

Santa Barbara LAFCO

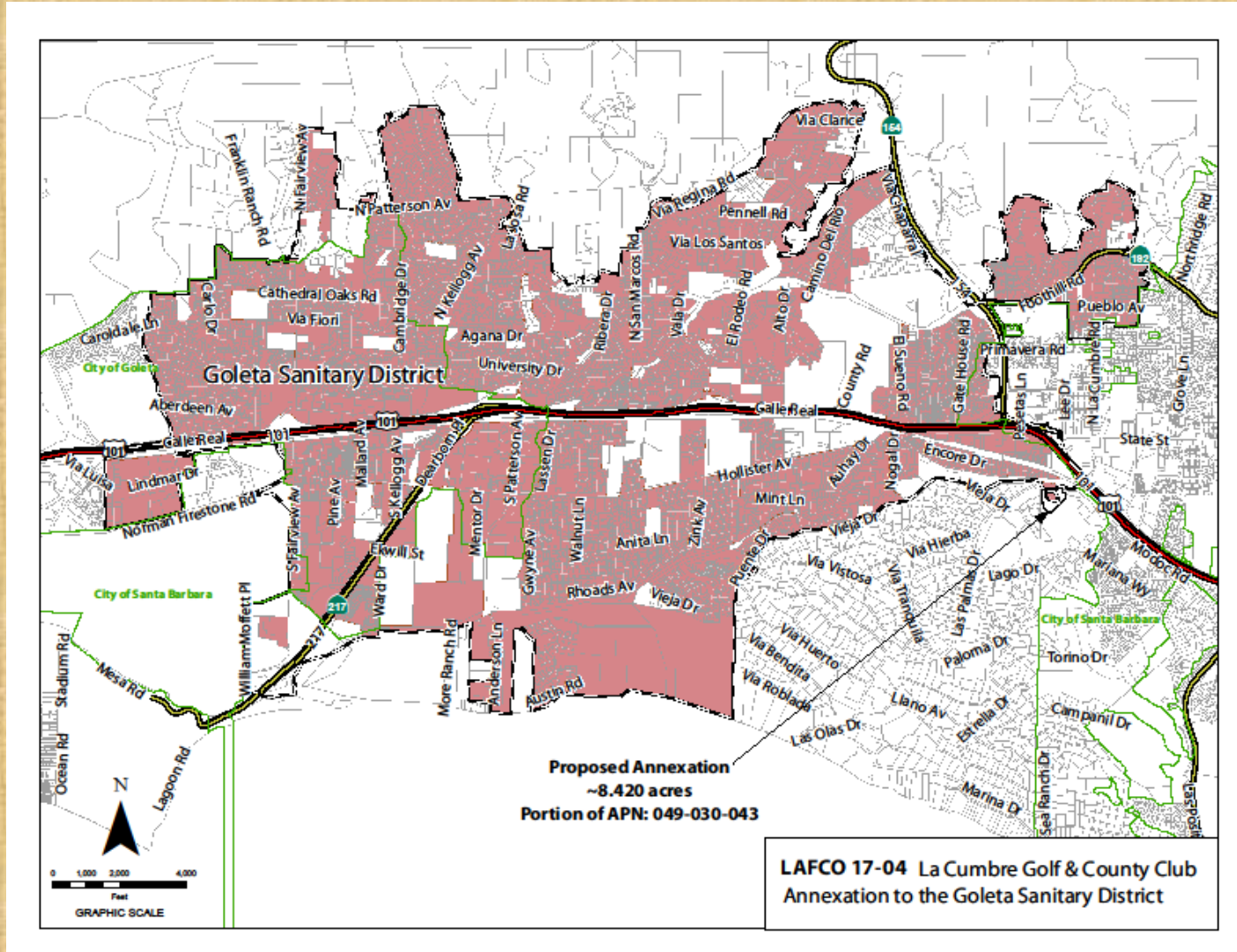
La Cumbre Golf and Country Club Annexation to the Goleta Sanitary District

April 13, 2017

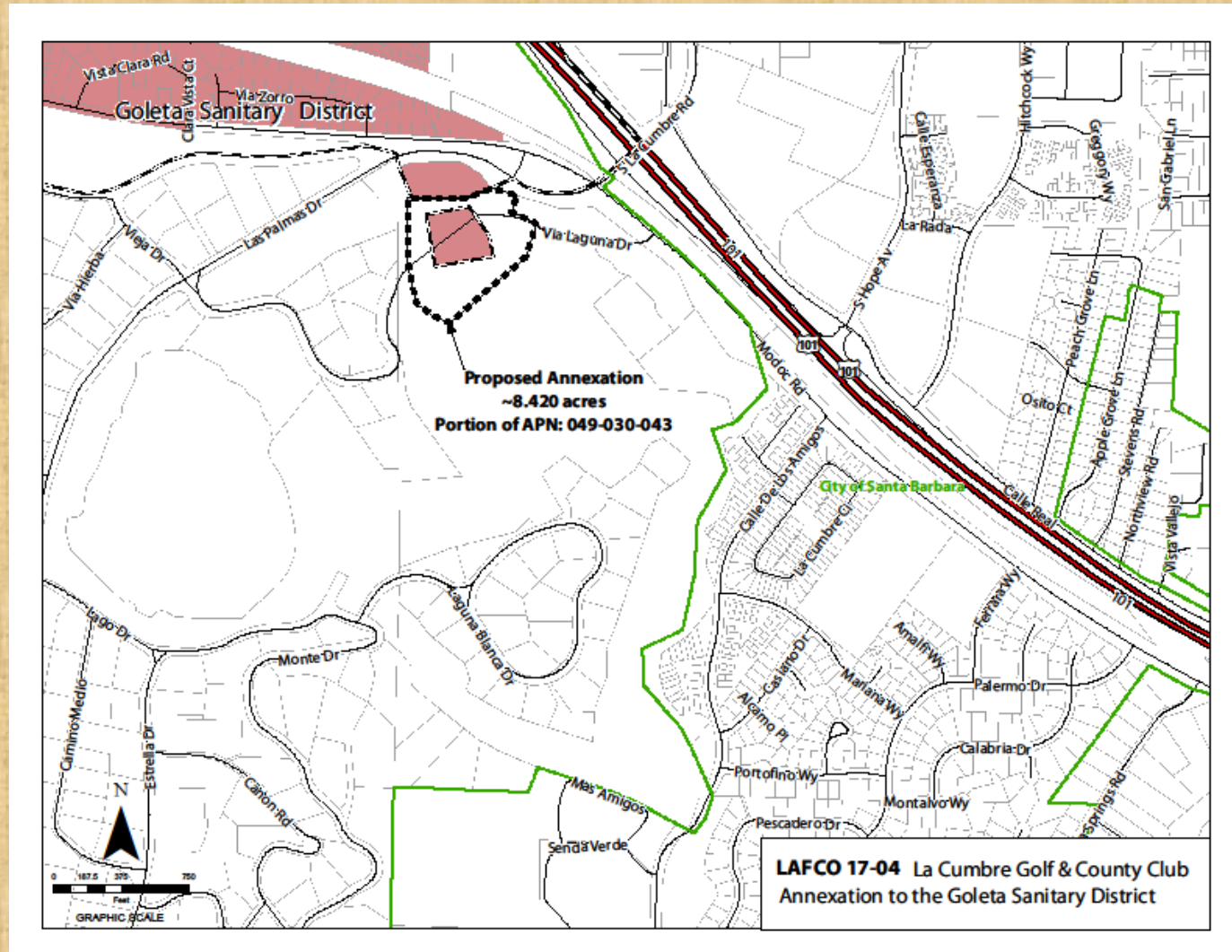
Background

- Applicant: Property Owners Petition
- Location: Approximately 8.42 acres, located at 4015 Via Laguna, Santa Barbara, CA 93110.
- Purpose: The owners of the Le Cumbre Country Club have constructed a Tennis and Fitness Center that is outside the existing Goleta Sanitary District boundaries. Pending a lot line adjustment (LLA), the Commission approved an Out-of-Agency Service Agreement (OASA) on August 7, 2014. The temporary Out-of-Agency Service Agreement between the District and the property owners allowed the Fitness Center to be connected to the district's sewer. A condition of approval required annexation after the LLA was approved
- Sphere of Influence: The proposal area is within the District's Sphere of Influence and is contiguous to the District.

Vicinity Map



Annexation Map



Land Use, Planning and Zoning

- The property is zoned for REC/Recreation.
- No zoning changes will result from this annexation
- The proposal area is within the Goleta Sanitary District's Sphere of Influence and is contiguous to the District.

Plan for Services

- The Goleta Sanitary District would provide and sanitary sewer service to the annexation area. This service is already provided pursuant to an OASA approved by the Commission in 2014. The site is within the La Cumbre Mutual Water Company. The property will continue to 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.

Environmental Determination

- The County of Santa Barbara, as lead agency, determined that the Lot Line Adjustment of subsequent annexation is Categorically Exempt – Class 15305 and 15301(I) prepared a Notice of Exemption.
- Commission staff has determined that the annexation to the Goleta Sanitary District more appropriately is Categorically Exemption – Class 15319, Annexation of Areas Containing Existing Structures and has prepared a Notice of Exemption

Conclusion

- The Commission approved an Out-of-Agency Service Agreement (OASA) on August 7, 2014. The temporary Out-of-Agency Service Agreement between the District and the property owners allowed the Fitness Center to be connected to the district's sewer. A condition of approval required annexation after the LLA was approved.
- Annexation to the district is a logical next step to allow continuation of wastewater collection and treatment from the Goleta Sanitary District.

Recommendation Options

- 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 proposal as submitted.
 - OPTION 2 - CONTINUE this proposal to a future meeting for additional information.
 - OPTION 2 - DENY the proposal

Recommendation

- OPTION 1 – APPROVE the proposal and resolution as follows:
- Find the proposal to be Categorically Exempt (Class 19) from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15319.
- Approve the proposal, known as the Le Cumbre Country Club 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
- 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.
- Waive the conducting authority proceedings and direct the staff to complete the proceeding.