

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

August 5, 2016 (Agenda)

LAFCO 16-03 Old Town Village Annexation to the Goleta Sanitary District

PROPONENT: Property Owner Petition, City Ventures Homebuilding, Inc.

ACREAGE &
LOCATION The project site, APN 071-130-064 (previously -023) is located immediately west of the intersection of Kellogg Way and S. Kellogg Avenue in the City of Goleta (City). The property encompasses a total of 12.31 gross acres (**Exhibit A, B, and C**).

PURPOSE: To provide wastewater services to a mixed use development consisting of 113 traditional townhomes, 28 mixed-use shopkeeper units, and 34 live-work townhomes within the City of Goleta.

GENERAL ANALYSIS:

Description of Project

1. Land Use, Planning and Zoning - Present and Future:

The City of Goleta approved a General Plan Amendment for the site to change the General Plan and Land Use Element from Commercial Visitor-Serving Commercial (C-VS) to Commercial Old Town Commercial (C-OT).

Pursuant to the Goleta General Plan/Coastal Land Use Plan, the proposed land use designation of Old Town Commercial allows a wide range of local- and community-serving retail and office uses, as well as residential uses in conjunction with an allowed nonresidential use. Consistent with the land use designation of Old Town Commercial, the proposed project would involve construction of a mixed-use neighborhood with 175 townhomes, comprised of traditional townhomes, shopkeeper townhomes, and flexible live-work townhomes. This includes the construction of 113 traditional townhomes, 28 mixed-use shopkeeper units, and 34 live-work townhomes.

2. Sphere of Influence:

The proposal area is within the District's Sphere of Influence and is contiguous to the District.

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. Regional Housing Needs:

This proposal will result in an increase in the number of housing units in the City of Goleta. It will facilitate the development of 14 income-restricted for-sale homes and pay a fee in excess of \$1.0 million to support additional affordable housing programs within the City, all contributing to Goleta's effort to meet its fair share of regional housing needs as determined by the Santa Barbara Council of Governments (SBCAG).

5. Topography, Natural Features and Drainage Basins

The property is generally flat with roughly six feet of fall across the 9.84 net acres. The topography will not be affected by the proposal.

6. Population:

There are no existing dwelling units on the site. The project will result in an additional 175 units.

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

The Goleta Sanitary District and the Goleta Water District and the would provide and sanitary sewer service and water service, respectively, to the proposed project. The site is already within the Goleta Water District. The property will receive the same level and range of service from the Goleta Sanitary District as other properties currently served by the district. The "Plan for Providing Services within the Affected Territory," indicates that the ability to adequately serve this site.

6. Impact on Prime Agricultural Land, Open Space and Agriculture:

The project site was previously zoned for agricultural uses. It is currently used to produce fruit and vegetables. The property is not enrolled in any agricultural subsidy or set-aside program. It is surrounded on all sides by commercial development.

7. Assessed Value, Tax Rates and Indebtedness:

The assessed value and tax rate for the property will not be affected by this change. APN 071-130-064 is presently within Tax Rate Area 08039. The net assessed value is \$631,945 on the 2015 roll.

The Goleta Sanitary District requests the subject territory, upon annexation, be liable for payment of its share of existing indebtedness to be repaid by user charges, which the staff recommends be included as a condition of approval. The Tax Collector will add to assessments on the regular tax bill levied against the residence.

8. Environmental Impact of the Proposal:

The City of Goleta, as Lead Agency for the Old Town Village Mixed Use Project, which include sewer service from the Goleta Sanitary District, has certified a Mitigated Negative Declaration. The City's Notice of Determination on the project is include as **Exhibit D**.

9. Landowner and Annexing Agency Consent:

As the applicant, the landowner consents to annexation to the Goleta Sanitary District.

The Goleta Sanitary District consents to the waiver of conducting authority proceedings provided LAFCO does not record the annexation without prior consent of the District.

10. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. The property is contiguous to the District. The site is uninhabited; namely, there are fewer than 12 registered voters.

The boundaries are definite and certain.

Conclusion:

The Old Town Village Mixed Use Project has been approved by the City of Goleta. The City of Goleta has approved a General Plan Amendment for the site to change the General Plan and Land Use Element from Commercial Visitor-Serving Commercial (C-VS) to Commercial Old Town Commercial. This would allow the construction of 175 townhomes, comprised of traditional townhomes, shopkeeper townhomes, and flexible live-work townhomes. A Mitigated Negative Declaration for the project has been approved by the city.

The property owners have applied to annex the project site for wastewater services for the development. The project site is within the Goleta Sanitary District's sphere of influence. Annexation to the district is a logical next step to allow the project to proceed.

EXHIBITS

Exhibit A	Vicinity Map of the Proposed Annexation
Exhibit B	Detail Map of the Proposed Annexation
Exhibit C	Overhead Depiction
Exhibit D	Notice of Determination
Exhibit E	Proposed Resolution Approving the Annexation

ALTERNATIVES FOR COMMISSION ACTION

After reviewing this report and any testimony or materials that are presented, the Commission can follow one of the following options:

OPTION 1 – APPROVE the proposal and resolution (**Exhibit E**) as follows:

- a. Find that the Commission has considered the Mitigated Negative Declaration prepared by the City of Goleta as Lead Agency under the California Environmental Quality Act, Public Resources Code § 21000 et seq., for the Old Town Village Mixed Use Project, which includes sewer service from the Goleta Sanitary District.
- b. Approve the proposal, known as the Old Town Village Annexation to the Goleta Sanitary District, subject to the condition the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District
- c. 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.
- d. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 –Deny the proposal.

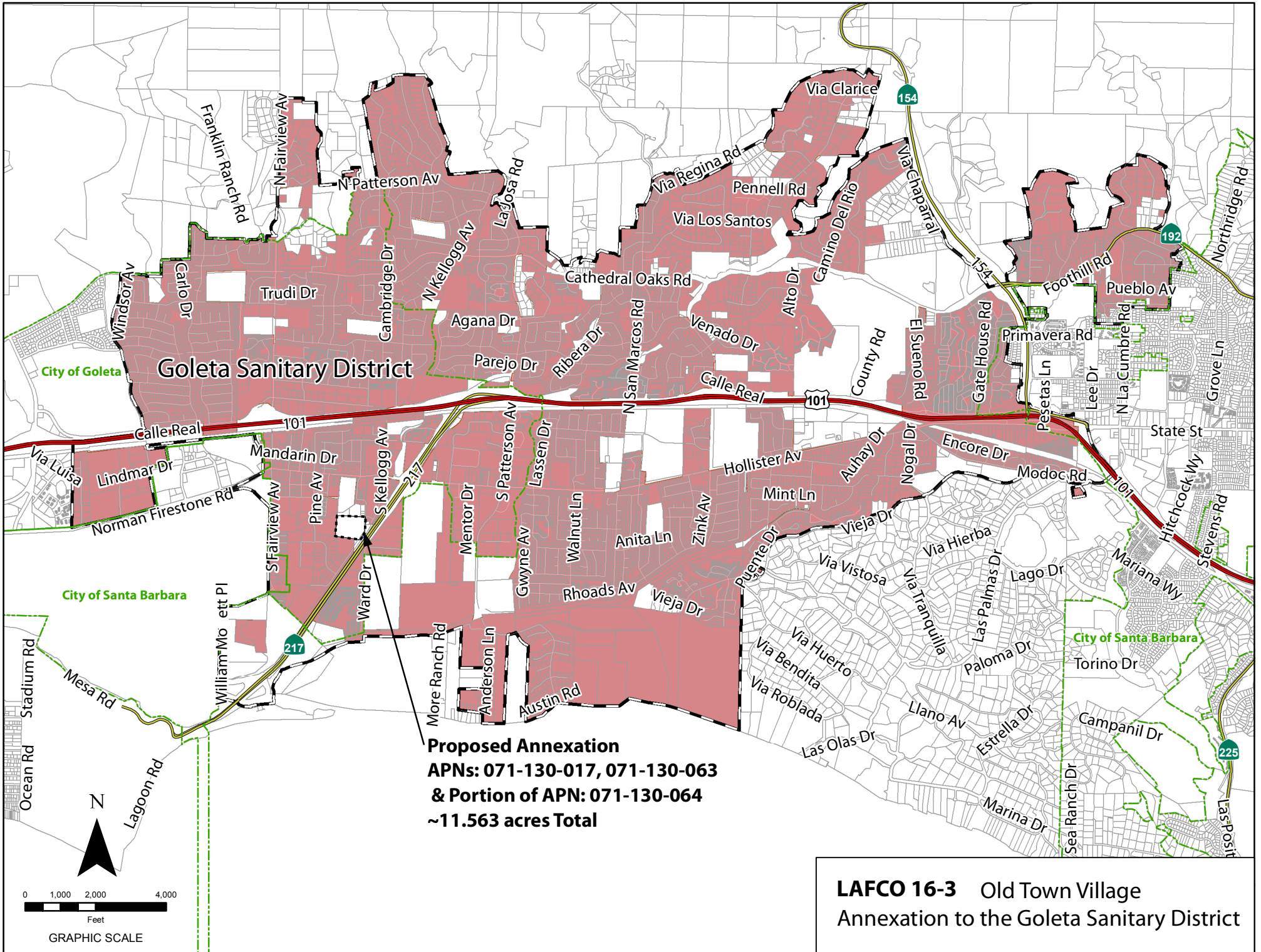
OPTION 3 - Continue the proposal to a future meeting for additional information.

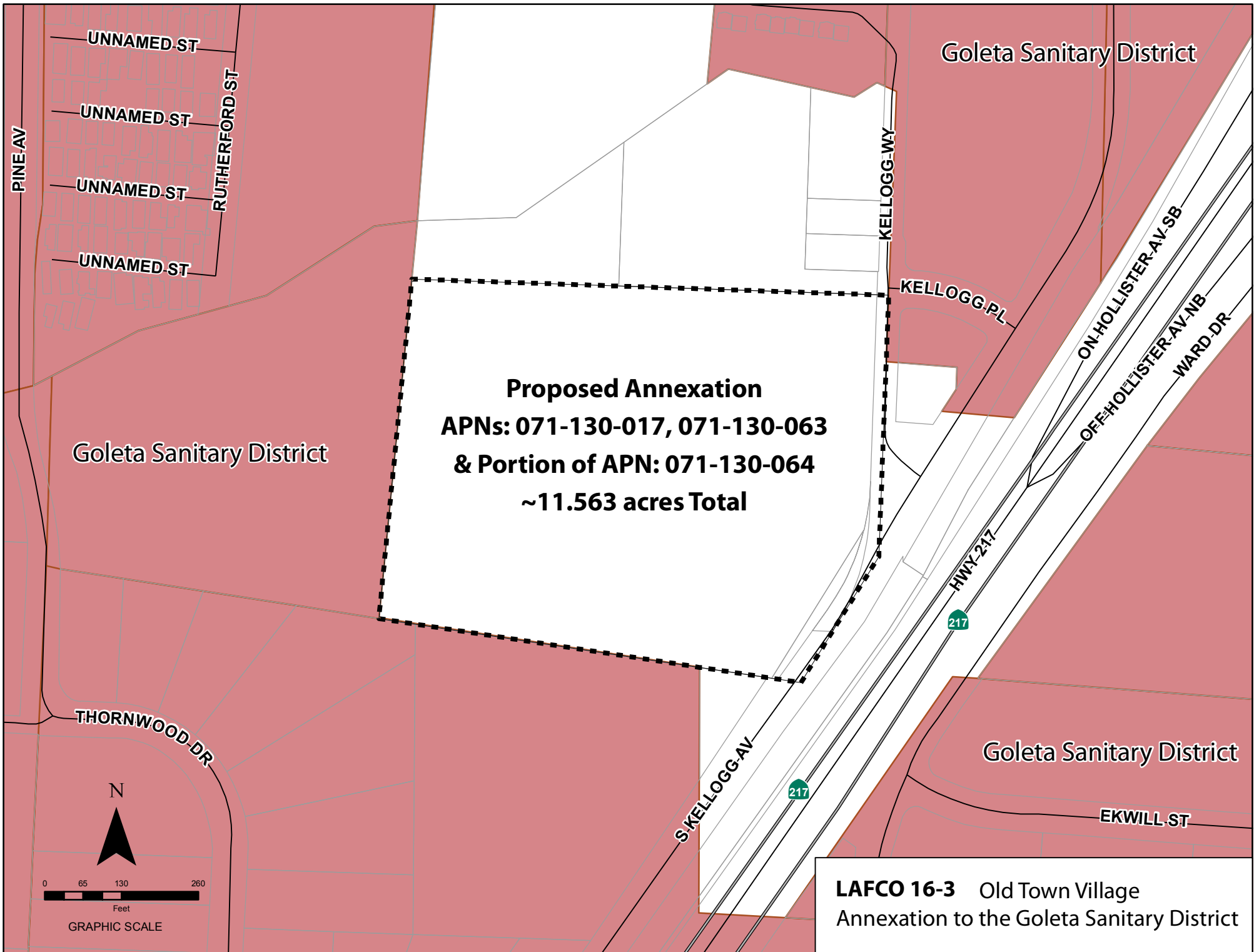
RECOMMENDED ACTION:

Approve OPTION 1.



PAUL HOOD
Executive Officer
LOCAL AGENCY FORMATION COMMISSION





Goleta Sanitary District

Goleta Sanitary District

Proposed Annexation
APNs: 071-130-017, 071-130-063
& Portion of APN: 071-130-064
~11.563 acres Total

Goleta Sanitary District

LAFCO 16-3 Old Town Village
Annexation to the Goleta Sanitary District



NOTICE OF DETERMINATION (NOD)

To: X Office of Planning and Research
P.O. Box 3044, 1400 Tenth St. Rm. 212
Sacramento, CA 95812-3044

From: City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

X Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101



Subject: Filing of Notice of Determination in compliance with Section 21108
the Public Resources Code

2015-OCT 23 AM 10:53
COUNTY OF SANTA BARBARA
CLERK OF THE BOARD OF SUPERVISORS

Old Town Village Mixed Use Project 14-026-GPA, RZ, VTM and DP

Project Title Application and City CEQA File Number

N/A Mary Chang, Supervising Senior Planner/ 805-961-7567

State Clearinghouse Number **Lead Agency Contact/Telephone No.**

Bill McReynolds, City Ventures 562-230-9874

Project Applicant Contact **Telephone No.**

A 12.31 gross acre unaddressed parcel located immediately west of the intersection of Kellogg Way and S. Kellogg Avenue (APN 071-130-064). Goleta CA, Santa Barbara County

Project Location (include County)

Project Description:

The project consists of 175 units, which include 113 traditional townhomes, 34 live-work units and 28 mixed use shopkeeper units, with a 1,644 sq. ft. community center. A Vesting Map will create two lots; one for condominium purposes and one to be dedicated to the City for stormwater purposes. The project includes a Rezone from Resort/Visitor Serving to Old Town Residential/General Commercial and a General Plan Amendment to change the land use designation from Commercial Visitor Serving to Commercial Old Town.

This is to advise that the City Council of the City of Goleta has approved the above described project on October 20, 2015 with the following actions:

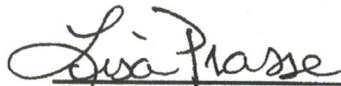
- Adopted an Addendum to the General Plan Final EIR;
- Amended the General Plan Land Use Plan to Change the Land Use Designation to Commercial Old Town;
- Adopted a Mitigated Negative Declaration and Monitoring & Reporting Program;
- Approved a Vesting Tentative Map;
- Approved a Development Plan with Modifications; and
- Introduced and Conducted the First Reading of an Ordinance to Amend the Zoning Map to Old Town Residential/General Commercial.

NOTICE OF DETERMINATION (NOD)

The City Council has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. An Addendum was prepared for the General Plan Amendment project component pursuant to the provisions of CEQA. Further, a Mitigated Negative Declaration was prepared for the remainder of the project components pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Statement of Overriding Considerations was not adopted for the project.
5. Findings were not made pursuant to the provisions of CEQA Section 15091.
6. The project did not require discretionary approval from a state agency.

This is to certify that the Old Town Village Mixed Use Project and record of project approval is available to the general public at the City of Goleta, Planning and Environmental Services Department, 130 Cremona Drive, Suite B, Goleta CA 93117.



Lisa Prasse
Signature (Public Agency)

10/21/15

Date

Current Planning Manager
Title

LAFCO 16-19

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE ANNEXATION OF
THE OLD TOWN VILLAGE PROJECT AREA TO THE GOLETA 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, 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, 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, existing Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County.

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Local Agency Formation Commission of Santa Barbara County as follows:

- a. Find that the Commission has considered the Mitigated Negative Declaration prepared by the City of Goleta as Lead Agency under the California Environmental Quality Act, Public Resources Code § 21000 et seq., for the Old Town Village Mixed Use Project, which includes sewer service from the Goleta Sanitary District.
- b. Approve the proposal, known as the Old Town Village Annexation to the Goleta Sanitary District, subject to the condition the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District
- c. 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.
- d. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

This resolution was adopted on August 5, 2016, and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: _____

Chair
Santa Barbara Local Agency
Formation Commission

ATTEST

Jacquelyne Alexander, Clerk
Santa Barbara Local Agency Formation Commission