

Santa Barbara LAFCO

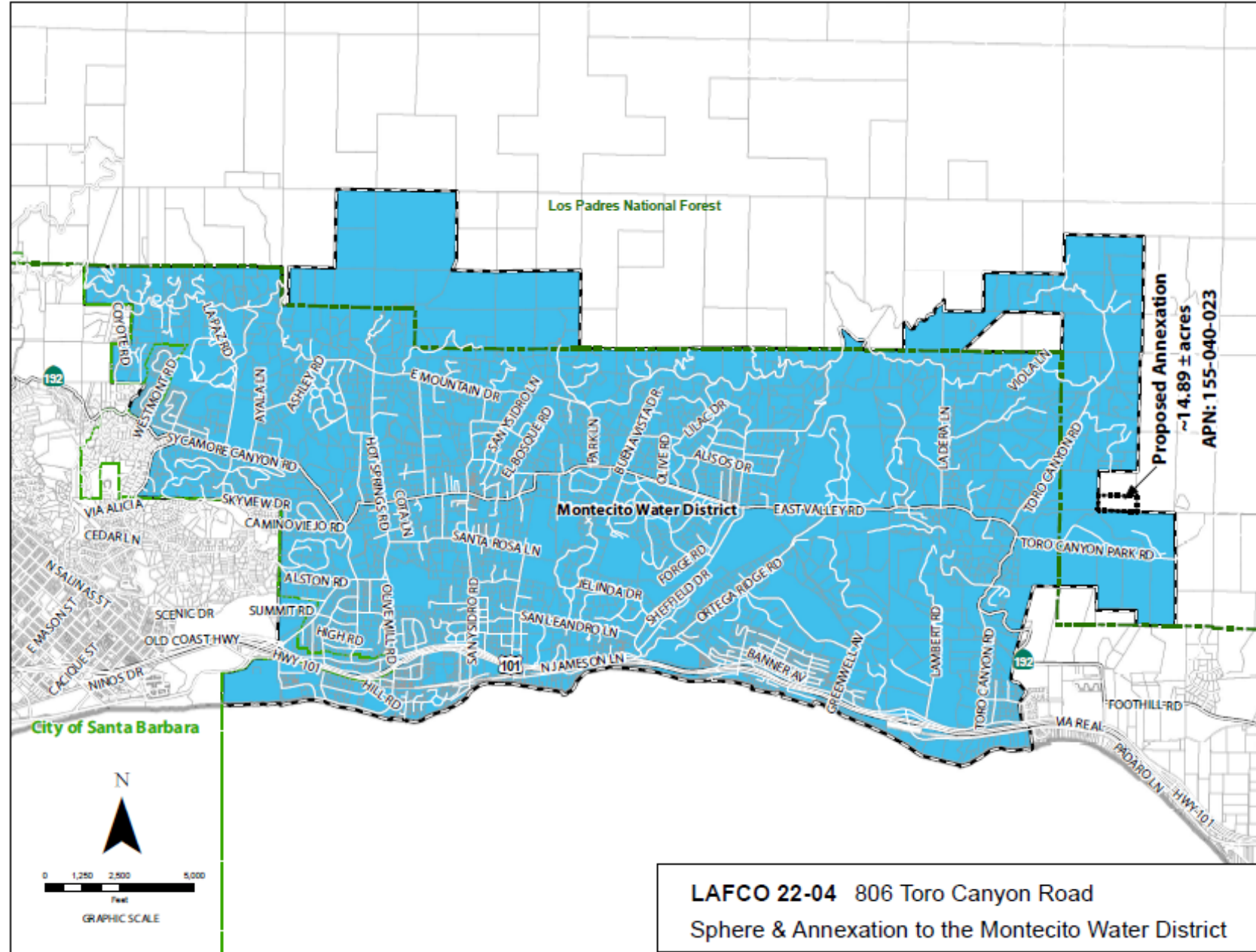
806 Toro Canyon Road
SOI & Annexation to Montecito Water District

September 1, 2022

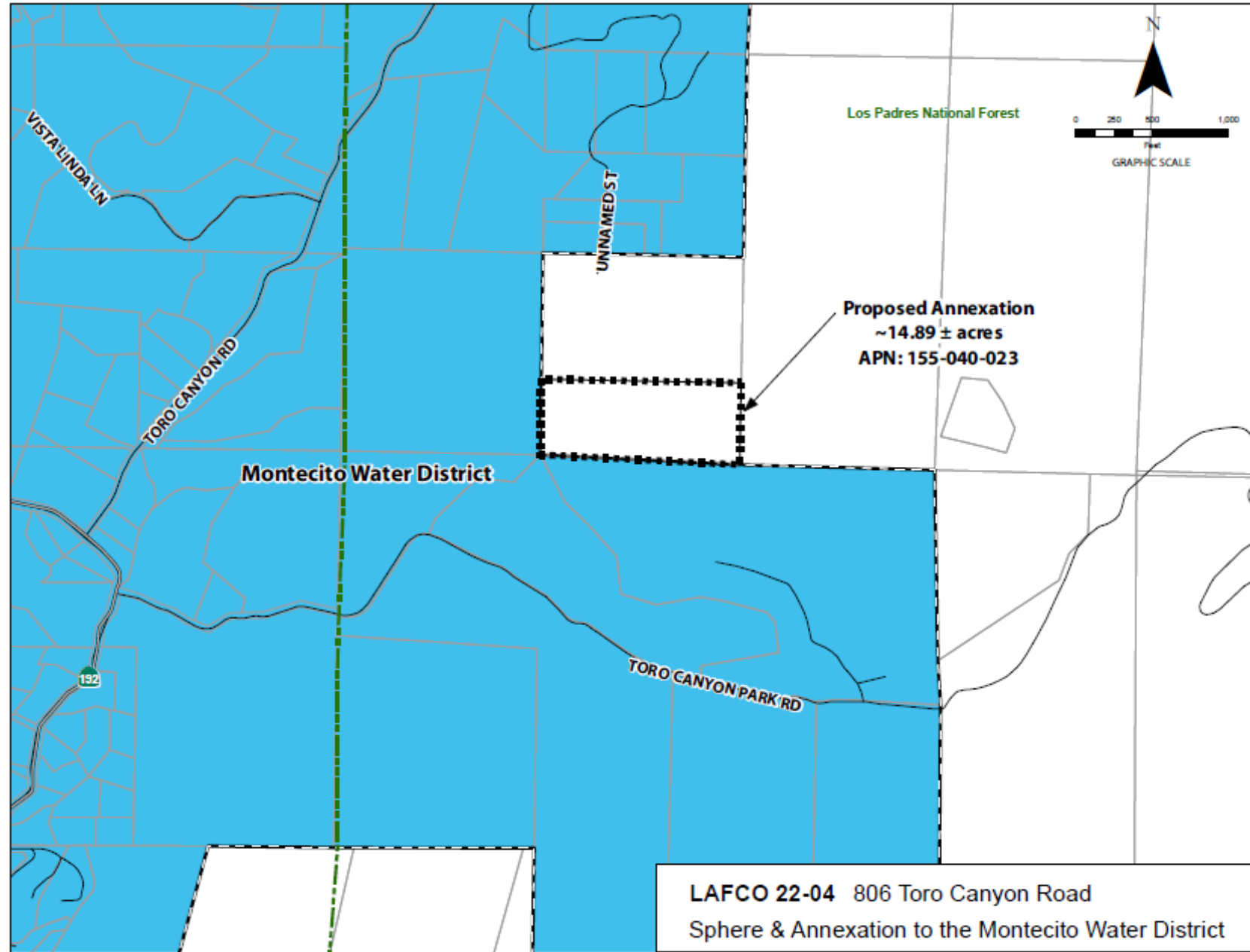
Background

- Applicant: Montecito Water, by resolution
- Location: parcel is located at 806 Toro Canyon Road approx. 14.89-acres
- Purpose: Annex into the Montecito Water District for water services
- Sphere of Influence: The proposal area is outside of the District's Sphere of Influence (Updated in 2017)

Vicinity Map



Annexation Map



Land Use, Planning and Zoning

- The land use is residential with one vacant parcel
- No changes in land use will be facilitated by the proposed boundary change
- Land use designations and zoning are agricultural in the County (Res Ranchette) zoned (R-20)

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 F
- A water laterals would connect the property to the main water line connected along with an existing group of water meters

Sphere of Influence

- Area is outside the District's Sphere of Influence
- SOI was updated in 2017
- Spheres would be amended to include this area

Present and planned land uses

- Consistent with the County's Toro Canyon Plan

Present and probable need for services

- Consist of new water connection for SFR with sewer services by on-site septic. Fire already provided by Carpinteria/Summerland Fire.

Sphere of Influence

Present capacity and adequacy of services

- Nearest water main is an 8-inch ductile iron pipe on Toro Canyon Park Road at approximately 1500 feet
- Water District has stated it has the adequate capacity to provide services to the parcel

Social or economic communities of interest

- Montecito provides places for shopping and services for the people living in the area

Disadvantage Unincorporated Communities

- This amendment does not qualify as a disadvantage unincorporated community

Environmental Determination

LAFCO

Santa Barbara Local Agency
Formation Commission

- The proposal is Categorical Exemption pursuant to Public Resources Code Sections 21000, Section 15319(b), Class 19 & 15061(b)(3)
- Annexation of existing facilities and lots for exempt facilities; common sense rule

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(b), Class 19 Annexations of individual small parcels for facilities exempted by Section 15303, and Section 15061(b)(3) common-sense rule.
- Amend the Spheres of Influence of the annexing agency to include 806 Toro Canyon Road;
- Approve the proposal, to be known as 806 Toro Canyon Road SOI & Annexation to Montecito Water District;
- Condition approval upon the annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees and assessments of the Montecito Water 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.