

LAFCO 22-14

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE 806 TORO
CANYON ROAD INVOLVING AMENDMENT OF THE SPHERES OF INFLUENCE
AND ANNEXATION TO MONTECITO WATER 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 July 15, 2022, the Executive Officer issued a Certificate of Filing regarding LAFCO Application No. 22-04. The application proposes annexation of the property known as the 806 Toro Canyon Road involving sphere of influence amendment and annexation to the Montecito Water District (Annexation No. 25); 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, a staff report was prepared, and the public hearing was duly conducted under the Assembly Bill 361 meetings laws; 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 has considered all factors required to be considered by Government Code Sections 56668 et seq.

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

- (1) Finds the proposal to 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 and Section 15061(b)(3) common-sense rule;

- (2) The Commissions written determination pursuant to Government Code Section 56425(e) (1-5) include:

- a) Present and planned land uses in the area, including agriculture, and open space lands:

The present and planned uses for this Sphere of Influence Amendment are consistent with the County's General Plan, for Toro Canyon Planning Area approved by the County. The plan for providing services for this area include services from the Montecito Water District for water services to a future single-family residence. An on-site septic system would provide sewer services. The consultation between the owner and the County, the residential project was determined to be a ministerial approval from the County since the proposed development will meet all requirements of the current parcel zoning. Overall, the County's General Plan clearly identifies community goals, objectives, policies and standards. The policy document and development approval provide for the logical and orderly growth of the Water District. The annexation contains no agricultural resources or changes to land use as a result.

- b) Present and probable need for public facilities and services in the area:

The present need for public services in the proposed SOI area consist of services for a new single-family residence and associated structures. Water services would be provided by the Montecito Water District and sewer services would be provided by on-site septic system. Fire would be provided Carpinteria/Summerland Fire Protection District. The parcel already resides within the fire district service boundary. Much of the neighboring lots to the west and south are within the Water District as part of Miller Reorganization in 1994. The primary purpose is to allow for extension of public water service to the identified property. The properties are currently vacant and could only be served by a septic system and on-site well. There is no guarantee there will be adequate GPM to support a single-family residence. Site constraints also inhibit the ability to get the well drilling equipment to the site to drill the well. It is the Owner's desire to have a steady reliable water source to ensure the longevity of his plans to develop the site. The cost for the service line and meter would be borne by the property owner through the payment of the standard meter connection and capacity charges and future water sales to the property owner would be paid in accordance with applicable District rates.

- c) Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide:

Water services identical to other users currently within Montecito Water District could be provided within one year of annexation. The nearest water main is an 8-inch ductile iron pipe on Toro Canyon Park Road constructed in 1973 and is approximately 1500 feet from the parcel. The District estimated it serves a population of 11,769 people with 4,633 connections. The Bella Vista Treatment plant is a 2.2 MG per day (6.7 AF per day) treatment facility that is used to treat water received from Jameson Lake and Doulton Tunnel intrusion. The Bella Vista Treatment Plant went into service in 1994 and provides

up to 30% of the District's potable water supply during normal water supply conditions. Douulton Treatment Plant, a secondary 0.15 MG per day (0.46 AF per day) treatment facility, is located at the top of Toro Canyon Road used to deliver treated water to a small, isolated section of the District's customers. The Cater Water Treatment Plant has a production capacity of 37 MGD and is owned and operated by the City of Santa Barbara. The City of Santa Barbara and the Montecito and Carpinteria Valley Water Districts jointly participate in the Cater Treatment Plant. The District has a 20 percent interest in the Cater facility. The owner would also be responsible for obtaining easements on the neighboring parcels for his utilities, if needed. The cost for the service line and meter would be borne by the property owner through the payment of the standard meter connection and capacity charges and future water sales to the property owner would be paid in accordance with applicable District rates. The Water District has stated it has the adequate capacity to provide services to the parcel.

- d) Existence of social or economic communities of interest in the area if the Commission determines that they are relevant to the agency:

The Sphere of Influence areas Montecito Water District are linked to the Montecito and Summerland communities social and economic interest. Residential development is proposed in the Sphere amendment and the District or surrounding areas provide places for shopping and services for the people living in the area. Areas to recreate, schools, places of worship and cultural events would also be available to the areas in the Sphere of Influence that include residential development. The district will also gain assessment advantages or water service charges with the annexation. The property will receive the same level and range of service as other properties currently served by the District.

- e) Present and probable need for public facilities and services of Disadvantage Unincorporated Communities:

The Montecito area has a variety of economic diversity within the community and surrounding area including within or adjacent to the Sphere of Influence. A Disadvantaged Unincorporated Community is defined as a community with an annual median household income that is less than 80 percent of the statewide annual median household income. This amendment of the Sphere of Influence is currently vacant with a proposal to construct a new single-family residence. The surrounding Toro Canyon Road area exceeds the median household income for the surrounding community and well above the average County resident income. This does not qualify as a disadvantage unincorporated community for the present and probable need for public facilities and services.

- (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 Montecito Water District's spheres of influence is revised to include the property known as 806 Toro Canyon Road as set forth in Exhibit A;

- (5) The subject proposal is assigned the distinctive short-form designation:
“806 Toro Canyon Road Sphere and Annexation”;
- (6) Said territory is found to be uninhabited;
- (7) The boundaries of the affected territory as revised are found to be definite and certain as set forth in Exhibits B and C, attached hereto and made a part hereof, subject to the condition that prior to the Executive Officer executing and recording the Certificate of Completion, the proponent shall obtain the County Surveyor’s final approval of the legal description and map and submit such approval to the Executive Office.
- (8) The proposal is subject to the terms and conditions that the annexed territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to other properties presently within the District.
- (9) All affected landowners have given written consent to the annexations and the annexing agency has consented to waive conducting authority proceedings.
- (10) The conducting authority proceedings are waived and staff is directed to complete the proceedings, subject to compliance with all conditions of this Resolution;
- (11) All subsequent proceedings in connection with this reorganization 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 Sphere of Influence amendments and annexation shall become final upon the recordation of the Certificate of Completion.

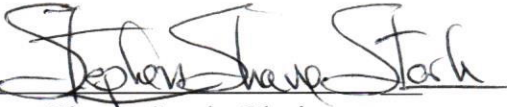
This resolution is hereby adopted this 1st day of September, 2022 in Santa Barbara, California.

AYES: Commissioner Freeman, Geyer, Hartmann, Waterfield, Williams, and Stark

NOES: None

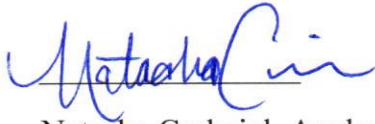
ABSTAIN: None

Santa Barbara County Local Agency
Formation Commission

By: 
Shane Stark, Chair

Date: 9/1/2022

ATTEST:



Natasha Carbajal, Analyst/Clerk
Santa Barbara County
Local Agency Formation Commission