

Santa Barbara LAFCO

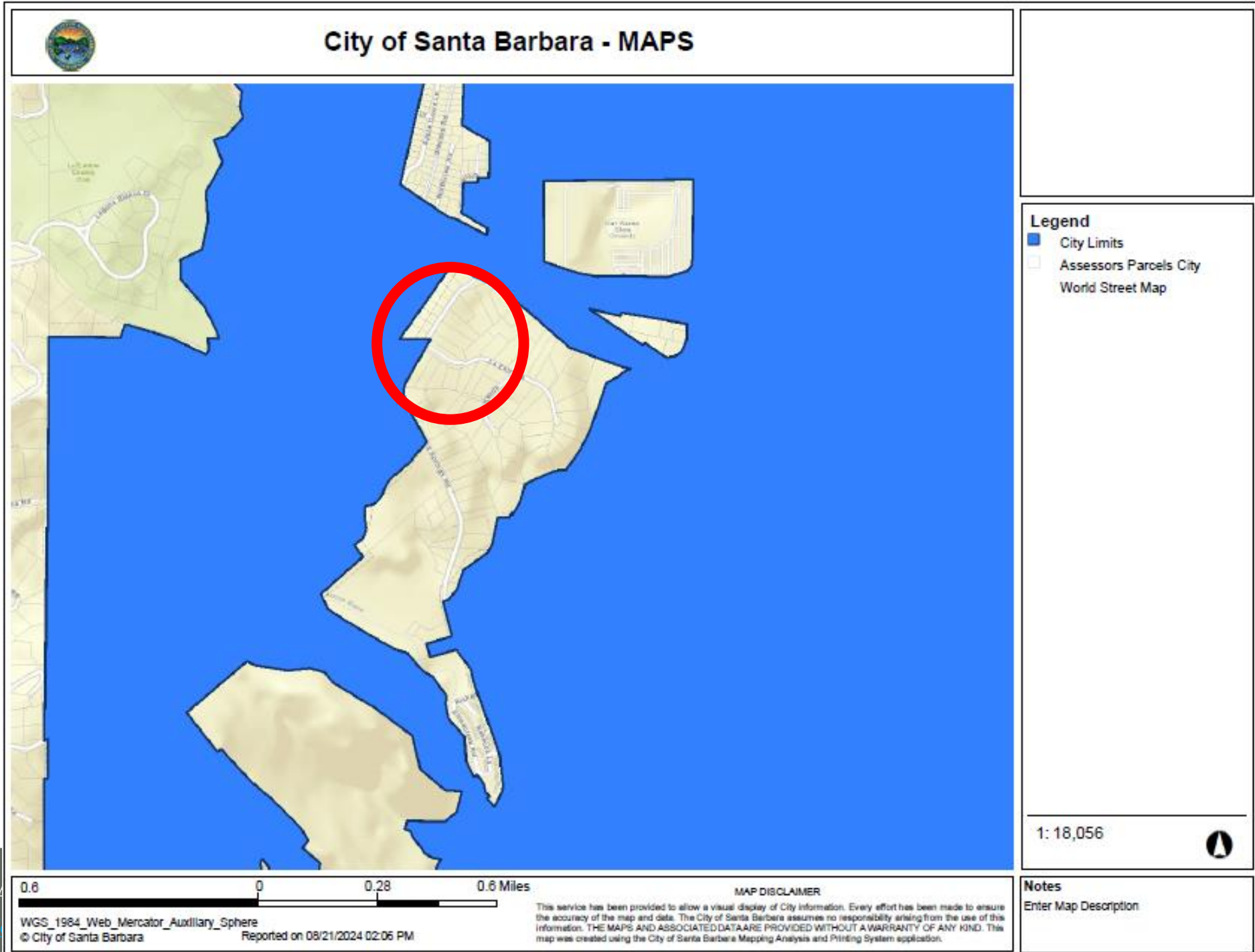
898 Veronica Springs Road Out-of-Agency
Service Agreement to City of Santa Barbara

September 5, 2024

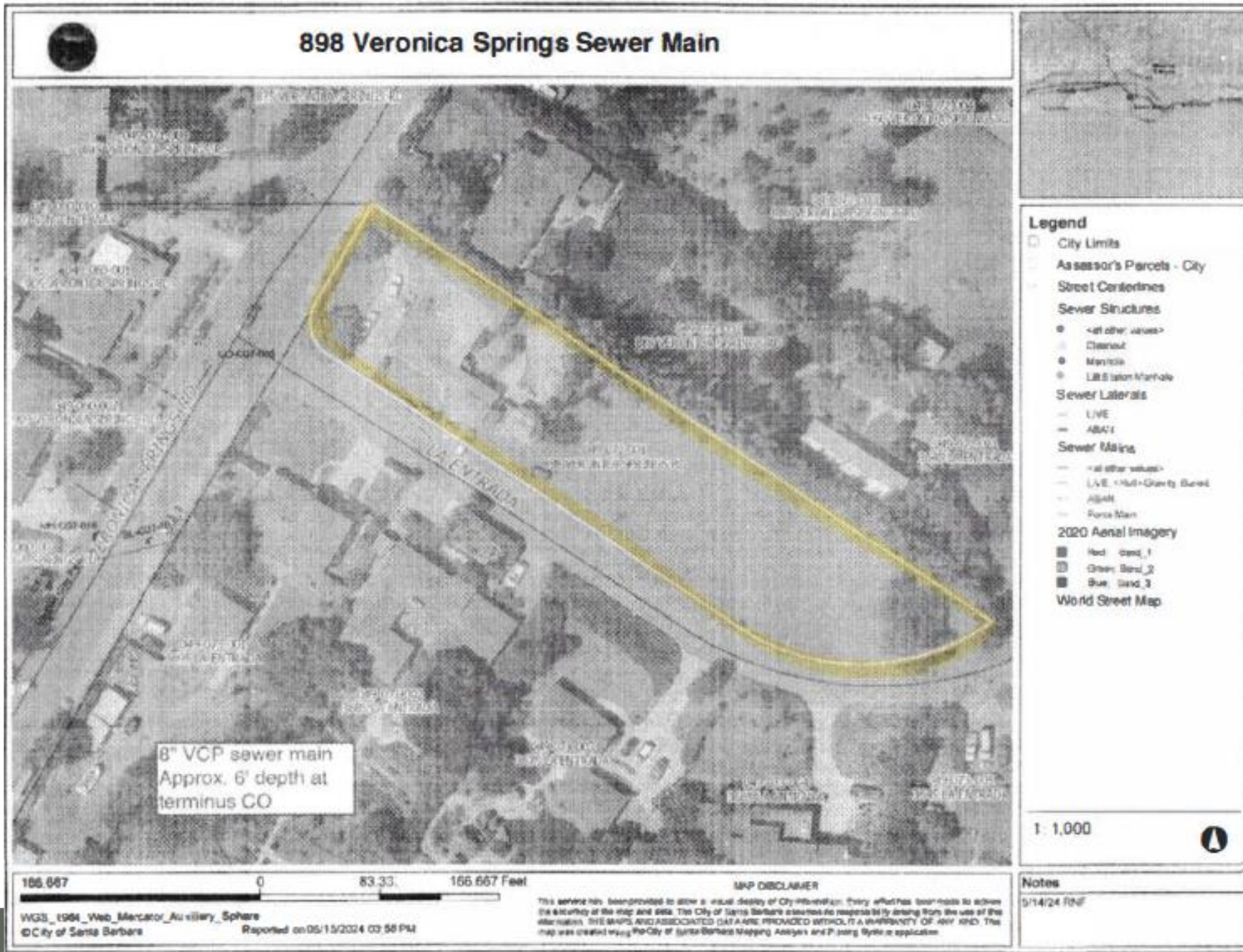
Background

- Applicant: City of Santa Barbara, by resolution
- Location: includes 0.77 acres located at 898 Veronica Springs Road, Santa Barbara, CA 93108. (APN 049-072-001)
- Purpose: The property owner is requesting sewer hook up to the City of Santa Barbara due to a failed septic tank.
- The City provides sewer services to other properties in the area with the capacity to provide sewer service to the property

Vicinity Map



OASA Map



Location and Sphere of Influence

- The proposal area is within the City's Sphere of Influence (Property added in 1980s)
- Current landowner has agreed and pending in City to sewer service (Sept 10th)
- An existing sewer main extension is located approximately 75 ft. away from the property.

TWO OPTIONS UNDER Section 56133:

- (1) “an impending threat to health and safety” (present here) or
- (2) property is within the sphere of influence of the agency and done in anticipation of future annexation (authorizing under this section)

Land Use, Planning and Zoning

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Santa Barbara Local Agency
Formation Commission

- The use is a residential single-family residence
- No changes in land use will be facilitated by the proposed OASA
- Land use designations and zoning are Residential 1.0 in the County zoned (1-E-1)

Out of Agency Service
Agreement
Item No 1

Plan for Services

- The City'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 B (Agreement for Provisions) and Attachment C (PW Report)
- Consists of extension off existing city sewer main, acquisition of all easements and construction of all pipelines, fixtures, and facilities to connect the property, comply with all City laws governing the use, waste, or conservation of water and discharge of sewage.

Environmental Determination

- The proposal is Categorical Exemption pursuant to Public Resources Code Sections 21000, Section 15301,
- (i) the continued operation of a private structure (i.e., an existing single-family residence),
- (ii) the minor alteration and continued operation of existing public facilities (i.e., the City's wastewater collection system), and
- (iii) no expansion of existing use

City and Landowner Consent

- Commission policy states that when property may ultimately be annexed to a city or a district, approval of an Out-of-Agency Service Agreement should require the landowners to agree to annex the territory with a consent to annex form
- Agreement approved by the City and landowner includes Condition 8 wherein Owners consent
- Annexation is not possible at this time because the process is very lengthy and would not resolve the current situation in a timely manner.

Conclusion

- The site is located in an area that allows the City to best provide sewer service
- The City infrastructure (wastewater pipes) are located within reasonable distance to the property

Recommendation

OPTION 1 – APPROVE the request for an Out-of-Agency Service Agreement, subject to the following terms and conditions:

- a) Find the proposal to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15303(a), 15320, and 15061(b)(3).
- b) The City's provision of water and sewer services shall be limited to the 3.94 acres located at 898 Veronica Springs Road, Santa Barbara, APN 049-072-001;
- c) The landowners shall execute and record an agreement approved by the Executive Officer that consents to any future annexation of the territory, which agreement shall enure to and bind all successors in interest to the property;
- d) Said out-of-agency service agreement is for sewer service only shall remain in effect until such time as an annexation is approved by the Commission and becomes final.