

# Santa Barbara LAFCO

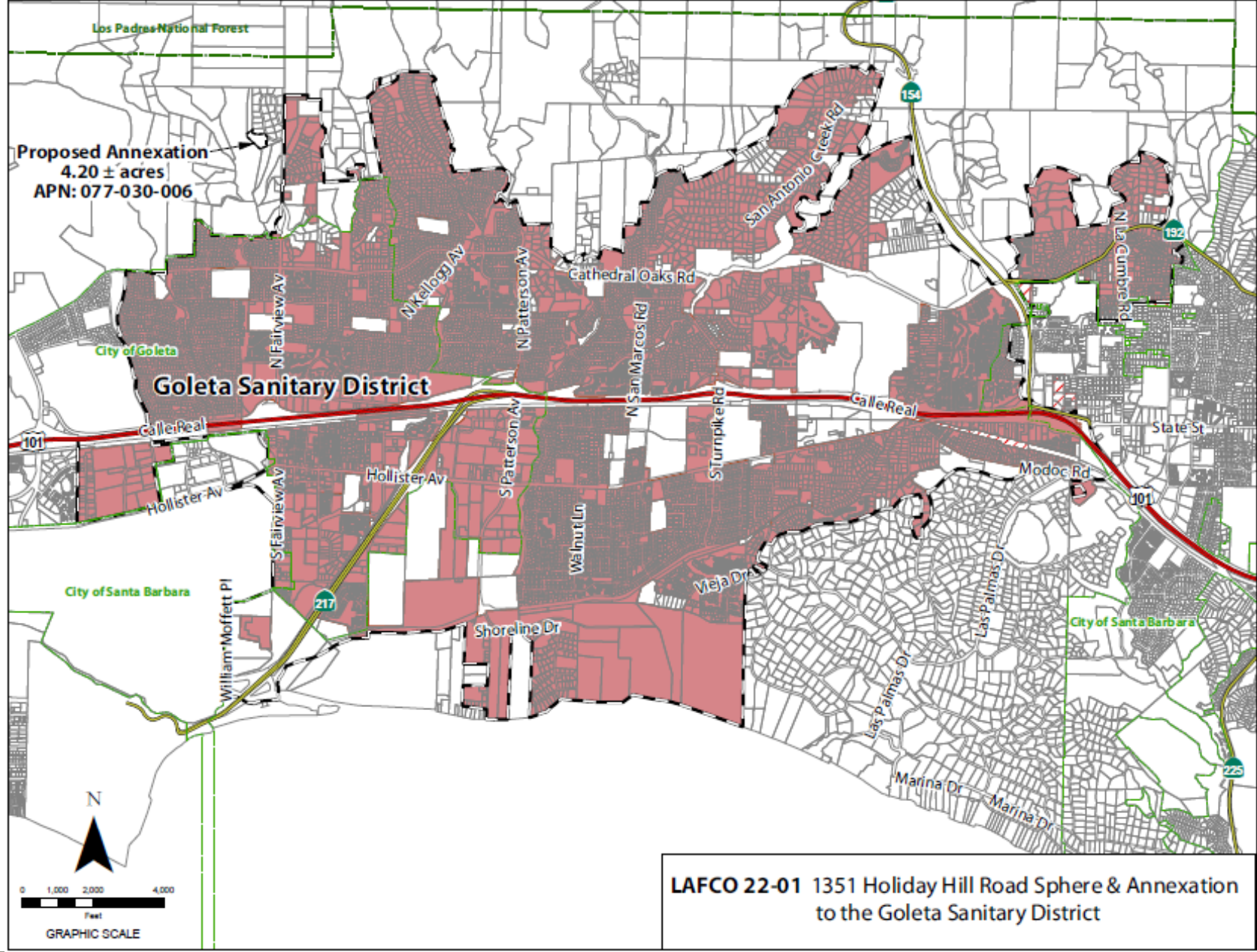
1351 Holiday Hill  
SOI & Annexation to Goleta Sanitary District

October 6, 2022

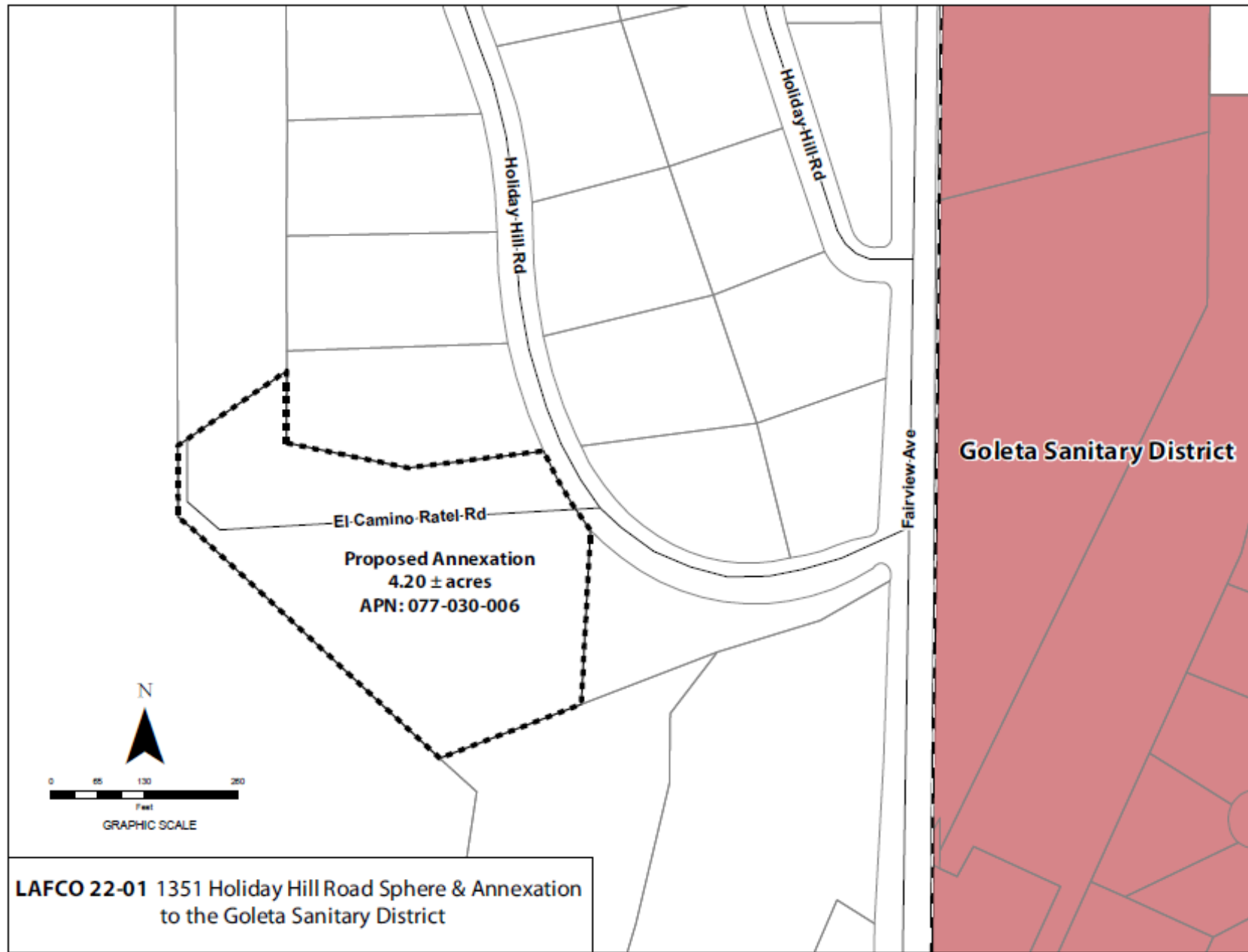
# Background

- Applicant: Landowner, by petition
- Location: parcel is located at 1351 Holiday Hill Road approx. 4.0-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 2016)

# Vicinity Map



# SOI & Annexation Map



# Land Use, Planning and Zoning

- The land use is residential with art studio
- 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) zoned (1-E-1)

# 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 E
- A private sewer Tie-In Agreement is required

# Sphere of Influence

- Area is outside the District's Sphere of Influence
- SOI was updated in 2016
- Spheres would be amended to include this area

## Present and planned land uses

- Consistent with the County's Eastern Goleta Valley Community Plan. A CUP being processed.

## Present and probable need for services

- Consist of new sewer connection for art studio and new Community Art Center. Sewer services by private sewer line via easement. 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 Santa Barbara Wildlife Care Network private main within N. Fairview. 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 & Section 15303, Class 3
- 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 be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(d), Class 3 New Construction or Conversion of Small Structures and 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 1351 Holiday Hill Road;
- Approve the proposal, to be known as 1351 Holiday Hill Road SOI & Annexation to Goleta Sanitary District;
- 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.