

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

January 6, 2022 (Agenda)

LAFCO 21-06: Santa Claus Lane Restroom involving sphere of influence amendment and annexation to the Carpinteria Sanitary District (Annexation No. 137).

PROPONENT: Board of Directors, Carpinteria Sanitary District, by Resolution No. R-350, adopted at its regular meeting held on September 7, 2021.

ACREAGE & LOCATION The proposed sphere amendment and annexation includes 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. The major street is Santa Claus Lane. The property is County Right-of-Way, within the Transportation Corridor. No current Assessor's Parcel is assigned to this portion of County ROW. (**Attachment A**).

PURPOSE: Annexation to the Carpinteria Sanitary District is to provide sanitary sewer services to the area currently being used for unorganized parking for access to Santa Claus Lane beach area. The proposal is for restroom facilities consistent with the approved Santa Claus Lane Streetscape Project.

GENERAL ANALYSIS:

As a requirement of County Santa Claus Lane Streetscape Project, the site will be improved with restroom facilities. The static groundwater elevation documented in the adopted Mitigated Negative Declaration dated September 16, 2021 states the site has a very shallow groundwater table and is immediately adjacent to the beach and Pacific Ocean. Documentation does not support a conventional septic system. No alternative service providers are available.

Description of Project

At the request of the County, the Carpinteria Sanitary District is proposing this sphere amendment and annexation. Connection to the public sewer will comprise of a new extension of the sewer main in Santa Claus Lane approximately 640 feet to the west along Santa Claus Lane to the proposed restrooms.

1. Land Use and Zoning - Present and Future:

The Comprehensive Plan designation for the proposed project site is Coastal Zone, Toro Canyon Plan area. Transportation Corridor (TC), Transportation Corridor, Toro Canyon Plan area. Transportation Corridor (TC), Transportation Corridor Wetland Overlay District (TCWO), View Corridor District (VC), Flood Hazard Area Overlay District (FA), Design

Control Over District (D), Commercial (C-1). The proposed uses conform with this designation. No changes in land use will be facilitated by the proposed boundary change.

2. Sphere of Influence:

The site is not within the Districts' spheres of influence and it is proposed to expand the spheres to include this property. (**Attachment B**)

The small area of 0.0465 acres ROW proposed for annexation is outside the sphere of influence of Carpinteria Sanitary District. The neighboring lot part of the Padaro lane annexation was added in 1977 (APN 005-440-002). APN 005-730-003 & 007 were another nearby neighboring lot that was annexed in 1975. The CKH Act requires that the following factors be addressed according to Government Code Section 56425(e) (1-5):

- 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.

- 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.

- 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.

- 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.

- 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.

### 3. Environmental Justice:

Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

### 4. Topography, Natural Features and Drainage Basins

General topography of the area is of a relatively flat roadway and shoulder supported on embankment. The UPRR corridor is at a lower elevation on the southside of the roadway, with beach south of UPRR corridor. The proposal is for restroom facilities and sewer connection. The area currently is being used for unorganized parking for access to Santa Claus Lane beach area to the south of Union Pacific Railroad facilities. There are no prominent natural features.

5. Impact of Agricultural Resources

The annexation will have no impact on Agricultural Resources.

6. Population:

The parcel is uninhabited as less than 12 registered voters reside in the area. The area is vacant right-of-way.

7. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The main sewer line would extend along Santa Claus Lane approximately 640 feet to the west to connect the proposed restrooms. The District has stated it has the capacity to serve the property. The property will receive the same level and range of service as other properties currently served by the District. The existing sewer line is easterly along Santa Claus Lane. All other utilities would be provided by the respective utility companies any extension of services may be required.

8. Assessed Value, Tax Rates, Indebtedness and Exchange:

The property is County Right-of-Way, within the Transportation Corridor. No current Assessor's Parcel is assigned to this portion of County ROW. No property tax exchange is required with this annexation. The overall tax rate will not be affected by this change. The territory proposed to be annexed shall be subject to its share of all of the indebtedness of the District, including bonded indebtedness of the District.

9. Environmental Impact of the Proposal:

As CEQA lead agency, the County of Santa Barbara prepared a Mitigated Negative Declaration for the Santa Claus Lane Beach Access and Streetscape Improvement Project and Notice of Determination pursuant to Public Resources Code section 21000 et seq. ("CEQA"). Case Numbers (19DVP-00000-00028, 19CDP-00000-00066, and 19NGD-00000-00005) dated September 16, 2019. The Commission will find that it has considered the Final Mitigated Negative Declaration prepared by the County of Santa Barbara pursuant to CEQA in making its determination on the sphere amendment and annexation. The Commission has reviewed this document under separate cover. The Notice of Determination is attached as (**Attachment D**).

In addition, a copy of the Notice of Determination and Mitigated Negative Declaration is included with this staff report and may be inspected at the following location: 105 East Anapamu Street, Room 407, Santa Barbara, CA. 93101. Additionally, a copy of the document is posted online at: [www.sblafco.org](http://www.sblafco.org).

10. Landowner and Annexing Agency Consent:

The County and District have consented to the annexation in Resolution No. 350, dated September 7, 2021. **(Attachment B) and (Attachment E).**

11. Boundaries, Lines of Assessment and Registered Voters:

The properties are non-contiguous to the District. There are no conflicts with lines of assessment or ownership. The site is uninhabited; namely, there are fewer than 12 registered voters residing in the annexation area.

The boundaries are definite and certain. The County Surveyor has approved a map and legal description sufficient for filing with the State Board of Equalization.

12. Applications; County Department Reportbacks.

The applicant's application for sphere amendment and annexation of the Property was submitted on September 29, 2021. Pursuant to LAFCO's processing procedure, LAFCO requested "Reportbacks" from interested County Departments. Reportback's were received from the Surveyor, Auditor Controller, Fire Department, Planning & Development, Public Works, and the Assessor on October 26, 2021.

Public Noticing:

A 21-day public notice was sent to the required affected agencies and interested parties. A Notice of Hearing and public review period was published in a newspaper of general distribution (The Santa Barbara Press on December 15, 2021) as required by the CKH Act. The notice was also mailed directly to interested agencies and parties. The documents were also mailed directly to the Districts, interested parties and agencies. The documents are also available at the Santa Barbara LAFCO website, [www.sblafco.org](http://www.sblafco.org). The noticing requirements of the CKH Act and CEQA has been met.

Conclusion:

The area proposed for annexation will also amend the districts sphere of influence. Annexation of public right-of-way property to the Carpinteria Sanitary District represents a reasonable and logical expansion of the District. The area proposed for annexation will be amended to be within the District's sphere of influence.

The site is located in an area that allows the District to best provide sewer services in the future. The District serves the areas to north, east and south of the area. District infrastructure (wastewater pipes) is located within a reasonable distance in the area. The site can be served by the Carpinteria Valley Water District for water.

ALTERNATIVES FOR COMMISSION ACTION

After consideration of this report and any testimony or additional materials that are submitted the Commission should consider taking one of the following options:

**OPTION 1** – APPROVE the sphere of influence amendment and annexation as submitted.

- A. Find that the Commission has considered the Final Mitigated Negative Declaration prepared by the County of Santa Barbara as Lead 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;
- B. Amend the Spheres of Influence of the annexing agency to include approximately 2,026 square feet (0.0465 acres) located within Santa Barbara County ROW;
- C. Approve the proposal, to be known as Santa Claus Lane Restroom SOI and Annexation to the Carpinteria Sanitary District;
- D. Condition approval upon the annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees and assessments of the Carpinteria Sanitary District;
- E. Find the subject territory is uninhabited; all affected landowners have given written consent to the annexations and the annexing agencies have given written consent to the waiver of conducting authority proceedings; and.
- F. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

**OPTION 2** – Adopt this report and DENY the proposal.

**OPTION 3** - CONTINUE consideration of the proposal to a future meeting.

RECOMMENDED ACTION:

Approve **OPTION 1**.

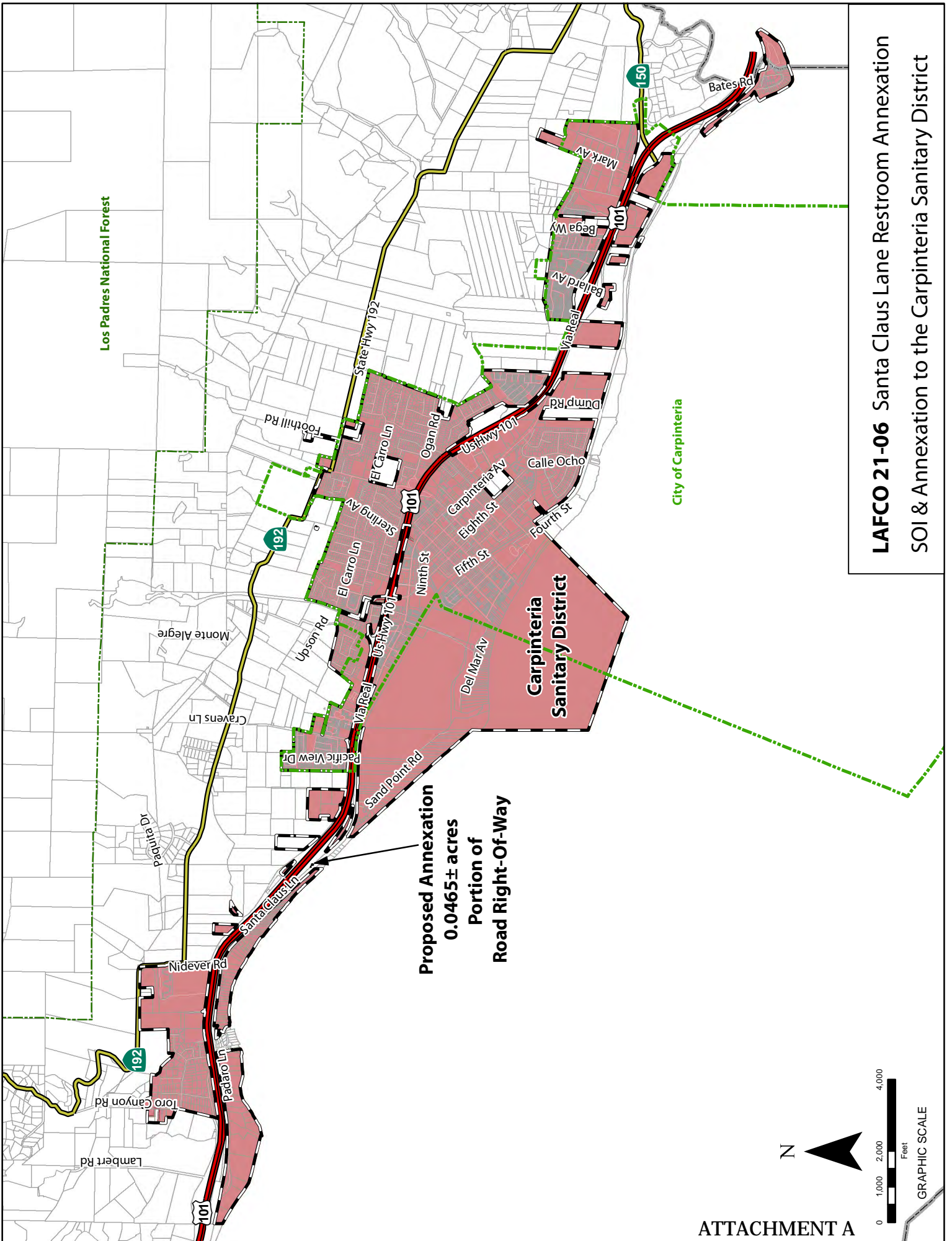


---

Mike Prater  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION

ATTACHMENTS

Attachment A	Maps of the Proposed SOI & Annexation
Attachment B	Board Resolutions R-350 initiating action & application
Attachment C	LAFCO Legislative Factors-Government Code Section 56668 (a-q)
Attachment D	Notice of Determination dated September 27, 2019
Attachment E	Consent to Waive Conducting Authority Proceedings
Attachment F	Plan for Services
Attachment G	LAFCO Resolution Approving the Sphere of Influence and Annexation



**Proposed Annexation  
0.0465± acres  
Portion of  
Road Right-Of-Way**

**Carpinteria  
Sanitary District**

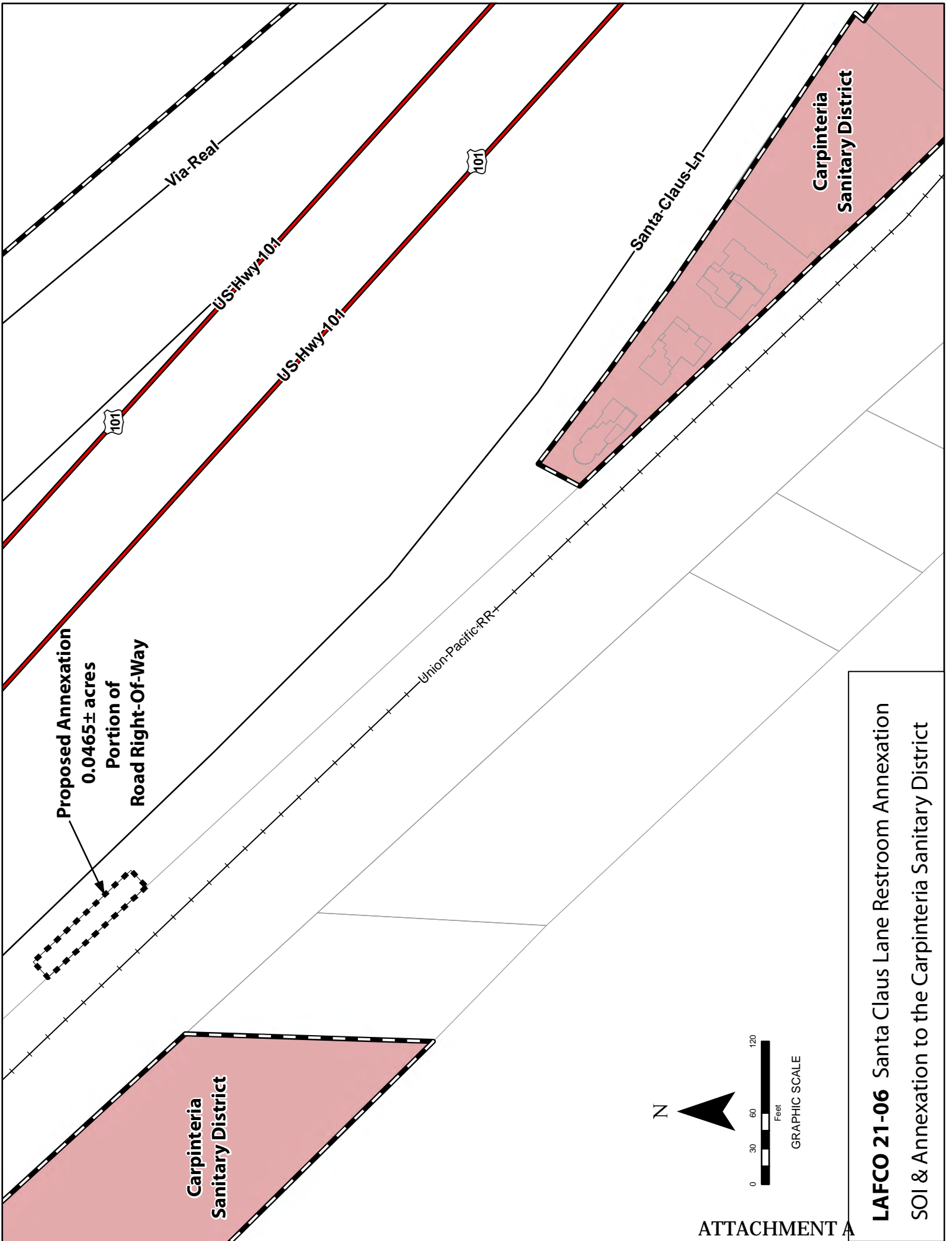


Feet  
GRAPHIC SCALE

ATTACHMENT A

**LAFCO 21-06 Santa Claus Lane Restroom Annexation  
SOI & Annexation to the Carpinteria Sanitary District**





**LAFCO 21-06** Santa Claus Lane Restroom Annexation  
 SOI & Annexation to the Carpinteria Sanitary District

## RESOLUTION NO. R – 350

### A RESOLUTION OF APPLICATION OF THE CARPINTERIA SANITARY DISTRICT INITIATING PROCEEDINGS FOR SANTA CLAUS LANE RESTROOM SOI AND ANNEXATION TO THE CARPINTERIA SANITARY DISTRICT

WHEREAS, the CARPINTERIA SANITARY DISTRICT desires to initiate proceedings for the adjustment of boundaries specified herein;

NOW THEREFORE, the Board of Directors does hereby resolve and order as follows:

1. The proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with section 56000 of the California Government Code.
2. This proposal is an annexation to the CARPINTERIA SANITARY DISTRICT.
3. The proposal to annex is requested by the County of Santa Barbara Public Works Department. A description of the boundaries and a map of the affected territory are set forth in Exhibits A and B, attached hereto and by reference incorporated herein.
4. It is desired that the annexation be subject to the following terms and conditions:
  - A. That the territory proposed to be annexed shall be subject to its share of all of the indebtedness of the District, including bonded indebtedness of the District.
  - B. Connection to the public sewer will require extension of a new main sewer in Santa Claus Lane.
5. The reasons for this proposal are as follows:
  - A. The CARPINTERIA SANITARY DISTRICT is empowered to and is engaged in the collection and disposal of sewage and has existing facilities for disposal of sewage from the territory proposed to be annexed.
  - B. The property owners desire to have sanitary sewer service and have requested connection to the District's sanitary sewer system for a new public restroom on Santa Claus Lane.
6. The proposal is not consistent with the Sphere of Influence for the Carpinteria Sanitary District and a proposal to modify the District's Sphere of Influence is being processed concurrently.
7. The CARPINTERIA SANITARY DISTRICT consents to annex the territory once SANTA BARBARA LAFCO has approved the Change of Sphere application.
8. Consent is hereby given to the waiver of conducting authority proceedings.

**PASSED AND ADOPTED** at the regular meeting of the Board of Directors of the Carpinteria Sanitary District held September 7, 2021, carried by the following roll call vote:

**AYES: Murphy, Modugno, Damron, Graf, Velasco**

**NAYS: None.**

**ABSENT: None.**


**ABSTENTIONS: None.**

Resolution No. R-350 was thereupon declared, carried, and adopted.

Dated this 7<sup>th</sup> day of September, 2021.

**We certify that the above is a true and correct copy of Resolution No. R-350, adopted by the Board of Directors of the Carpinteria Sanitary District on September 7, 2021.**

**APPROVED:**

  
Debbie Murphy  
President, Board of Directors

**ATTEST:**

  
Mike Modugno  
Secretary, Board of Directors

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

**Proposal Justification Questionnaire for Annexations,  
Detachments and Reorganizations**

(Attach additional sheets as necessary)

1. Name of Application: (The name should match the title on the map and legal description; list all boundary changes that are part of the application)

**Santa Claus Lane Restroom SOI and Annexation to the Carpinteria Sanitary District**

2. Describe the acreage and general location; include street addresses if known:

**The area of interest is approximately 112.56 feet long by 18 feet wide, located within Santa Barbara County ROW, on Santa Claus Lane, approximately 800 feet southeast of Padaro Lane, on the southern (oceanside) side of the roadway. The size of the boundary change is approximately 2,026 square feet (0.0465 acres).**

3. List the Assessor's Parcels within the proposal area:

**Property is County Road Right of Way, within the Transportation Corridor (TC). No current Assessor's Parcel is assigned to this portion of County ROW.**

4. Purpose of proposal: (Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.)

**County is proposing to construct a new restroom facility as part of the Santa Claus Lane Streetscape Improvement Project. Sewer service is being requested for the proposed public restroom facility as part of the Santa Claus Lane Streetscape Improvement Project.**

5. Land Use and Zoning - Present and Future

- A. Describe the existing land uses within the proposal area. Be specific.

**The existing land is County Road Right of Way, within the Transportation Corridor (TC). No land use zoning presently assigned to County ROW.**

- B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.

**The proposed annexation area falls within the Santa Claus Lane Right of Way. The Santa Claus Lane Streetscape Improvements will provide Beach Access as well restrooms for beach users. Having sewer service to the restroom facility is essential.**

C. Describe the existing zoning designations within the proposal area.

**There are no zoning designations within the County Right of Way, Transportation Corridor (TC).**

D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?

**No changes in zoning, this is County Public Right of Way.**

E. (For City Annexations) Describe the rezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this rezoning?

**N/A**

F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements).

**None.**

6. Describe the area surrounding the proposal

Using Table A, describe existing land uses, general plans and zoning designations for lands adjacent to and surrounding the proposal area. The application is incomplete without this table.

**TABLE "A"**

Information regarding the areas surrounding the proposal area

	<b>Existing Land Use</b>	<b>General Plan Designation</b>	<b>Zoning Designation</b>
East	Residential townhomes and commercial business district	Coastal Zone, Toro Canyon Plan Area	*Commercial (C-1), Coastal Zone
West	Union Pacific Railroad and beachfront homes	Coastal Zone, Toro Canyon Plan Area	Coastal Zone, Transportation Corridor
North	Transportation Corridor (US Hwy. 101)	Coastal Zone, Toro Canyon Plan Area	Coastal Zone, AG-1-10 (North of US 101)

South	Union Pacific Railroad and Pacific Ocean	Coastal Zone, Toro Canyon Plan Area	Coastal Zone, Transportation Corridor
-------	--	-------------------------------------	---------------------------------------

Other comments or notations:

**\*The Comprehensive Plan designation for the proposed project site is Coastal Zone, Toro Canyon Plan area. Transportation Corridor (TC), Transportation Corridor Wetland Overlay District (TCWO), View Corridor District (VC), Flood Hazard Area Overlay District (FA), Design Control Over District (D), Commercial (C-1).**

7. Conformity with Spheres of influence

A. Is the proposal area within the sphere of influence of the annexing agency?

**No.**

B. If not, include a proposal to revise the sphere of influence.

**A proposed application to revise the sphere of influence is included in conjunction with this request.**

8. Conformity with County and City General Plans

A. Describe the existing County General Plan designation for the proposal area.

**The Comprehensive Plan designation for the proposed project site is Coastal Zone, Toro Canyon Plan area. Transportation Corridor (TC), Transportation Corridor Wetland Overlay District (TCWO), View Corridor District (VC), Flood Hazard Area Overlay District (FA), Design Control Over District (D), Commercial (C-1).**

B. (For City Annexations) Describe the City general plan designation for the area.

**N/A**

C. Do the proposed uses conform with these plans? If not, please explain.

**Yes.**

9. Topography and Natural Features

- A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal.

**This area is presently County Road Right of Way. The area is currently unpaved roadway shoulder and supporting embankment. The area currently is being used for unorganized parking for access to Santa Claus Lane beach area to the south of Union Pacific Railroad facilities. There are no prominent natural features that will affect the proposal.**

- B. Describe the general topography of the area surrounding the proposal.

**General topography of the area is of a relatively flat roadway and shoulder supported on embankment. The UPRR corridor is at a lower elevation on the southside of the roadway, with beach south of UPRR corridor.**

**This site is existing public roadway Right of Way. Surrounding uses include the Pacific Ocean and UPRR to the south, residential town homes and commercial business district to the east and the Highway 101 transportation corridor to the north.**

10. Impact on Agriculture

- A. Does the affected property currently produce a commercial agricultural commodity?

**No. There is no agricultural production on site.**

- B. Is the affected property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program?

**No.**

- C. Is the affected property Prime Agricultural Land as defined in Government Code §56064?

**No, this is not prime agricultural land, nor is there agricultural production on site.**

- D. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract?

**No.**

11. Impact on Open Space

Is the affected property Open Space land as defined in Government Code Section 65560?

**No, this boundary is within the County Road Right of Way.**

12. Relationship to Regional Housing Goals and Policies (City annexations only)

If this proposal will result in or facilitate an increase in the number of housing units, describe the extent to which the proposal will assist the annexing city in achieving its fair share of regional housing needs as determined by SBCAG.

N/A

13. Population

A. Describe the number and type of existing dwelling units within the proposal area.

**There are no dwelling units and none are anticipated.**

B. How many new dwelling units could result from or be facilitated by the proposal?

Single-family 0 Multi-family 0

14. Government Services and Controls – Plan for Providing Services (per §56653)

A. Describe the services to be extended to the affected territory by this proposal.

**This proposal is to allow sewer service to be provided to the proposed restroom facility. Water services will also be acquired for this facility, but this area resides within the Carpinteria Valley Water District’s service territory.**

B. Describe the level and range of the proposed services.

**Basic water and sanitary sewer service is required for the proposed restroom facility. Public sanitary sewer service from Carpinteria Sanitary District will include sewage collection, treatment and disposal.**

C. Indicate when the services can feasibly be provided to the proposal area.

**Once LAFCO approves the annexation and after construction of the sewer main extension and restroom facility are complete.**

D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal.

**The approved Santa Claus Lane Streetscape Project will include a sewer main extension, construction of a public restroom, a reconstructed/realigned roadway, pedestrian and bicycle circulation improvements, additional parking, controlled pedestrian access to beach across UPRR facilities, and other amenities.**



- E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

**County of Santa Barbara has received funding from the State of California (SB1 funds), and will supplement with County funds as necessary for capital construction, ongoing maintenance and operations.**

- F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.

**Carpinteria Sanitary 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 County would prefer sanitary sewer service, and this may be a requirement of Santa Barbara County Environmental Health Services Department.**

15. Ability of the annexing agency to provide services

Attach a statement from the annexing agency describing its ability to provide the services that are the subject of the application, including the sufficiency of revenues (per Gov't Code §56668j).

**Attached**

16. Dependability of Water Supply for Projected Needs (as per §56653)

If the proposal will result in or facilitate an increase in water usage, attach a statement from the retail water purveyor that describes the timely availability of water supplies that will be adequate for the projected needs.

**A Can and Will Serve letter has been initiated and submitted by the County of Santa Barbara to Carpinteria Valley Water District on 08/18/2021.**

17. Bonded indebtedness and zones – These questions pertain to long term debt that applies or will be applied to the affected property.

A. Do agencies whose boundaries are being changed have existing bonded debt? **Yes**

If so, please describe.

**Coastal Districts Financing Authority (Carpinteria Sanitary District) Wastewater Revenue Bonds.**

B. Will the proposal area be liable for payment of its share of this existing debt? Yes If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.)

**Payment is apportioned from the Sewer Service Charge collected each year.**

- C. Should the proposal area be included within any 'Division or Zone for debt repayment? If yes, please describe. **N/A**
- D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? **No** . If yes, please describe. **N/A**

18. Environmental Impact of the Proposal

- A. Who is the "lead agency" for this proposal?

**County of Santa Barbara**

- B. What type of environmental document has been prepared?

**Mitigated Negative Declaration 19NGD-00000-00005 approved on 9/25/2019. See attached.**

None, Categorically Exempt -- Class \_\_\_\_\_

EIR \_\_\_\_\_ Negative Declaration \_\_\_\_\_ Mitigated ND **X** \_\_\_\_\_

Subsequent Use of Previous EIR \_\_\_\_\_ Identify the prior report. \_\_\_\_\_

- C. If an EIR has been prepared, attach the lead agency's resolution listing significant impacts anticipated from the project, mitigation measures adopted to reduce or avoid significant impacts and, if adopted, a "Statement of Overriding Considerations."  
**N/A**

19. Boundaries

- A. Why are these particular boundaries being used? Ideally, what other properties should be included in the proposal?  
The boundary being used is a defined area that will be occupied by the restroom facilities.

**This boundary for the sphere change and boundary reorganization is a defined area that will be occupied by the restroom facilities. These boundaries are based on LAFCO Staff guidance and the need to provide sanitary sewer service to the public restroom facility within the County Right of Way. No other properties should be included in this proposal.**

- B. If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included.

N/A

20. Final Comments

A. Describe any conditions that should be included in LAFCO's resolution of approval.

N/A

B. Provide any other comments or justifications regarding the proposal.

N/A

C. Enclose all pertinent staff reports and supporting documentation related to this proposal. Note any changes in the approved project that are not reflected in these materials.

**Attached is the Mitigated Negative declaration, 19NGD-00000-00005  
Notice of Determination (NOD)  
California Coastal Commission staff reports for Ordinance amendments (2)**

21. Notices and Staff Reports

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

Name

Address

- A. **Chris Doolittle**      **620 W. Foster Rd., Santa Maria, CA 93455**
- B. **Craig Murray**      **5300 Sixth Street, Carpinteria, CA 93013**
- C. **Allen Bell**      **123 E. Anapamu Street, Santa Barbara, CA 93101**

Who should be contacted if there are questions about this application?

Name

Address

Phone

**Chris Doolittle**      **620 W. Foster Rd. Santa Maria, CA 93455**      **805 803-8777**

Signature 

Date 9/9/21

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

**Questionnaire for Amending a Sphere of Influence,**

(Attach additional sheets as necessary)

Sphere of Influence of the Carpinteria Sanitary District to include the proposed annexation area

Purpose of the proposal

- Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.

**Sewer service is being requested for the planned County owned public restroom facility within the proposed Santa Claus Lane Streetscape Improvement Projects limits.**

**LAFCO approval actions:**

- a. Amending Sphere of influence for Carpinteria Sanitary District**
- b. Annexing area of interest into Carpinteria Sanitary District Boundary**

Consultation with the County (City sphere changes only)

- Provide documentation regarding consultation that has occurred between the City and the County with regard to agreement on boundaries, development standards and zoning requirements for land in the proposed sphere as required by Government Code §56425.

**Not Applicable**

Description of area to be included in the sphere

- What area is proposed to be included in the sphere? Attach a map identifying the current Sphere and the proposed addition. What is the acreage?

**The change to the sphere comprises the same area to be annexed and covers approximately 2,026 square feet (0.0465 acres), more or less. See attached, Exhibit "A" and Exhibit "B".**

- Why was it decided to use these particular boundaries?

**Annexation is a logical extension of the District, although it is necessary to expand Districts Sphere of Influence to include this parcel. These boundaries for the sphere of influence change and boundary reorganization are based on the needs and use of the proposed restroom facility. Carpinteria Sanitary District is the closest provider**

**of sewer service, with existing facilities along Santa Claus Lane that can be extended to the area of interest.**

- What are the existing land uses for the proposal area? Be specific.

**The existing land is inside the County Public Right of Way, within the Transportation Corridor. Current use is for roadway shoulder and embankment.**

- Are there proposed land uses for the proposal area? Be specific.

**Yes. The proposed land use of the area of interest is for a public restroom facility to serve the needs of visitors to Santa Claus Lane beach and local businesses. This proposed bathroom facility is included within the Santa Claus Lane Streetscape Improvement Project.**

#### Relationship to Existing Plans

- Describe current County general plan and zoning designations for the proposal area.

**The Comprehensive Plan designation for the proposed project site is Coastal Zone, Toro Canyon Plan area. Transportation Corridor (TC), Transportation Corridor Wetland Overlay District (TCWO), View Corridor District (VC), Flood Hazard Area Overlay District (FA), Design Control Over District (D), Commercial (C-1).**

- Describe any City general plan and rezoning designations for the proposal area.

**Not Applicable**

#### Environmental Assessment

- What is the underlying project? Who is the lead agency? What type of environmental document has been prepared for the proposed project?

**The underlying project is the Santa Claus Lane Streetscape Improvement Project. Santa Barbara County is the lead agency in this development. The Environmental Document is a Mitigated Negative Declaration, 19NGD-00000-00005. Local Permits to effectuate the project include Development Plan 19DVP-0000-0028 and Coastal Development Permit 19CDP-00000-00066.**

#### Justification

- To assist LAFCO in making determinations pursuant to Government Code §56425, please provide information relevant to each of the following:

A. Present and planned uses in the area, including agricultural and open-space lands.

**This area is presently County Road Right of Way within Transportation Corridor. The proposed project site is located within the Coastal Zone, Toro Canyon Plan Area. There are no dwelling units and none are anticipated. The property is not prime agricultural land, nor is there agricultural production on site.**

B. Present and probable needs for public facilities and services in the area.

**Presently, this is a widely accessible area within the County Transportation Corridor immediately adjacent to the Union Pacific Railroad (UPRR) and Santa Claus Lane beach area. The project provides a controlled pedestrian access crossing of UPRR facilities between the proposed streetscape project and the beach. With the planned improvements, this area has immediate need for public restroom facilities.**

C. Present capacity of public facilities and adequacy of public services the affected agency provides or is authorized to provide.

**Currently, there are no public facilities available. The design for proposed restroom facility conforms adequately to the needs of public services.**

D. Existence of any social or economic communities of interest in the area.

**This project is to expand coastal access and does not negatively impact the social and economic communities of interest in the area.**

#### Additional Comments

- Provide any other comments or justifications regarding the proposal.

**Annexation will not affect the fair treatment of people of all races and income, or the location of public facilities or services.**

- Enclose any pertinent staff reports and supporting documentation related to this proposal.

**Mitigated Negative declaration, 19NGD-00000-00005**

**Notice of Determination (NOD)  
California Coastal Commission staff reports for Ordinance amendments (2)**

- Notices and Staff Reports

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

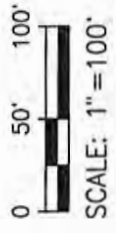
	<u>Name</u>	<u>Address</u>
A.	Chris Doolittle	620 W. Foster Rd., Santa Maria, CA 93455
B.	Craig Murray	5300 Sixth Street, Carpinteria, CA 93013
C.	Allen Bell	123 E. Anapamu Street, Santa Barbara, CA 93101

Who should be contacted if there are questions about this application?

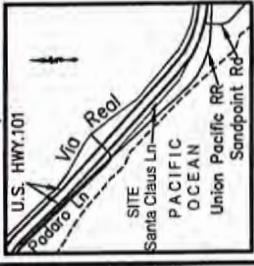
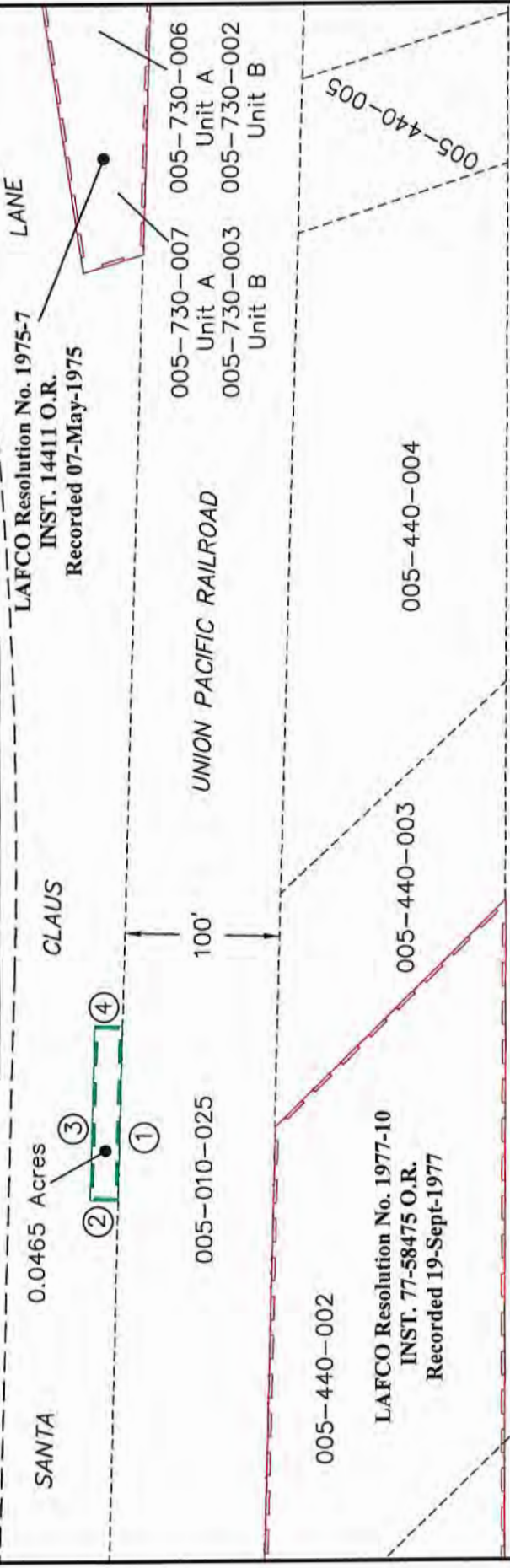
<u>Name</u>	<u>Address</u>	<u>Phone</u>
Chris Doolittle	620 W. Foster Rd. Santa Maria, CA 93455	805 803-8777

Signature  Date 9/9/21

U.S. HIGHWAY 101



LINE No.	BEARING	DISTANCE
1	N43°18'47"W	112.56'
2	N46°41'13"E	18.00'
3	S43°18'47"E	112.56'
4	S46°41'13"W	18.00'



**LEGEND**  
 --- EXISTING SPHERE OF INFLUENCE BOUNDARY  
 --- PROPOSED SPHERE OF INFLUENCE BOUNDARY



**MNS**  
 ENGINEERS INC  
 201 N. Cole Cesar Chavez, Ste 300  
 Santa Barbara, CA 93103  
 805.692.6921 Phone  
 COSBA.160249 • 2021-05-18\_Prop SOL.dwg • 5/18/2021 • RLS • E-FILE

PROPOSED SPHERE OF INFLUENCE CHANGE  
 Carpinteria Sanitary District  
 Page 1 of 1  
 PREPARED 5-18-2021



## ATTACHMENT C

### LAFCO Proposal Review Factors - Government Code 56668

#### Santa Claus Lane Restroom Sphere and Annexation to the Carpinteria Sanitary District File No. 21-06

**Factor (a)** Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

**Response.** The Santa Claus Lane Restroom Sphere and Annexation consist of an area of interest approximately 112.56 feet long by 18 feet wide, located within Santa Barbara County ROW, on Santa Claus Lane, approximately 800 feet southeast of Padaro Lane, on the southern (oceanside) side of the roadway. The size of the boundary change is approximately 2,026 square feet (0.0465 acres). The site is surrounded by residential and commercial uses. The area is currently unpaved roadway shoulder and supporting embankment. The area currently is being used for unorganized parking for access to Santa Claus Lane beach area to the south of Union Pacific Railroad facilities. There are no prominent natural features.

General topography of the area is of a relatively flat roadway and shoulder supported on embankment. The UPRR corridor is at a lower elevation on the southside of the roadway, with beach south of UPRR corridor. The proposal is for restroom facilities and sewer connection. The Comprehensive Plan designation for the proposed project site is Coastal Zone, Toro Canyon Plan area. Transportation Corridor (TC), Transportation Corridor, Toro Canyon Plan area. Transportation Corridor (TC), Transportation Corridor Wetland Overlay District (TCWO), View Corridor District (VC), Flood Hazard Area Overlay District (FA), Design Control Over District (D), Commercial (C-1).

The district's collection system serves about 6,400 connections, representing 5,900 equivalent residential units (EDUs), representing a population of about 16,500. The District WWTP is currently permitted to treat an average daily flow of 2.5 MGD. The treatment plant provides secondary treatment and chemical disinfection of collected wastewater prior to discharge into the Pacific Ocean via a dedicated outfall pipe. Currently, the influent flow rate at the WWTP is averaging approximately 1.36 MGD.

Wastewater volumes are projected to increase modestly to approximately 1.4 million gallons per day (MGD) by the year 2010, and ultimately to approximately 1.6 MGD. The ultimate buildout projections include annexation of several beach communities not currently served by the District.

**Assessed Valuation:** The property is County Right-of-Way, within the Transportation Corridor. No current Assessor's Parcel is assigned to this portion of County ROW. No property tax exchange is required with this annexation.

**Factor (b)** The need for organized community services, the present cost and adequacy of governmental services and controls in the area, probable future needs for those services and controls, probable effect of the proposed incorporation, formation, annexation, or exclusion and alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

**Response.** The present cost and adequacy of services and controls for this property is the responsibility of the County under County land use authority. Carpinteria Sanitary 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. There are currently no moratoriums on new sewer connections. The property will receive the same level and range of service as other properties currently served by the District. Connection to the public sewer will require extension of a new main sewer in Santa Claus Lane. The property will be supplied water by Carpinteria Valley Water District who has issued a Can and Will Serve letter on 8/18/21.

**Factor (c)** The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

**Response.** The property will receive the same level and range of service as other properties currently served by the District. The project would extend an existing Carpinteria Sanitary District (CSD) sewer line approximately 640 feet to the west along Santa Claus Lane to the proposed restrooms. No effects of this action would alter the existing social and economic interests.

**Factor (d)** The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

**Response.** The site is subject to the County's Toro Canyon Planning Area subject to the Toro Canyon Specific Plan which provides for the planned, orderly and efficient development of the area by regulating development via standards expressed in the plans and approving the entitlements and environmental documentation regarding proposals. Santa Barbara LAFCO does not have

specific Policies for District Annexations however; the following are the Santa Barbara LAFCO general Policies for providing planned orderly development:

**Policy 1.** Any proposal for a change or organization or reorganization shall contain sufficient information to determine that adequate services, facilities, and improvements can be provided and financed by the agencies responsible for the provision of such services, facilities, and improvements.

**Analysis.** The District's Plan for Services and County adopted Mitigated Negative Declaration for the properties outline the adequate services, facilities, and improvements.

**Policy 2.** All lands proposed for annexation to cities shall be pre-zoned prior to the submission of an application to the Local Agency Formation Commission. The City shall be lead agency for environmental review in such cases, and environmental documentation shall accompany the application.

**Analysis.** The properties would be annexed into the Carpinteria Sanitary District and not a City, pre-zoning is not required. The properties will be amended to be within the Districts Sphere of Influence.

**Policy 3.** Reorganization of overlapping and competing agencies or the correction of illogical boundaries dividing agency service areas is recommended. The Commission encourages reorganizations, consolidations, mergers, or dissolutions where the result will be better service, reduced cost, and/or more efficient and visible administration or services to the citizens.

**Analysis.** The property is non-contiguous to the District. The District provides wastewater treatment for a 3.1 square mile area located in the Carpinteria Valley. No other competing agencies could provide sewer service.

**Policy 4.** In order to minimize the number of agencies providing services proposals for formation of new agencies shall be discouraged unless there is evidenced a clear need for the agency's services from the landowners and/or residents; there are no other existing agencies that are able to annex and provide similar services; and there is an ability of the new agency to provide for and finance the needed new services.

**Analysis.** An existing agency the Carpinteria Sanitary District is the most logical agency to provide sewer services. The CSD treatment plant has permitted capacity of 2.5 million gallons per day (based on

average daily flow) pursuant to a National Pollutant Discharge Elimination System (NPDES) permit issued by the US Environmental Protection Agency (EPA) in concurrence with the States' Central Coast Regional Water Quality Control Board (CCRWQCB).

Government Code Section 56377 states:

56377. In reviewing and approving or disapproving proposals which could reasonably be expected to include, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses, the commission shall consider all of the following policies and priorities:

(a) Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.

(b) Development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open-space uses which are outside of the existing sphere of influence or the local agency.

**Analysis.** The annexation to the District promotes an area of interest for a public restroom facility to serve the needs of visitors to Santa Claus Lane beach and local businesses. The annexation area does not have any agriculture land located within the boundaries of the annexation.

**Factor (e)** The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

**Response.** The proposed annexation boundary does not contain lands designated or used for agricultural purposes.

**Factor (f)** The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

**Response.** The annexation boundary is a defined area that will be occupied by the restroom facilities. These boundaries are based on legal description. The area would remain in the unincorporated territory no changes are proposed. The proposal was reviewed and approved by the County Surveyor's for legal description and map.

**Factor (g)** A regional transportation plan adopted pursuant to Section 65080.

**Response.** The annexation of these small residential lots would not change the SBCAG RTP 2021 Connected 2050 planning document.

**Factor (h)** Consistency with appropriate City or County General and Specific Plans.

**Response.** The annexation is consistent with the County's General Plan and the approved Santa Claus Lane Streetscape Project. The County's Land Use designation for the property Transportation Corridor (TC). No zoning changes were required for the allowed uses.

**Factor (i)** The Sphere of Influence of any local agency which may be applicable to the proposal being reviewed.

**Response.** The proposal site is outside of the Districts current Sphere of Influence. This proposal would amend the SOI concurrently with the annexation of the properties. The last SOI update was in 2017.

**Efficient Service Provision.** The site is located in an area that allows the District to best provide services in the future. The District serves the areas to east and west, and the broader surrounding areas. District infrastructure (wastewater pipes) are located within a reasonable distance to the area.

**LAFCO Process.** The Sphere recognizes that an area should receive services from a particular jurisdiction and the jurisdiction should plan to serve an area. The Sphere does not grant a jurisdiction the authority to serve a particular area. For the District to serve the area either an outside service agreement or an annexation would need to be approved by LAFCO. The request for annexation to serve the site with wastewater and the District has indicated through it Resolution of Application that it has the ability to service the site. These approvals are subject to the Cortese-Knox-Hertzberg Act and local policies and procedures adopted by Santa Barbara LAFCO. LAFCO has discretion in making its decision regarding these actions. Annexation into the Carpinteria Sanitary District would include the restroom facility portion only as identified in the legal description.

**Municipal Service Review.** The Cortese-Knox-Hertzberg Act advises that a current Municipal Service Review (MSR) be used to analyze a Sphere of

Influence. The CKH Act requires LAFCO to update the Spheres of Influence for all applicable jurisdictions in the County every five years or as necessary. The MSR is a study of the Agency's service capabilities and addresses seven factors described in Section 56430 of the CKH Act. LAFCO adopted a Sphere of Influence Update and Municipal Services Review (SOI/MSR) for the Carpinteria Sanitary District in 2016.

**Factor (j)** The comments of any affected local agency or other public agency.

**Response.** No comments have been submitted by local agencies. Any comments will be addressed in the staff report.

**Factor (k)** The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

**Response.** The CSD is capable of providing services to both properties within the annexation area. This is documented in the Plan for Services, Attachment E. The approved Master Property Tax Agreement states the exchange between sanitary districts and County shall be zero. This is because wastewater services are financed by connection fees and charges and not by property taxes.

**Factor (l)** Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

**Response.** The property would receive water service provided by Carpinteria Valley Water District. A Can and Will Serve letter was issued on 8/18/21. CSD is a single-purpose agency authorized to provide wastewater collection and treatment service only.

**Factor (m)** The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

**Response.** The parcel will remain in the county and provide restroom facilities to serve the needs of visitors to Santa Claus Lane beach and local businesses. The annexation would not affect any city or county progress towards achieving their share of the regional housing needs as established in the latest Regional Housing Needs Plan.

**Factor (n)** Any information or comments from the landowner or owners.

**Response.** The annexation application was filed by Resolution of Application at the request of the County.

**Factor (o)** Any information relating to existing land use designations.

**Response.** No changes in land use plans are associated with this proposal.

**Factor (p)** Environmental Justice. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

**Response.** Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

**Factor (q)** Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.

**Response.** The Santa Claus Lane Restroom Annexation is identified as a moderate severity groundwater and high severity liquefaction area. According to the adopted Mitigated Negative Declaration the site is susceptible to drainage and flooding issues (Flood Insurance Rate Zone AE) and directly abuts the 100-year flood hazard overlay in the beach area. Based on the County's Tsunami Inundation Map for Emergency Planning (2009), portions of the roadway shoulder in the beach area are considered susceptible to tsunami-related hazards generated by nearby or distant off-shore faults and sea level rise. Fire hazard zone is low located immediately adjacent to the Pacific Ocean. The project proposes to re-grade and widen an existing two-lane roadway in a flat, previously developed area. Therefore, the project would not exasperate the exposure or production of landslides, liquefaction, soil creep, mudslides, ground failure or similar hazards. The site is located within the Toro Canyon Planning Area. The Toro Canyon Plan has approximately 1,000 parcels and the following land uses: 850 residential units; 61,665 sq. ft. of commercial and industrial space; 5,236,132 sq. ft. of greenhouses and related development; 88,545 sq. ft. of institutional/educational development; and 130,399 sq. ft. of other non-residential development. Santa Claus Lane and Via Real at the eastern Padaro Lane/Highway 101 interchange are the only commercial areas in Toro Canyon. Southern California Edison (SCE) provides power to the Southern parts of the County. The entire county is subject to energy shortages.

Notice of Determination

Appendix D

To:
[ ] Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

From:
Public Agency: County of Santa Barbara
Address: 123 E Anapamu Street
Santa Barbara, CA 93101
Contact: Kyle Jordan
Phone: 805-884-6848

[ ] County Clerk
County of: Santa Barbara
Address: 1100 Anacapa Street
Santa Barbara, CA 93101

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2019079085

Project Title: Santa Claus Lane Beach Access and Streetscape Improvements

Project Applicant: County of Santa Barbara

Project Location (include county): Santa Claus Lane and Padaro Lane to Santa Claus Lane and U.S. 101 and Spindrift Lane, Santa Barbara County

Project Description:

The Santa Claus Lane Beach Access and Streetscape Improvements includes a pedestrian at grade rail crossing and streetscape improvements along Santa Claus Lane to improve access to the beach, provide new recreational amenities to the public, increase accessibility to all users of the project site, and improve safety along Santa Claus Lane. The proposed improvements include additional parking, restrooms, curbs and gutters, sidewalks, a multi use path, landscaping, retaining walls, and fences.

This is to advise that the County Planning Commission has approved the above ( [ ] Lead Agency or [ ] Responsible Agency )

described project on 9/25/2019 and has made the following determinations regarding the above (date) described project.

- 1. The project [ ] will [x] will not have a significant effect on the environment.
2. [ ] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [x] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [x] were [ ] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [x] was [ ] was not adopted for this project.
5. A statement of Overriding Considerations [ ] was [x] was not adopted for this project.
6. Findings [x] were [ ] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

https://cosantabarbara.app.box.com/s/o9fp2865sykaqn98s0702plaa96xj7t5/folder/71973978186

Signature (Public Agency): Allen Bell Title: Supervising Planner

Date: 9/27/19 Date Received for filing at OPR:





**CARPINTERIA**  
Sanitary District

5300 Sixth Street  
Carpinteria, CA 93013

Phone (805) 684-7214 • Fax (805) 684-7213

September 9, 2021

Mr. Mike Prater  
Santa Barbara LAFCO  
105 East Anapamu Street  
Santa Barbara CA 93101

**Subject: Santa Claus Lane Restroom SOI and Annexation to the Carpinteria Sanitary District**

Dear Mr. Prater:

The undersigned hereby requests approval of the proposal described in the attached materials. It is proposed to process this application under the provisions of the Cortese/ Knox/Hertzberg Local Government Reorganization Act (Government Code Section 56000 et seq.).

Enclosed in support of this proposal are the following:

1. Resolution of application adopted by the Carpinteria Sanitary District on September 7, 2021.
2. Completed LAFCO Proposal Questionnaires.
3. Assessor Parcel Map with application area outlined in red.
4. Map and legal description of the proposed SOI and annexation.
5. Notice of Determination.

The restroom will be located in the public right-of-way and there are no affected private property owners. It is therefore requested that the Commission waive the protest hearing requirements.

An electronic copy of this entire package is being transmitted via email in lieu of providing multiple paper copies. If you have any questions regarding this proposal, please don't hesitate to contact Lance Lawhon at (805) 684-7214 x113 or by email at [craigm@carpsan.com](mailto:craigm@carpsan.com).

Sincerely,  
CARPINTERIA SANITARY DISTRICT

Craig Murray, P.E.  
General Manager

LAFCO – 21-06

CSD Project Name: *Santa Claus Lane Restroom SOI and Annexation to the Carpinteria Sanitary District*

**CARPINTERIA SANITARY DISTRICT  
STATEMENT OF ABILITY TO SERVE  
ITEM No. 15 OF LAFCO APPLICATION**

---

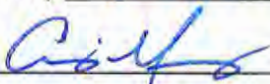
Santa Barbara LAFCO Commissioners:

The Carpinteria Sanitary District is capable both in capacity and revenue to provide wastewater discharge services for the Santa Claus Lane Restroom project.

**CERTIFICATION**

I certify the information included herein is true and correct to the best of my knowledge.

Name (please print) Craig Murray

Signature  Date 9/9/21

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:

NOES:

ABSTAIN:

Santa Barbara County Local Agency  
Formation Commission

By: \_\_\_\_\_

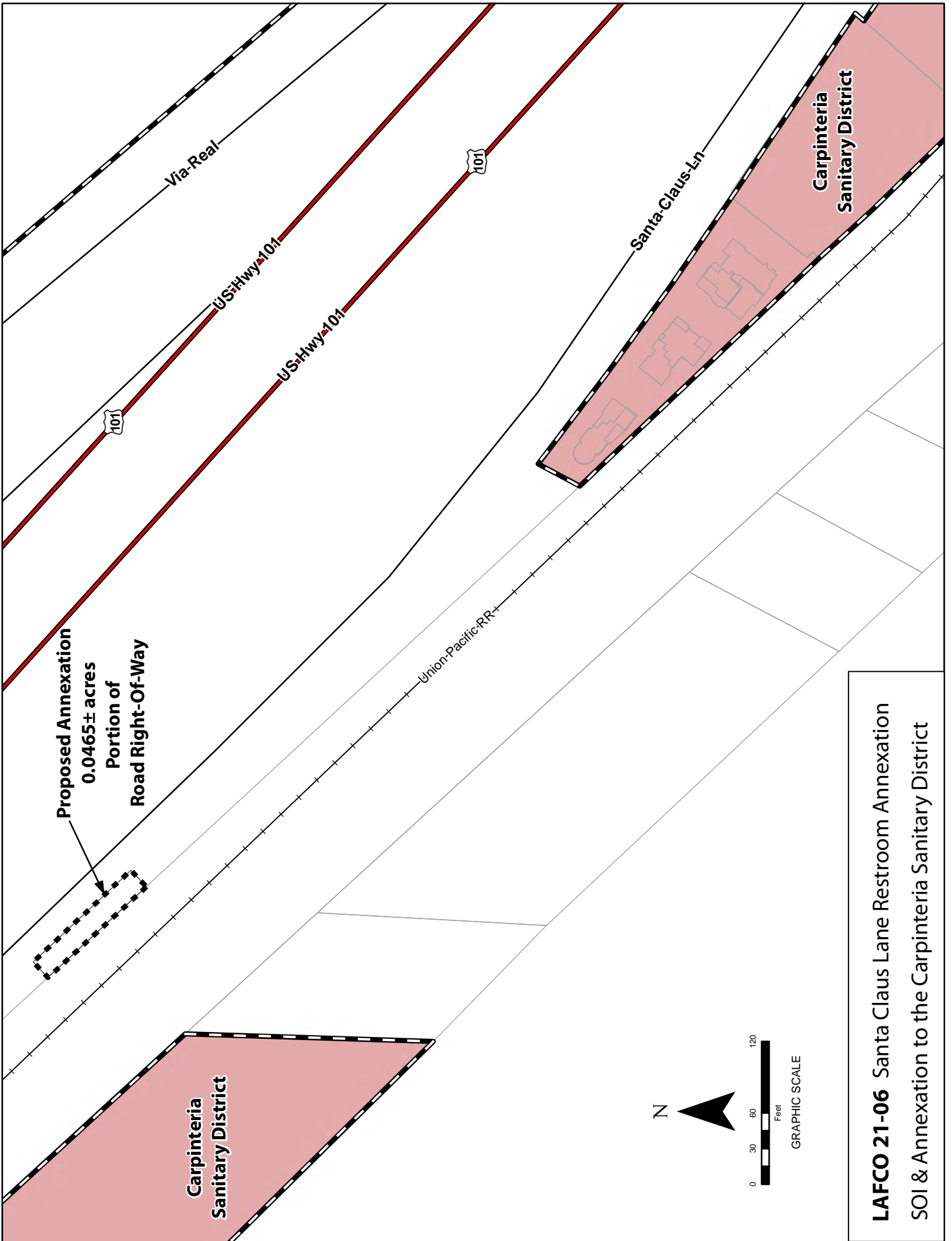
Chair

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

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



**LAFCO 21-06** Santa Claus Lane Restroom Annexation  
SOI & Annexation to the Carpinteria Sanitary District