

Santa Barbara LAFCO

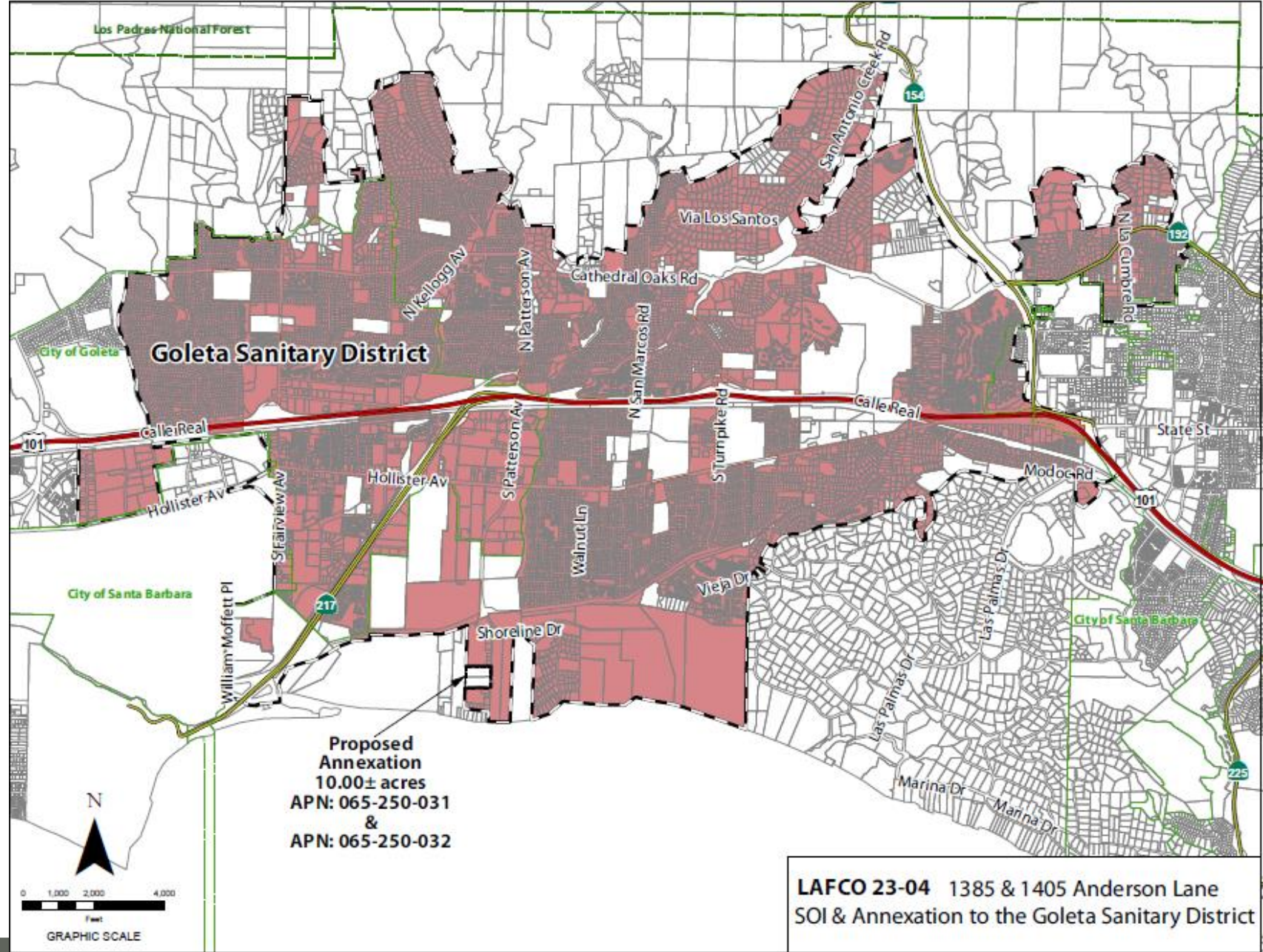
1385 & 1405 Anderson Lane SOI & Annexation
to Goleta Sanitary District

March 7, 2024

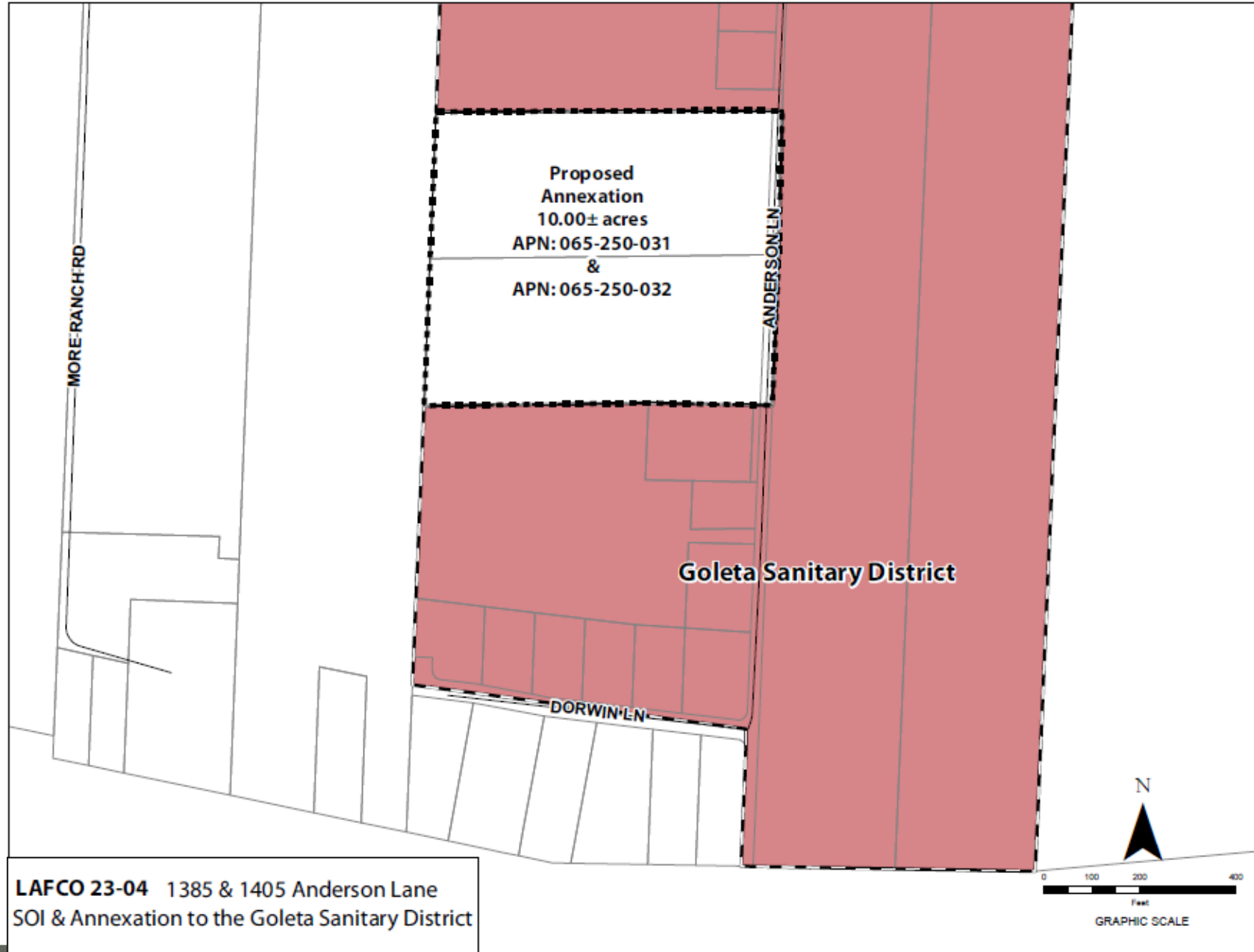
Background

- Applicant: Landowner, by petition
- Location: parcel is located at 1385 & 1405 Anderson Lane approx. two 5.0-acre parcels
- 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 2023)

Vicinity Map



SOI & Annexation Map



Land Use, Planning and Zoning

- The land use is agriculture with residences
- No changes in land use will be facilitated by the proposed boundary change
- Land use designations and zoning is agriculture in the County (A-1-5 zoned (AG-1-5))

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
- Connecting to GSD main sewer line as part of thirteen other properties benefiting from the Anderson Lane Reimbursement Agreement extension. The connection is located approximately 2,000-feet from the existing parcel within Anderson Lane connecting to Shoreline Drive

Sphere of Influence

- Area is outside the District's Sphere of Influence
- SOI was updated in 2023
- Spheres would be amended to include this area

Present and planned land uses

- Consistent with the County's Eastern Goleta Valley Community Plan. Contains existing agricultural resources but does not propose any changes to land use as a result.

Present and probable need for services

- Consist of services for existing residential uses. A public sewer line is planned for Anderson Lane to serve 13 additional parcels already within the GSD service area. 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 Shoreline Drive sewer main. GSD has remaining capacity of 2.46 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, Class 19
- 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 proposal to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15319, Class 19 Annexations of individual small parcels for facilities exempted by Section 15303.
- Amend the Spheres of Influence of the annexing agency to include 1385 and 1405 Anderson Lane;
- Approve the proposal, to be known as 1385 & 1405 Anderson Lane 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.