

# Santa Barbara LAFCO

## Old Town Village Annexation to the Goleta Water District

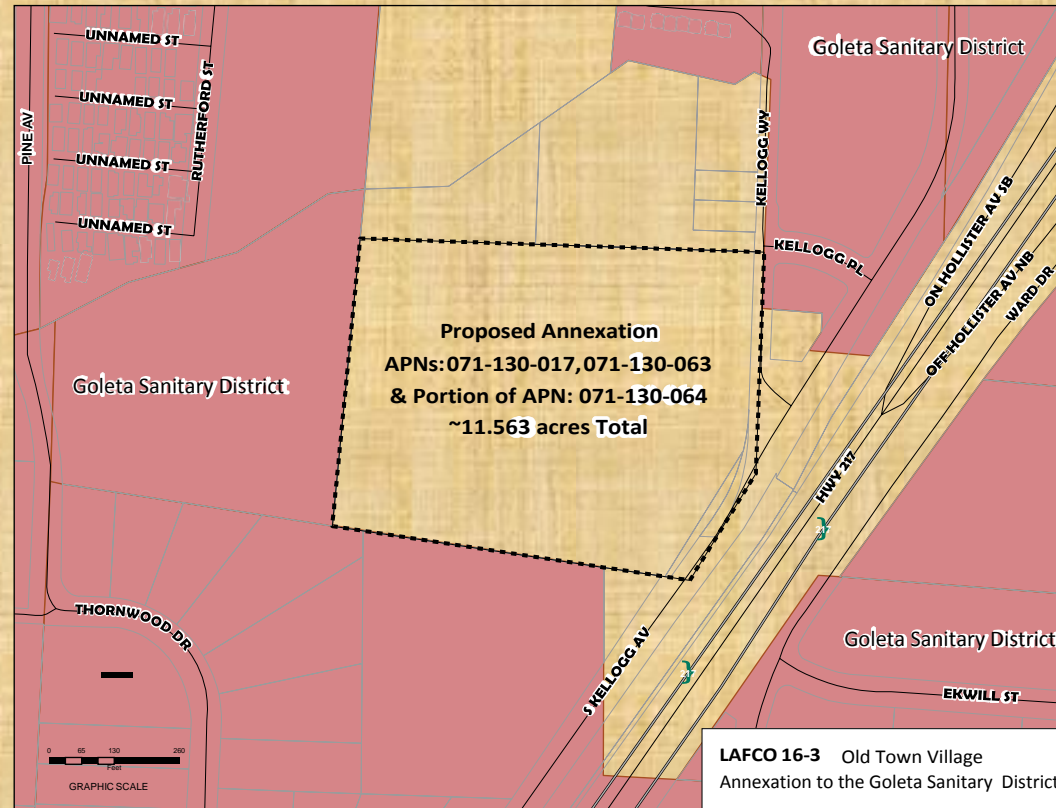
August 5, 2016

# Background

- Applicant: Property Owner Petition, City Ventures Homebuilding, Inc
- 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
- 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.
- Sphere of Influence: The proposal area is within the District's Sphere of Influence and is contiguous to the District.



# Project Area Map





# Proposed Development

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.

# Plan for Services

- 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.

# Environmental Determination

- 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 with the staff report.
- The Commission has reviewed the Mitigated Negative Declaration under separate cover.



# 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.

# 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 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.
  - 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
  - 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.