute a sewer connection permit for the proposed project, but sets forth the terms on which a connection permit is issued. By providing this letter, the responsibility or liability for sewer service or matters pertaining to this project will not be the responsibility of the District.

Please note that the District's current assessment with respect to capacity availability, along with terms and conditions stipulated in Exhibit "A" for this project, are valid for two years from the date of this letter. At the end of the two-year period, the applicant, if still interested in the District's availability of service, must submit in writing a request for reassessment of its service conditions and capacity availability outlined in this letter.

If you have any questions regarding this matter, please call Mr. Luis Astorga at this office.

Sincerely,

A handwritten signature in black ink that reads "Steve Wagner". The signature is written in a cursive, slightly slanted style.

Steve D. Wagner, P.E.
General Manager/District Engineer

SDW: LA

Attachments
Exhibit A
Parcel Map

cc: Luis Astorga, Goleta Sanitary District

EXHIBIT "A"
TERMS AND CONDITIONS

Applicant shall comply with all applicable District provisions of its Standards and Ordinances.

The property must be annexed to the District. Annexation to the District may incur additional costs by other agencies, depending on the specific application. Please contact LAFCO for annexation information and application materials. LAFCO can be contacted at:

Santa Barbara LAFCO
Mike Prater, Executive Officer
105 E. Anapamu Street
Room 407
Santa Barbara, CA 93101
(805) 568-3391
(805) 568-2249 FAX
Email lafco@sblafco.org

Upon completion of the annexation, the applicant/owner(s) must submit a complete copy of the final building structure site and floor plans to the District. The District will review the plans and contact the applicant and the County of Santa Barbara Building and Safety Division after plans are reviewed. The County of Santa Barbara may require that you apply for additional permits.

The site plans need to show the proposed 4" diameter building structure sewer connection, building floor and rim elevation of the upstream manhole from the proposed connection to the structure.

Building structures on the lot, not directly connected to a public sewer, will have to be separately connected with the public sewer upon subsequent subdivision of the lot.

Each property has to be separately connected to District facilities.

If there is an inability to achieve gravity flow from the building structure to the District's sewage collection facilities, an injector pump system design will need to be submitted to the County of Santa Barbara Building and Safety Division for approval prior to connection of any portion of your force main sewer system. The design must include dual pump and alarm system.

A backflow preventer encased in a concrete vault with a metal lid, embossed with "sewer" or "clean-out", must be installed within the private property whenever the residential interior plumbing fixtures are lower than the District's upstream manhole rim elevation. This manhole is the next immediate manhole upstream from the structure sewer service connection to the main sewerline.

Once the plans have been received, reviewed and accepted, the District will stamp the plans approved. A sewer connection permit may be obtained by the applicant once they have paid all applicable fees, posted all required bonds and satisfied all applicable ordinances, regulations, standards and requirements of the District and any other local, state or federal agency with jurisdiction over the project.

As of the date of this letter, the required fees are as follows:

District Annexation Fees:

District Annexation Processing Fee: **\$200.00**
District Annexation Fee: **\$2,098.00** for 1 acre or less, for properties greater than 1 acre: **\$2,098.00** multiplied by the total acreage
There are other fees associated with annexation from other agencies such as LAFCO, County of Santa Barbara and State Board of Equalization, please contact LAFCO for additional information.

Other District Fees:

Connection Fees:

Single Family Dwelling Unit: **\$2,266.00 / Unit**
Apartment, Duplex, Mobile Home Space, Condominium Unit: **\$1,587.00 / Unit**
Connection fees for commercial/industrial and other non-residential establishments are based on the number of equivalent residential units (ERUs) of the proposed development. The number of ERUs are defined as the ratio of the proposed total number of plumbing fixtures of the proposed development and that of a single-family dwelling (20 fixture units per dwelling). The connection fee for the proposed development is determined by multiplying the proposed ERUs by the connection fee of a single-family dwelling. Under no circumstance shall the fee be less than that of a single-family dwelling.
Permit fee: **\$187.00** (for project)
Permit fee: **\$187.00** (for cleanout installation at property line only, inspection fee waived)
Industrial Waste Control Annual Permit fee: **\$126.00 to \$2,000.00** (Based on Discharger Classification)
Inspection fee: **\$187.00** (per residential or commercial building structure connection)
Inspection fee: **\$248.00** (per industrial/manufacturing building structure connection)
Inspection fee: **\$500.00** (per 100 feet of mainline extension)
Plan check and review fee: **\$126.00** per hour (**\$126.00** minimum fee)
Deposit, as required **\$500.00**

These fees are subject to periodic adjustments and applicant shall pay the fees in effect at the time application is made for a connection permit.



GOLETA SANITARY
Water Resource Recovery District

Key to Features

Structures

- CO
- DROP
- MH
- WYE
- Wet Well

Sewer Pipe

- FORCE MAIN
- LATERAL SEWER
- MAIN LINE
- SANITARY SEWER
- SIPHON INVERTED

Outfall Pipe

-

Goleta Sanitary District Bounda

-

Streets

-

Tax Parcels

-

© 2018, The City of Goleta, California. All rights reserved. This map is a technical drawing and is not intended to be used for any other purpose. The City of Goleta is not responsible for any errors or omissions on this map. The City of Goleta is not responsible for any damages or losses resulting from the use of this map. The City of Goleta is not responsible for any damages or losses resulting from the use of this map.

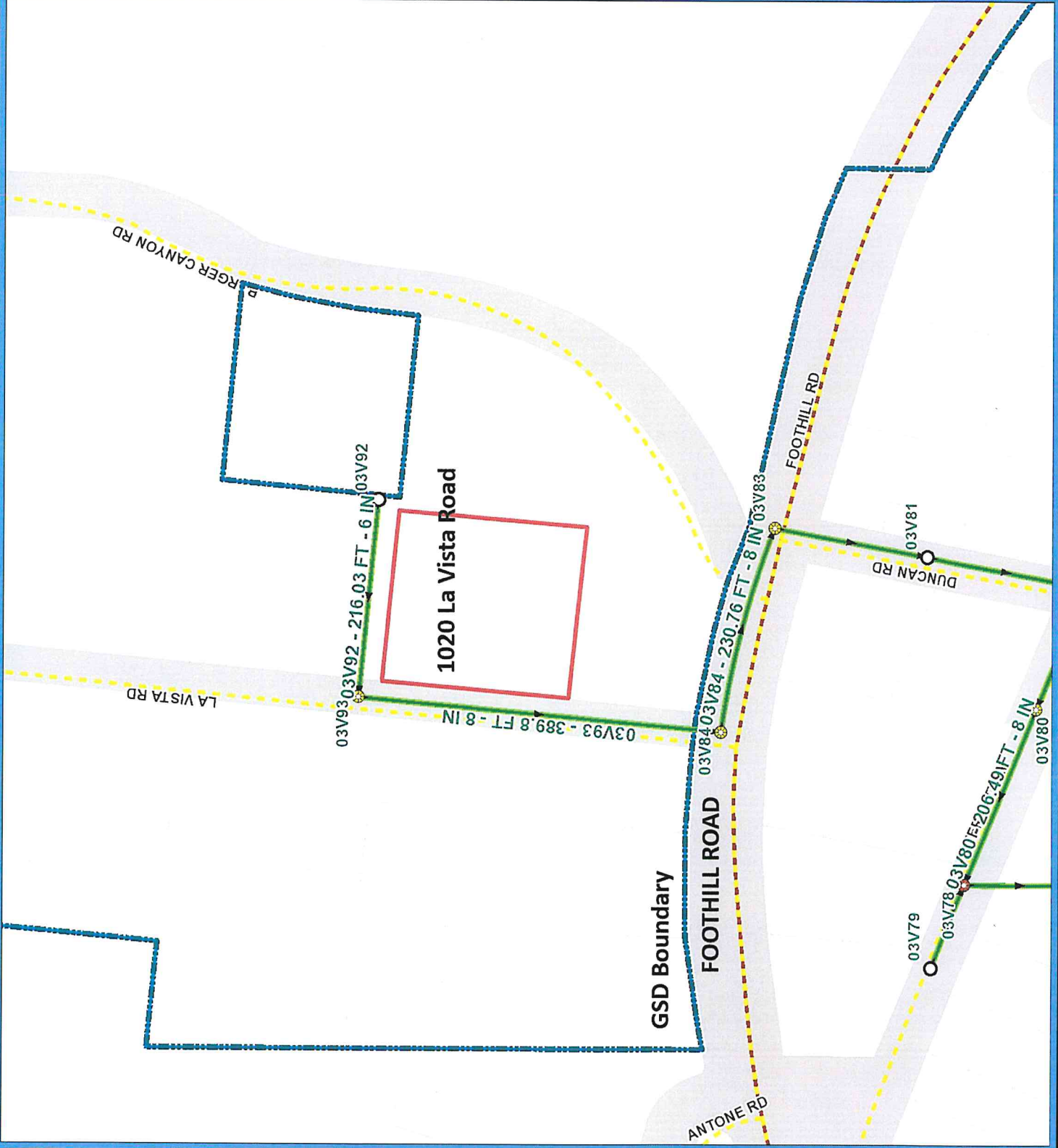


Feet



State Plane California Zone V NAD 83
Santa Barbara County, California
Goleta Sanitary District

Compiled on ##-##-##
Produced by www.zwsoft.com



LAFCO 21-xx

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE KURTH
1020 LA VISTA ROAD 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, on September 13, 2021, the Executive Officer issued a Certificate of Filing for LAFCO application No, 21-03. The application proposes annexation of the property known as the 1020 La Vista Road to the Goleta Sanitary District (Annexation No. 382); 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 Commission determined that the environmental review documentation meets the requirements of the California Environmental Quality Act, Public Resources Code section 21000 et seq., (CEQA); and

WHEREAS, the Commission has considered all factors required to be considered by Government Code Sections 56668 et seq.; and

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Commission as follows:

- (1) The proposal has been reviewed and is found to be Categorically Exempt from CEQA pursuant to CEQA Guidelines section 15319, Class 19 Annexation of Existing Facilities and Lots for Exempt Facilities;
- (2) The written statements of determinations set forth in the Executive Officer's Staff report dated October 7, 2021, are hereby incorporated by reference as though set forth in full and are adopted as determinations and findings of the Commission;

- (3) The proposal is found to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County;
- (4) The proposal is found to be within the Goleta Sanitary District's sphere of influence;
- (5) The subject proposal is assigned the distinctive short-form designation:

1020 La Vista Road - Ochoa;
- (6) This approval is conditioned upon annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees, and assessments of the Goleta Sanitary District;
- (7) Said territory is found to be uninhabited;
- (8) All affected landowners have given written consent to the annexation and the annexing agency has consented to waive conducting authority proceedings.
- (9) The conducting authority proceedings are waived and staff is directed to complete the proceedings, subject to compliance with all conditions of this Resolution;
- (10) The boundaries of the affected territory are found to be definite and certain as set forth in Exhibits A and B, attached hereto and made a part hereof.
- (11) 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.
- (12) The annexation shall become final upon the recordation of the Certificate of Completion.

This resolution is hereby adopted this 7th day of October, 2021 in Santa Barbara, California.

AYES:

NOES:

ABSTAIN:

Santa Barbara County Local Agency
Formation Commission

By: _____
Etta Waterfield, Chair

Date: _____

ATTEST:

Jacquelyne Alexander, Clerk
Santa Barbara County
Local Agency Formation Commission