

LAFCO RESOLUTION NO. 22-02

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE SANTA CLAUS LANE RESTROOM INVOLVING AMENDMENT OF THE SPHERE OF INFLUENCE AND ANNEXATION TO CARPINTERIA 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 December 10, 2021, the Executive Officer issued a Certificate of Filing regarding LAFCO Application No. 21-06. The application proposes annexation of the property known as the Santa Claus Lane Restroom involving sphere of influence amendment and annexation to the Carpinteria Sanitary District (Annexation No. 137); 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) Find that the Commission has considered the Final Mitigated Negative Declaration prepared by the County of Santa Barbara as Leas Agency under the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., for the Santa Claus Lane Beach Access and Streetscape Improvement Project;

(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 and the Santa Claus Lane Streetscape Project approved by the County. The plan for providing services for this area include services from the Carpinteria Sanitary District for sewer services to restroom facilities. The Carpinteria Valley Water District would provide water services. The County's requirements preclude septic system to used, rather annexation into the sanitary district is preferred. 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 Sanitary 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 restroom facility to serve the needs of visitors to Santa Claus Lane beach and local businesses. Water services would be provided by the Carpinteria Valley Water District and sewer services would be provided by Carpinteria Sanitary District. Fire would be provided Carpinteria/Summerland Fire Protection District. The area already resides within these other services provider boundaries. The neighboring properties along Santa Claus Lane and northerly were annexed into the Sanitary District as part of Padaro lane annexation. The primary purpose is to allow for extension of public sanitary sewer service to the identified property.

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

Sanitary services within Carpinteria Sanitary District are adequate and the District is the closest provider of sewer services to the project site and area of interest. No alternative service providers are available. The only alternative would be to permit and operate an onsite sewage waste disposal system. The site has a very shallow groundwater table and is immediately adjacent to the beach and Pacific Ocean. The District has stated it has the capacity to serve the properties. The project would extend an existing Carpinteria Sanitary District sewer line approximately 640 feet to the west along Santa Claus Lane to the proposed restrooms.

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 Carpinteria Sanitary District are linked to the City of Carpinteria and Summerland communities social and economic interest. A restroom facility 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 property will

receive the same level and range of service as other properties currently served by the District. No effects of this action would alter the existing social and economic interests.

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

The Carpinteria 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 land. The surrounding Santa Claus Lane area exceeds the median household income for the surrounding community of Carpinteria, which has a median household income of \$88,381 as of 2020. This does not qualify as a disadvantage unincorporated community for the present and probable need for public facilities and services.

- (4) 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;
- (5) The Carpinteria Sanitary District's spheres of influence is revised to include the property consisting of 0.0465 acres located within Santa Barbara County ROW, on Santa Claus Lane, approximately 800 feet southeast of Padaro Lane. The area of interest is approximately 112.56 feet long by 18 feet wide. as set forth in Exhibit C;
- (6) The subject proposal is assigned the distinctive short-form designation:  
Santa Claus Lane Restroom Sphere and Annexation;
- (7) Said territory is found to be uninhabited;
- (8) The boundaries of the affected territory as revised are found to be definite and certain as set forth in Exhibits A and B, 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.
- (9) 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.
- (10) All affected landowners have given written consent to the annexations and the annexing agency have consented to waive conducting authority proceedings.
- (11) The conducting authority proceedings are waived and staff is directed to complete the proceedings, subject to compliance with all conditions of this Resolution;

- (12) 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.
- (13) The Sphere of Influence amendments and annexation shall become final upon the recordation of the Certificate of Completion.

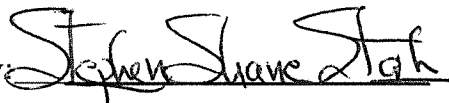
This resolution is hereby adopted this 6<sup>th</sup> day of January, 2022 in Santa Barbara, California.

AYES: Commissioner Aceves, Freeman, Geyer, Hartmann, Lavagnino, Stark, and Waterfield

NOES: None

ABSTAIN: None

Santa Barbara County Local Agency  
Formation Commission

By:   
Shane Stark, Chair

ATTEST:

Date: 2/3/2022



Natasha Carbajal, Deputy Clerk  
Santa Barbara County  
Local Agency Formation Commission