

LAFCO MEMORANDUM

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

105 East Anapamu Street • Santa Barbara CA 93101 • (805) 568-3391 + Fax (805) 568-2249

October 6, 2022 (Agenda)

TO: Each Member of the Commission

FROM: Mike Prater
Executive Officer

SUBJECT: REPORT ON MUNICIPAL SERVICE REVIEW PROGRAM

This is an Informational Report. No Action is Necessary

DISCUSSION

This status report is to bring the Commission and public up-to-date with regard to the Sphere of Influence (SOI) Update and Municipal Service Review (MSR) being prepared for Water, Wastewater, Recycled Water, and Stormwater Services. LAFCO is required by the Cortese-Knox-Hertzberg Act to update the Sphere of Influence for a jurisdiction every five years or as needed.

The Update is consistent with LAFCO's work plan adopted by the Commission. LAFCO Staff has completed an Administrative Draft of the MSR that agency's staff will review and provide comments on. This status report is informational in nature and provides an opportunity to identify issues and questions prior to the public review draft and hearings. Also, the public is invited to provide any feedback or questions about the documents or the process. No action is requested by the Commission at this time. Please provide us with any comments, insights and questions you may have about the documents or the process.

Administrative Review Draft

The Admin Review Draft SOI/MSR Update will describe the various population trends, opportunities and challenges and service capabilities, and governmental structure for each jurisdiction as required by the Cortese-Knox-Hertzberg Act. The MSR along with the analysis and determinations called for by the Government Code are used to support the Sphere of Influence Update. The following agencies SOI will be updated as part of this current review:

- Carpinteria Sanitary District,
- Goleta Sanitary District,
- Goleta West Sanitary District,
- Laguna County Sanitation District,
- Montecito Sanitary District,
- Summerland Sanitary District,
- Carpinteria Valley Water District,
- Cuyama Basin Water District,
- Goleta Water District,
- Montecito Water District,
- San Antonino Basin Water District,
- Santa Maria Valley Water Conservation District,
- Santa Ynez River Water Conservation District,
- Santa Ynez River Water Conservation District Improvement District No. 1,
- Santa Barbara County Water Agency,
- Santa Barbara County Flood Control & Water Conservation,
- County Service Area No. 12,
- Casmalia Community Services District,
- Cuyama Community Services District, and
- Los Olivos Community Services District.

Background

The Sphere of Influence Update and Municipal Service Reviews for the Water, Wastewater, Recycled Water, and Stormwater Service agencies is out for Administrative review by the agencies. The scheduled release for public review is expected to start January/February 2023. The Admin Review includes a number of Study Areas covering the list of agencies below.

Study Areas. For study purposes, the Carpinteria Sanitary District, Goleta Sanitary District, Goleta West Sanitary District, Laguna County Sanitation District, Montecito Sanitary District, Summerland Sanitary District, Goleta Water District, Montecito Water District, County Service Area 12, Santa Ynez Community Services District, City of Buellton, City of Santa Barbara, and City of Santa Maria have request areas to be studied. A total of 40 areas are being evaluated. LAFCO staff along with the County Surveyor's Office will prepared maps that included each Study Areas and for each Spheres of Influence. The Study Areas are used to help analyze and identify which properties should remain/be included and which should be excluded from the respective Spheres of Influence. A summary of the Study Areas is listed in the tables below.

Table 1: Carpinteria Sanitary District Study Areas

Study Area	Description	Acres	Existing Zoning	Prime AG Land	Constraints
1	Beach Club Rd Area 005-390-006 & 007 005-390-011 to 018 005-390-022 to 026 005-390-029; -051; -053; -055; -057; -068; & -073	5.78	Single-Family Residential Res-4.6 (8-R-1)	No	Septic systems with high groundwater elevation
2	Agricultural Areas (Greenhouses)	32.6 46.6	A-1-10	Yes	Outside of Urban Limit Line, Agricultural Land
3	Residential Areas (Arozena Ln & Lomita Ln)	19.2 20.2	Single-Family Residential Res-1.0	No	Unknown
4	Residential Areas (La Miranda/Paquita Dr. & Ocean Oaks Rd)	41.1 23.5	Single-Family Residential Res-1.0 & 1.8	No	Unknown
5	Parcels between Summerland & Carpinteria Sanitary Districts	142.3	1-E-1; 3-E-1; 8-R-1; 10-R-1 20-R-1; RR-5; RR-10; & AG-1-20	Yes	Outside of Urban Limit Line, Agricultural Land
	Totals	331.28			

Table 2: Goleta Sanitary District Study Areas

Study Area	Description	Acres	Existing Zoning	Prime AG Land	Constraints
1	Hope Ranch	1,836	Single-Family Residential Res-1.0, 0.5, 0.33 Rec/OS	No	Unknown
	Totals	1,836			

Table 3: Goleta West Sanitary District Study Areas

Study Area	Description	Acres	Existing Zoning	Prime AG Land	Constraints
1	EMID	177	Rec & OS	No	Unknown, existing service agreements
	Sandpiper Golf Course	192.93	Res-1.0		
	Maintenance building	11.5	Open Space/Active Rec		
	UCSB Faculty Housing		UCSB		
	Totals	381.43			

Table 4: Laguna County Sanitation District Study Areas

Study Area	Description	Acres	Existing Zoning	Prime AG Land	Constraints
1	City of Santa Maria Limit properties flowing to the District: Exhibit "A1" Area within JPA Orcutt Expy to Union Valley Pkwy to Blosser Rd	793	Mixed Public Facility, Light Manufacturing & Open Space	No	Unknown
2	Properties flowing to the City of Santa Maria & Laguna: Exhibit "B" Area within JPA	488.6	Mixed Residential, Commercial, & Open Space Res 8.0, Res 4.6, Neighborhood Commercial	No	Unknown
3	City of Santa Maria Limit properties flowing to the District:	25.35	Public Facility	No	Unknown
	Exhibit "A2" Area within JPA	21.87	Planned Development Commercial		

		32.97 Total 80.19	Planned Development Single-Family		
4	Lake Marie Estates	159.3	Single-Family Residential Res-1.0	No	Unknown, currently on septic systems.
	Totals	1,521.09			

Table 5: Montecito Sanitary District Study Areas

Study Area	Description	Acres	Existing Zoning	Prime AG Land	Constraints
1	013-170-013 345 Sierra Vista Road	1.0	Single-Family Residential Semi Rural SRR 0.5	No	Unknown
2	013-040-030 E. Mountain Dr.	9.47	Single-Family Residential Semi Rural SRR 0.33	No	Unknown
	Totals	10.47			

Table 6: Summerland Sanitary District Study Areas

Study Area	Description	Acres	Existing Zoning	Prime AG Land	Constraints
1	Ortega Ridge/Summerland Heights	21.1	Single-Family Residential Res-1.0	No	Unknown, Existing connections
	Totals	21.1			

Table 7: Goleta Water District Study Areas

Study Area	Description	Acres	Existing Zoning	Prime AG Land	Constraints
1	079-010-006	22.9	UP RR	No	None, Within City of Goleta limit line Within County of SB
	079-010-005	47.2	UP RR		
	079-010-009	31.71	Transpiration Corridor		
	Totals	101.81			

Table 8: Montecito Water District Study Areas

Study Area	Description	Acres	Existing Zoning	Prime AG Land	Constraints
1	Barker Pass Agreement	5.61	Single-Family Residential 2-E-1	No	Existing service agreement
2	Sierra Vista Additions	14	Single-Family Residential 2-E-1	No	Unknown
3	Coyote Road Agreement	78.5	Single-Family Residential RS-1A & P-R	No	Unknown Existing service agreement
4	Coyote Road APN 013-070-024	0.81	Single-Family Residential 2-E-1	No	Unknown
5	Coyote Road OASA APN 013-070-022 & 032 and 013-250-003	6.95	Single-Family Residential 2-E-1	No	Existing service agreement
6	APN 013-240-007 Detach	4.52	Single-Family Residential 5-E-1	No	Unknown
7	Carpinteria Sanitary Overlap	135.6	Single-Family Residential 1-E-1 20-R-1 3-E-1 Rec/O.S.	No	Unknown Overlapping providers
8	City of Santa Barbara Overlap	50.4 Westmont Rd. 89 Coast Village Rd	Single-Family Residential RS-6 SP5 -WC A-2/S-D-3 & C-1/S-D-3	No	Unknown Existing service agreement

9	Skyview Dr/El Rancho Rd & Calle Hermoso/Calle Elegante	32.7	Single-Family Residential 2-E-1	No	Unknown
10	Eucalyptus Hill (APN 013-240-008) & Alston Rd (APNs 009-091-003 & 037)	8.61	Single-Family Residential 5-E-1 2-E-1	No	Unknown
11	Island south of Toro Canyon (APN 155-010-006 & 045)	80.7	Mountainous Area MA 40 & MA 100	No	Mountainous Hillside
12	Carpinteria Valley Water Overlap	1.01	Single-Family Residential 8-R-1	Yes	Unknown Overlapping providers
Totals		507.4			

Table 9: County Service Area No. 12 Study Areas

Study Area	Description	Acres	Existing Zoning	Prime AG Land	Constraints
1	Arriba Way Area 023-080-001; 023-080-002; 023-080-003; 023-080-004; 023-080-005; 023-080-006; 023-080-009; 023-080-010; 023-080-011; 023-080-012; 023-080-013; 023-080-014; 023-080-015; 023-080-016; 023-080-017; 023-080-018; 023-080-019; 023-080-020	7.13	Single-Family Residential RU-3LR (RS-15)	No	None, already connected for sewer collection by CSA 12 and treatment by City of Santa Barbara.
Totals		7.13			

Table 10: Santa Ynez Community Services District Study Areas

Study Area	Description	Acres	Existing Zoning	Prime AG Land	Constraints
1	Ballard	173	Single-Family Residential 1-E-1; 10-R-1; Commercial Neighborhood (CN)	Yes	Special Problem Area
2	Los Olivos	287	Single-Family Residential 1-E-1; 15-R-1; RR-5 Commercial Neighborhood (CN); C-2	Yes	Special Problem Area
3	Janin Acres & West Santa Ynez	278+	Single-Family Residential 1-E-1	Yes	Special Problem Area
4	Chumash Tribe Existing Service Lease	111	Chumash Reservation Hotel & Casino	No	Unknown
	Totals	849			

Table 11: City of Buellton Study Areas

Study Area	Description	Acres	Existing Zoning	Prime AG Land	Constraints
1	Bobcat Springs Ranch Mutual Water Company	800	AG-1-20	No	Agricultural uses
	Totals	800			

Table 12: City of Santa Barbara Study Areas

Study Area	Description	Acres	Existing Zoning	Prime AG Land	Constraints
1	Eucalyptus Hill (APNs 013-240-007 & 008)	9.32	Single-Family Residential 5-E-1	No	Unknown
2	Alston Rd (APNs 009-091-003 & 037)	8.61	Single-Family Residential 5-E-1 2-E-1	No	Unknown
3	Skyview Dr/El Rancho Rd & Calle Hermoso/Calle Elegante	32.7	Single-Family Residential 2-E-1	No	Unknown
4	Barker Pass Agreement	5.61	Single-Family Residential 2-E-1	No	Existing service agreement
5	Sunrise Hill Lane Gap	11.0	Single-Family Residential 2-E-1 5-E-1	No	Unknown
	Totals	6.04			

Table 13: City of Santa Maria Study Areas

Study Area	Description	Acres	Existing Zoning	Prime AG Land	Constraints
1	Ray Water Company 111-030-005	3.01	Industrial M-2	No	Failing water system
2	128-094-025, 027, 067, 069 & 128-064-007	506	Agriculture A-11-40	Yes	Unknown, existing service agreements Field crops, poultry,
	Totals	509.1			

Public Outreach

Staff has presented updates regarding the MSR Program at your May 5, 2022 meeting. All agencies and staff are provided responses on the Administrative Draft. A short Community Survey is available at our website www.sblafco.org for community members to participate in expressing their level of satisfaction with the level of service. A limited number of respondents have participated so far (less than 12). Staff continues to offer meetings with any agencies and their respective Boards/Councils to further discuss the MSR/SOI Update.

Notice of Exemption (Appendix). The purpose of the environmental review process is to provide information about the environmental effects of the actions and decisions made by LAFCO and to comply with the California Environmental Quality Act (CEQA). In this case, all recommended Study Area that may be added to the respective agencies Sphere of Influence will likely be determined to qualify as a Categorical Exemption of Class 3, Class 19, Class 20, or with certainty that there is no possibility that the project will have a significant environmental effect on the environment and therefore found to be exempt from CEQA pursuant to section 15061(b)(3) of the State Guidelines. This determination will be presented once all recommended Study Areas have been completed and the Local Agency Formation Commission has made its approval of the Sphere of Influence Update.

Please contact the LAFCO office if you have any questions.