

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

March 7, 2024 (Agenda)

LAFCO 23-04: 1385 & 1405 Anderson Lane involving sphere of influence amendment and annexation to the Goleta Sanitary District.

PROPONENT: Property Owners, by Petition of Application.

ACREAGE & LOCATION The proposed annexation includes 10.0 acres located at 1385 & 1405 Anderson Lane and is directly surrounded by residential uses on all sides with agricultural land to the west. The parcel is located on Anderson Lane and southeasterly of State Hwy 217. The parcels are located within the unincorporated area of Santa Barbara County. (APN's 065-250-031 & 065-250-032). (**Attachment A**).

PURPOSE: Annexation to the Goleta Sanitary District is to provide sanitary sewer services to two existing parcels that are used for agriculture. Both parcels also have residential uses as well.

RECOMMENDATION:

That the Commission adopt the attached Resolution that will approve a modification to the Goleta Sanitary District's sphere of influence and annex the 1385 and 1405 Anderson Lane properties into the District.

GENERAL ANALYSIS:

Description of Project

1. Land Use and Zoning - Present and Future:

The properties are currently used for agriculture but also have residential uses. The applicant's proposal will continue to include the existing uses.

The landowners wish to connect to the nearby Goleta Sanitary District's sewer main

No changes in land use will be facilitated by the proposed boundary change. The land use designations and zoning are agriculture under County (A-1-5, Zoned AG-1-5).

2. Sphere of Influence:

The site is not within the Districts' spheres of influence and it is proposed to expand the spheres to include these properties. (**Attachment A**)

The parcels proposed for annexation are outside the sphere of influence of Goleta Sanitary District. The parcels are contiguous to the District service boundary. The CKH Act requires that the following factors be addressed according to Government Code Section 56425(e) (1-5):

- Present and planned land uses in the area, including agriculture, and open space lands:

The present and planned uses for this Sphere of Influence Amendment are consistent with the County's General Plan, for Eastern Goleta Valley Community Plan approved by the County. The plan for providing services for this area include services from the Goleta Sanitary District for sewer services to existing agricultural and residential uses. The proposal would construct a new sewer main and laterals to provide sewer service to 1385 & 1405 Anderson Lane, Santa Barbara Overall, the County's General Plan clearly identifies community goals, objectives, policies and standards. The policy document provides for the logical and orderly growth of the Sanitary District and encourages the conversion of septic systems to sewer systems in urban areas. The annexation contains existing agricultural resources but does not propose any changes to land use as a result of annexation.

- Present and probable need for public facilities and services in the area:

The present need for public services in the proposed SOI area consist of services for existing residential uses. A public sewer line is planned for Anderson Lane to serve 13 additional parcels already within the GSD service area. These two parcels would be the only parcels not connected if not annexed. The surrounding properties would not change existing land uses and remain as agriculture under the County jurisdiction. Water services would continue to be provided by the Goleta Water District and new sewer services would be provided by Goleta Sanitary District. Fire would continue to be provided by County Fire Protection District. The parcels already reside within the water and fire district service boundary. Parcels along the north and southern border of Anderson Lane are within the Sanitary District as part of Dorwin Annexation in 1957. The primary purpose is to allow for extension of public sewer service to the identified property.

- Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide:

Sewer services identical to other users currently within Goleta Sanitary District (GSD) could be provided within one year of annexation. The nearest sewer connection would be Shoreline Drive sewer main. Thirteen other properties would benefit from the Anderson Lane Reimbursement Agreement extension. The connection is located approximately 2,000-feet from the existing parcels within Anderson Lane connecting to Shoreline Drive. The District estimated it serves a population of 41,111 people with 12,384 connections. The GSD treatment plant has a capacity of 9.7 million gallons per day (MGD) (based on average daily flow) but is currently limited to a permitted discharge of 7.64 million gallons per day pursuant to a National Pollutant Discharge Elimination System (NPDES) permit issued by the US Environmental Protection Agency (EPA) in concurrence with the States' Central Coast

Regional Water Quality Control Board (CCRWQCB). The Districts water resource recovery facility appears to have a current remaining capacity of approximately 4.54 MGD based on the maximum facility design capacity and 2.46 MGD based on the current NPDES permit requirements. GSD has a remaining capacity of approximately 4.54 MGD based on the maximum facility design capacity and 2.46 MGD based on the current NPDES permit requirements. The WWTP is designed to treat up to 3.3 million gallons per day of secondary effluent to tertiary standards. The WWTP was originally constructed in 1944 and located on 12 acres of District-owned land. The WWTP is designed to serve about 19,704 equivalent residential units (ERU) or about 97,000 people. The District's collection system serves about 11,823 ERU, representing a population of about 55,000. The Sanitary District has stated it has the adequate capacity to provide services to the parcel. It is estimated by LAFCO this represents 64% of permitted capacity.

- Existence of social or economic communities of interest in the area if the Commission determines that they are relevant to the agency:

The Sphere of Influence areas of Goleta Sanitary District are linked to the City of Goleta and Goleta Valley communities social and economic interest. The existing land uses are greenhouses, nursery, field crops, and two mobile homes with onsite storage buildings. The parcels are developed with industrial building and 150,000 sf greenhouse. No changes are proposed in the Sphere amendment and the District or surrounding areas would add to the places for shopping and services for the people living in the area. Areas to recreate, schools, places of worship and cultural events would also be made available by the area in the Sphere of Influence that include associated uses. The district will also gain assessment advantages or sewer service charges with the annexation. The property will receive the same level and range of service as other properties currently served by the District.

- Present and probable need for public facilities and services of Disadvantage Unincorporated Communities:

The Goleta Valley area has a variety of economic diversity within the community and surrounding area including within or adjacent to the Sphere of Influence. A Disadvantaged Unincorporated Community is defined as a community with an annual median household income that is less than 80 percent of the statewide annual median household income. This amendment of the Sphere of Influence is currently home to greenhouses, nursery, field crops, and two mobile homes with onsite storage buildings. The parcels are developed with industrial building and 150,000 sf greenhouse. The surrounding Eastern Goleta Valley Community Plan and Anderson Lane area exceeds the median household income for the surrounding community and well above the average County resident income. This does not qualify as a disadvantage unincorporated community for the present and probable need for public facilities and services.

### 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. Topography, Natural Features and Drainage Basins

The annexation area slopes less than 5% slope. The existing land uses are greenhouses, nursery, field crops, and two mobile homes with onsite storage buildings. The parcels are developed with industrial building and 150,000 sf greenhouse. Atascadero Creek is located to the north of the site. No significant natural boundaries affect the proposal.

5. Impact of Agricultural Resources

The annexation to the District promotes continued use of the lands surrounded by the District, the annexation area does contain agriculture land located within the boundaries of the annexation. No zoning changes are proposed. No new development is proposed, the sewer connection would serve the existing residences. A public sewer line is planned for Anderson Lane to serve 13 additional parcels already within the GSD service area. These two parcels would be the only parcels not connected if not annexed. The surrounding properties would not change existing land uses and remain as agriculture under the County jurisdiction.

6. Population:

The parcel is uninhabited as less than 12 registered voters reside in the area.

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

Public main sewer connection would connect to an existing main sewer line on Shoreline Drive. The District has stated it has the capacity to serve the property. The property will receive the same level and range of service as other properties currently served by the District. The existing sewer line is northerly on Shoreline Drive at approximately 2,000 lineal feet. All other utilities are provided by the respective utility companies and no extension of services would be required.

The Plan for Providing Services within the affected territory, indicates the ability of the Goleta Sanitary District to adequately serve the site. (**Attachment E**)

8. Assessed Value, Tax Rates, Indebtedness and Exchange:

The assessed value and tax rate for the property will not be affected by this change. APN 065-250-031 is presently within Tax Rate Area 066163. The assessed value of the parcel is \$2,718,300 for the land and \$1,259,700 for improvements for a total of \$3,978,000 after exemptions. APN 065-250-032 is presently within Tax Rate Area 066163. The assessed value of the parcel is \$87,960 for the land and \$107,547 for improvements for a total of \$195,507 after exemptions. (Tax roll 2022-2023).



The proponent requests the subject territory, upon annexation, be liable for payment of its share of the District's existing indebtedness. The Tax Collector will add to assessments on the regular tax bill levied against the residence. The Anderson Lane Reimbursement Agreement extension project cost will be recovered by the 13 property owners.

9. Environmental Impact of the Proposal:

The proposal is categorically exempt from the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA") pursuant to CEQA Guidelines Section 15319, Class 19 Annexations of individual small parcels for facilities exempted by Section 15303. LAFCO staff will file the Commission's Notice of Exemption following approval of the proposal and environmental determination. (**Attachment D.**)

10. Landowner and Annexing Agency Consent:

The landowner consents to annexation to the Goleta Sanitary District. (**Attachment B.**) The Goleta Sanitary District have consented to the annexation provided LAFCO does not record the annexation without prior notification and consent of the District. The site is uninhabited; having fewer than 12 registered voters. Therefore, the Commission may waive the conducting authority proceedings pursuant to Government Code section 56662.

11. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. The properties would be contiguous to the District. The site is uninhabited; namely, there are fewer than 12 registered voters residing in the annexation area.

The boundaries are definite and certain. The County Surveyor has approved a map and legal description sufficient for filing with the State Board of Equalization.

12. Applications; County Department Reportbacks.

The applicant's application for annexation of the Property was submitted on November 22, 2023. Pursuant to LAFCO's processing procedure, LAFCO requested "Reportbacks" from interested County Departments. Reportback's were received from the Surveyor, Auditor Controller, Fire Department, Planning & Development, Public Works, and the Assessor on December 19, 2023.

Public Noticing:

A 21-day public notice was sent to the required affected agencies and interested parties. A Notice of Hearing and public review period was published in a newspaper of general distribution (The Pacific Coast Business Times) as required by the CKH Act. The notice was also mailed directly

to interested agencies and parties. The documents were also mailed directly to the Districts, interested parties and agencies. The documents are also available at the Santa Barbara LAFCO website, [www.sblafco.org](http://www.sblafco.org). The noticing requirements of the CKH Act and CEQA has been met.

Conclusion:

The area proposed for annexation will also amend the districts sphere of influence. Annexation of 1385 & 1405 Anderson Lane properties owned by Fred Meyers and Tony Fong, submitted by Kalley Liehr to the Goleta Sanitary District represents a reasonable and logical expansion of the District. The area proposed for annexation will be amended to be within the District's sphere of influence.

The site is located in an area that allows the District to best provide sewer services in the future. The District serves the areas to the north and south of the parcels. District infrastructure (wastewater pipes) is located within a reasonable distance in the area along Shoreline Drive connecting under Anderson Lane Reimbursement Agreement project. The sites are already served by the Goleta Water District for water.

ALTERNATIVES FOR COMMISSION ACTION

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 annexation as submitted.

- A. Find the proposal to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15319, Class 19 Annexations of individual small parcels for facilities exempted by Section 15303.
- B. Amend the Spheres of Influence of the annexing agency to include 1385 and 1405 Anderson Lane;
- C. Approve the proposal, to be known as 1385 & 1405 Anderson Lane SOI and Annexation to the Goleta Sanitary District;
- D. Condition approval upon the annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees and assessments of the Goleta Sanitary District;
- E. 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.

- F. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

**OPTION 2** –DENY the proposal.

**OPTION 3** - CONTINUE consideration of the proposal to a future meeting.

RECOMMENDED ACTION:

Approve **OPTION 1**.

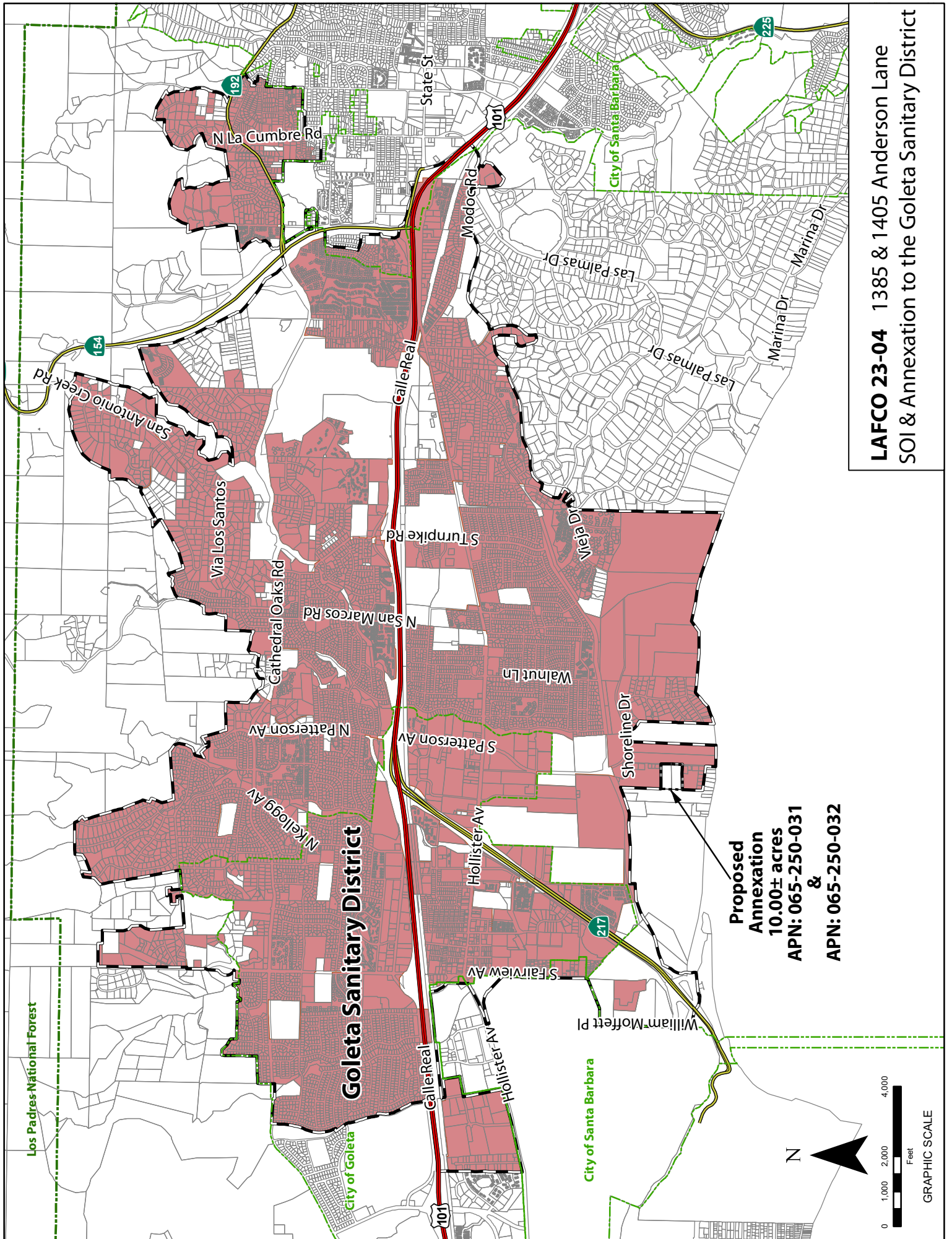


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Mike Prater  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION

ATTACHMENTS

|              |   |
|--------------|---|
| Attachment A | Maps of the Proposed SOI & Annexation                         |
| Attachment B | Petition, Applications & Consent by Landowners                |
| Attachment C | LAFCO Legislative Factors-Government Code Section 56668 (a-q) |
| Attachment D | CEQA Exemption Section 15319(b)                               |
| Attachment E | Plan for Services & Letter of Support                         |
| Attachment F | LAFCO Resolution Approving the Annexation                     |



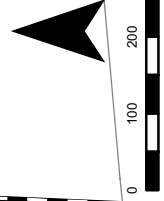
**Goleta Sanitary District**

**Proposed  
Annexation  
10.00± acres  
APN: 065-250-031  
&  
APN: 065-250-032**

**LAFCO 23-04 1385 & 1405 Anderson Lane  
SOI & Annexation to the Goleta Sanitary District**



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GRAPHIC SCALE

**Proposed  
Annexation  
10.00± acres  
APN: 065-250-031  
&  
APN: 065-250-032**

**Goleta Sanitary District**

**LAFCO 23-04 1385 & 1405 Anderson Lane  
SOI & Annexation to the Goleta Sanitary District**



Cover letter for  
Boundary Changes

(Date) 9/13/23

Executive Officer  
Santa Barbara LAFCO  
105 East Anapamu Street  
Santa Barbara CA 93101

Subject: **Proposed** Annexation into Goleta Sanitary District and  
Sphere of Influence Boundary Adjustment

Dear Mr. Prater,

The undersigned hereby requests approval of the proposal described in the attached materials. It is proposed to process this application under the provisions of the Cortese/Knox/Hertzberg Local Government Reorganization Act (Government Code Section 56000 et seq.)

Enclosed in support of this proposal are the following:

Resolution of application adopted by the \_\_\_\_\_ on 9/13/23 or  
Petition of registered voters (landowners initiating the change.)

Completed LAFCO Proposal Questionnaire

Map and legal description of the proposed district

Assessor Parcel Map showing proposal area outlined in red ink.

Certified EIR or Negative Declaration and Notice of Determination or a  
Notice of Exemption or Environmental Questionnaire?

Processing fee payable to "Santa Barbara LAFCO" for \$ 5,500. (\$2,500 for each parcel plus \$500 for Enviro fee)

Fee payable to County Surveyor for \$ 1,100

Written consent has been given to this annexation by all affected property owners and it is therefore requested that the Commission waive the protest hearing requirements.

If you have any questions regarding this proposal, please contact the undersigned.

Sincerely,

Rich Ridgway  
Kallej Ridgway Liehr  
2:45 pm @ 09/13/2022

Everett Millais

TIME \@ "MMMM d, yyyy" January 20, 2022

Page two

Cover letter to LAFCO (1/20/22)

This form can be downloaded from [www.sblafco.org](http://www.sblafco.org)

**TO:**

Local Agency Formation Commission  
County of Santa Barbara  
105 East Anapamu Street, Rm 407  
Santa Barbara, CA 93101

**To be filled in by LAFCO**

File No: \_\_\_\_\_  
Date Presented: \_\_\_\_\_  
Officially Filed: \_\_\_\_\_  
Designated as: \_\_\_\_\_  
LAFCO Action: \_\_\_\_\_  
Date: \_\_\_\_\_

**PETITION FOR**

Annexation of two 5-acre parcels to the Goleta Sanitary District  
(Name of Proposal)

The undersigned by their signature hereon DO HEREBY REPRESENT REQUEST AND PETITION as follows:

1. The proposal is made pursuant to Part 3, Division 3, and Title 5 of the California Government Code (commencing with Section 56000, Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000).

2. The nature of the proposed change of organization (i.e., annexation, detachment, Reorganization, etc.) is/are:

to annex these two parcels into the Goleta Sanitary District.

3. The name or names of all districts and/or cities for which any such change or organization is proposed is as follows:

Proposing annexation into Goleta Sanitary District.

4. The names of all other affected counties, cities and districts are:

N/A

5. The territory(ies) proposed for annexation to GSD

is/are: \*There are long-term residents on site, but less than 12 people.  
(uninhabited (less than 12 people) or inhabited (12 or more people))

6. This proposal is / is not within the sphere of influence of the affected city and/or district.  
(Circle one)



7. Complete description of the exterior boundaries of the territory proposed for annexation.  
**Please attach legal description to this petition.** \* See Waters + Cardenas Land Survey map and legal descriptions

8. Do the boundaries of the districts or cities listed above overlap or conflict with the boundaries of the proposed annexation?  Yes  No

If yes, justify the need for overlapping or conflicting boundaries:

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9. List any of the districts or cities, as above-listed, which possess authority to perform the same or similar function as requested herein.

None.

(Name of public agency or agencies)

10. Do the boundaries of the territory proposed split lines of assessment?  
 Yes  No

11. Do the boundaries of the territory proposed create an island or corridor of unincorporated territory or a strip?  Yes  No

If yes, justify the necessity for the island corridor or strip:

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12. If the proposed boundary follows a street or highway, does it follow the center of the street or highway?  Yes  No

13. It is desired that this proposal provide for and be made subject to the following terms and conditions:

- A. We desire that these two parcels be annexed into the Coleta Sanitary District so they may hook up to the sewer line that will be installed in Anderson Lane and so they will have the same benefits of sewer service as all the other residents along Anderson Lane.
- B. Lane and so they will have the same benefits of sewer service as all the other residents along Anderson Lane.

14. The reasons for this proposal are:

- A. These two parcels are the only parcels along Anderson Lane that are not currently annexed into the Goleta Sanitary District.
- B. There are 12 other properties along Anderson Lane that will be hooking up to the sewer line and are already annexed in.

15. The persons signing this petition have signed as \_\_\_\_\_ registered voters **OR**  owners of land.

16. If the formation of a new district is included in the proposal:

- N/A
- A. The principal act(s) under which said district(s) is/are proposed to be formed is/are: \_\_\_\_\_
  - B. The proposed name(s) of the new district(s) is/are: \_\_\_\_\_
  - C. The boundaries of the proposed new district(s) are as described in Exhibit(s) \_\_\_\_\_, \_\_\_\_\_, heretofore incorporated herein.

17. If an incorporation or formation of a district is in the proposal:

- N/A
- A. The proposed name of the new city/district is: \_\_\_\_\_
  - B. Provisions are requested for appointment of:
    - i. City/District Manager \_\_\_\_\_ Yes \_\_\_\_\_ No
    - ii City Clerk & City Treasurer \_\_\_\_\_ Yes \_\_\_\_\_ No  
(City only)
  - C. Number of members proposed for initial Board of Directors/City Council, pursuant to Chapter Three commencing with §61120. (Please check one, below.)  
 \_\_\_\_\_ 3 (Three) \_\_\_\_\_ 5 (Five)

18. If the proposal includes the consolidation of special districts, the proposed name of the consolidated district(s) is/are: N/A

19. How will the new district be financed?

N/A

20. Proponents of this proposal: (Names of Chief Petitioners, not to exceed three (3), who hereby request that proceedings be taken in accordance with the provisions of Section 56000, et. seq. of the Government Code and herewith affix signatures) as follows:

Please sign on the top line and print on the line below.

| Name   | Mailing Address                            |
|--|--|
| 1. Fred Meyers                               | 5353 DORWIN LN.<br>SB 93111                |
| 2. Tony Fong<br>(Representing SB Elixir LLC) | 3626 Fredonia Dr.<br>Los Angeles, CA 90068 |
| 3.   |  |
|  |  |

When a form is completed and the requisite number of qualified signatures has been obtained (after circulation), the petition is to be filed with the Executive Officer.

**The petition and signature sheets must be left intact. Removal of the signature sheets from one counterpart to another counterpart will invalidate the entire petition.**

**NOTE: THIS PAGE MUST BE COMPLETED AND ATTACHED TO EACH PETITION.**

According to Election Code, Section 104, whenever any petition is submitted to the elections official, each section of the petition shall have attached to it a declaration signed by the Circulator of the petition, setting forth, in the Circulator's own hand, the following:

**PRINTED NAME OF CIRCULATOR** (including given name, middle name or initial and last name):

Kalley Ridgway Liehr

**RESIDENCE ADDRESS OF CIRCULATOR:**

880 Cambridge Drive, Goleta, CA 93111

**DATES ON WHICH ALL SIGNATURES TO THE PETITION WERE OBTAINED:**

Starting date: 9/13/23

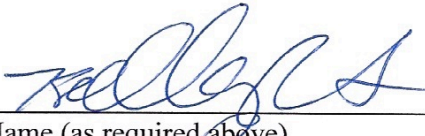
Ending date: 9/25/23



The Circulator, by affixing his/her signature below, hereby certifies:

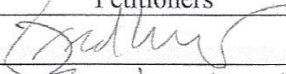
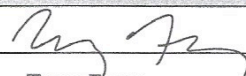
1. That the Circulator circulated the attached petition and witnessed the appended signatures being written;
2. That, according to the best information and belief of the Circulator, each signature is the genuine signature of the person whose name it purports to be;
3. That the Circulator shall certify to the content of the declaration as to its truth and correctness, under penalty or perjury under the laws of the State of California, with the signature of his or her name at length, including given name, middle name or initial, and last name.

9/13/23  
Date

  
Name (as required above)

As a signer of this Petition, I hereby certify that I have read the content of the Petition and request that proceedings be taken for the proposal as provided by said Petition.

**PLEASE SIGN NAME ON THE TOP LINE**  
**PRINT NAME ON THE SECOND LINE**

| Date signed | Signature & printed name of Petitioners   | Residential Address of Petitioners        | Official Use Only |
|-------------|---|---|-------------------|
| 9/18/23     | Sign: <br>Print: FRED W. MEYER | 5353 DORCEN LN<br>SB CA 93111             |                   |
| 9/18/23     | Sign: <br>Print: Tony Fong     | 3626 Fredonia Dr<br>Los Angeles, CA 90068 |                   |
|             | Sign:   |   |                   |
|             | Print:  |   |                   |
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SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

**Proposal Justification Questionnaire for Annexations,  
Detachments and Reorganizations**

(Attach additional sheets as necessary)

- Sphere of influence and Goleta Sanitary District boundary line adjustment
1. Name of Application: (The name should match the title on the map and legal description; list all boundary changes that are part of the application)  
Kalley Ridgway Liehr (acting as agent for Fred Meyers and Tony Fong)
  2. Describe the acreage and general location; include street addresses if known:  
Under ONE Application [ • APN: 065-250-032, 1405 Anderson Lane, 5 acres  
• APN: 065-250-031, 1385 Anderson Lane, 5 acres
  3. List the Assessor's Parcels within the proposal area:
    - 065-250-032
    - 065-250-031
  4. Purpose of proposal: (Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.)  
Adjusting Goleta Sanitary District and Sphere of Influence boundaries to include these two parcels into the rest of the neighborhood.
  5. Land Use and Zoning - Present and Future
    - A. Describe the existing land uses within the proposal area. Be specific.  
Both parcels currently used for agriculture, but also have residential uses on them.
    - B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.  
None.
    - C. Describe the existing zoning designations within the proposal area.  
Ag-1-5
    - D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?  
No zone changes proposed.
    - E. (For City Annexations) Describe the prezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this prezoning?  
N/A
    - F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements).  
None.



6. Describe the area surrounding the proposal

Using Table A, describe existing land uses, general plans and zoning designations for lands adjacent to and surrounding the proposal area. The application is incomplete without this table.

7. Conformity with Spheres of influence

A. Is the proposal area within the sphere of influence of the annexing agency?

*Will be processed concurrently.*

B. If not, include a proposal to revise the sphere of influence.

*^ Included with this application*

8. Conformity with County and City General Plans

A. Describe the existing County General Plan designation for the proposal area.

B. (For City Annexations) Describe the ~~City~~ general plan designation for the area. *N/A*

C. Do the proposed uses conform with these plans? If not, please explain. *yes.*

9. Topography and Natural Features

A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal. *Basically flat < 5%*

B. Describe the general topography of the area surrounding the proposal.

*Same as above.*

10. Impact on Agriculture

A. Does the affected property currently produce a commercial agricultural commodity? *yes.*

B. Is the affected property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program?

C. Is the affected property Prime Agricultural Land as defined in Government Code §56064?

*Unknown.*

D. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract? *NO.*

1) If "yes," provide the contract number and the date the contract was executed.

2) If "yes", has a notice of non-renewal be filed? If so, when?

3) If this proposal is an annexation to a city, provide a copy of any protest filed by the annexing city against the contract when it was approved.

11. Impact on Open Space No,  
 APN: 065-250-032 has a residence and an industrial building on the Anderson frontage  
 APN: 063-250-031 currently has a residence and 150,000 sf of greenhouses.  
 Is the affected property Open Space land as defined in Government Code Section 65560?

12. Relationship to Regional Housing Goals and Policies (City annexations only)  
 If this proposal will result in or facilitate an increase in the number of housing units, describe the extent to which the proposal will assist the annexing city in achieving its fair share of regional housing needs as determined by SBCAG. N/A

13. Population  
 A. Describe the number and type of existing dwelling units within the proposal area.  
Two mobile home dwelling units (one on each property)  
 B. How many new dwelling units could result from or be facilitated by the proposal?  
 Single-family 2 (one per parcel) Multi-family None

14. Government Services and Controls – Plan for Providing Services (per §56653)  
 A. Describe the services to be extended to the affected territory by this proposal.  
sewer lateral stub to Eastern property line.  
 B. Describe the level and range of the proposed services.  
Provide public sewer line to existing properties.  
 C. Indicate when the services can feasibly be provided to the proposal area.  
~12 months from today  
 D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal.  
Only sewer service.  
 E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation. Financed by Richard Ridgway - to be reimbursed by the 13 neighbors via a GSD reimbursement agreement.  
 F. Identify any alternatives for providing the services listed in Section (A) and how these New alternatives would affect the cost and adequacy of services.  
Alternative is an extremely expensive and unproven septic system on each lot with poor draining soil.

15. Ability of the annexing agency to provide services sewer line will become public and maintained by GSD.  
 Attach a statement from the annexing agency describing its ability to provide the services that are the subject of the application, including the sufficiency of revenues (per Gov't Code §56668j).  
\* See attached: "Can-and-Will-Serve" Letter from Goleta Sanitary District.



16. Dependability of Water Supply for Projected Needs (as per §56653)

If the proposal will result in or facilitate an increase in water usage, attach a statement from the retail water purveyor that describes the timely availability of water supplies that will be adequate for the projected needs. N/A

17. Bonded indebtedness and zones – These questions pertain to long term debt that applies or will be applied to the affected property.

A. Do agencies whose boundaries are being changed have existing bonded debt? N/A

If so, please describe.

B. Will the proposal area be liable for payment of its share of this existing debt? \_\_\_\_\_  
\_\_\_\_\_ If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.)

C. Should the proposal area be included within any 'Division or Zone for debt repayment? \_\_  
If yes, please describe.

D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? \_\_\_\_\_. If yes, please describe.

N/A

18. Environmental Impact of the Proposal

A. Who is the "lead agency" for this proposal? LAFCO

B. What type of environmental document has been prepared?

None, Categorically Exempt -- Class \_\_\_\_\_

EIR \_\_\_\_\_ Negative Declaration \_\_\_\_\_ Mitigated ND \_\_\_\_\_

Subsequent Use of Previous EIR \_\_\_\_\_ Identify the prior report. \_\_\_\_\_

C. If an EIR has been prepared, attach the lead agency's resolution listing significant impacts anticipated from the project, mitigation measures adopted to reduce or avoid significant impacts and, if adopted, a "Statement of Overriding Considerations."

N/A

19. Boundaries

- A. Why are these particular boundaries being used? Ideally, what other properties should be included in the proposal? *These are the only properties being proposed for annexation because they are the only two not currently part of GSD district*
- B. If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included.  
*N/A*

20. Final Comments

- A. Describe any conditions that should be included in LAFCO's resolution of approval.  
*No conditions are necessary.*
- B. Provide any other comments or justifications regarding the proposal.  
*Environmental Health, Goleta Sanitary, and SB County Planning all fully support*
- C. Enclose all pertinent staff reports and supporting documentation related to this proposal. Note any changes in the approved project that are not reflected in these materials.  
*\* See attached letters*
- a public sewer line in this neighborhood*

21. Notices and Staff Reports

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

|                     | <u>Name</u>             | <u>Address</u>                        | <u>Email</u>             |
|---------------------|-------------------------|---------------------------------------|--------------------------|
| Applicant/<br>Agent | A. Kalley Ridgway Liehr | 880 Cambridge Dr,<br>Goleta, CA 93111 | kalley.ridgway@gmail.com |
| Owner               | B. Fred Meyer           |                                       |                          |
| Owner               | C. Tony Fong            |                                       |                          |

Who should be contacted if there are questions about this application?

| <u>Name</u>          | <u>Address</u>                        | <u>Email</u>             | <u>Phone</u>   |
|----------------------|---------------------------------------|--------------------------|----------------|
| Kalley Ridgway Liehr | 880 Cambridge Dr.<br>Goleta, CA 93111 | kalley.ridgway@gmail.com | (805) 895-3082 |

Signature



Date

9/14/23

TABLE A

Information regarding the areas surrounding the proposal area

|       | Existing Land Use                   | General Plan Designation | Zoning Designation |
|-------|-------------------------------------|--------------------------|--------------------|
| East  | Palm Nursery                        | Ag-10                    | Ag-1-10            |
| West  | Greenhouses and 2 residential homes | Ag-1-5                   | Ag-1-5             |
| North | Single Family Residential           | Ag-1-5                   | Ag-1-5             |
| South | Single Family Residential           | Ag-1-5                   | Ag-1-5             |

Other comments or notations:

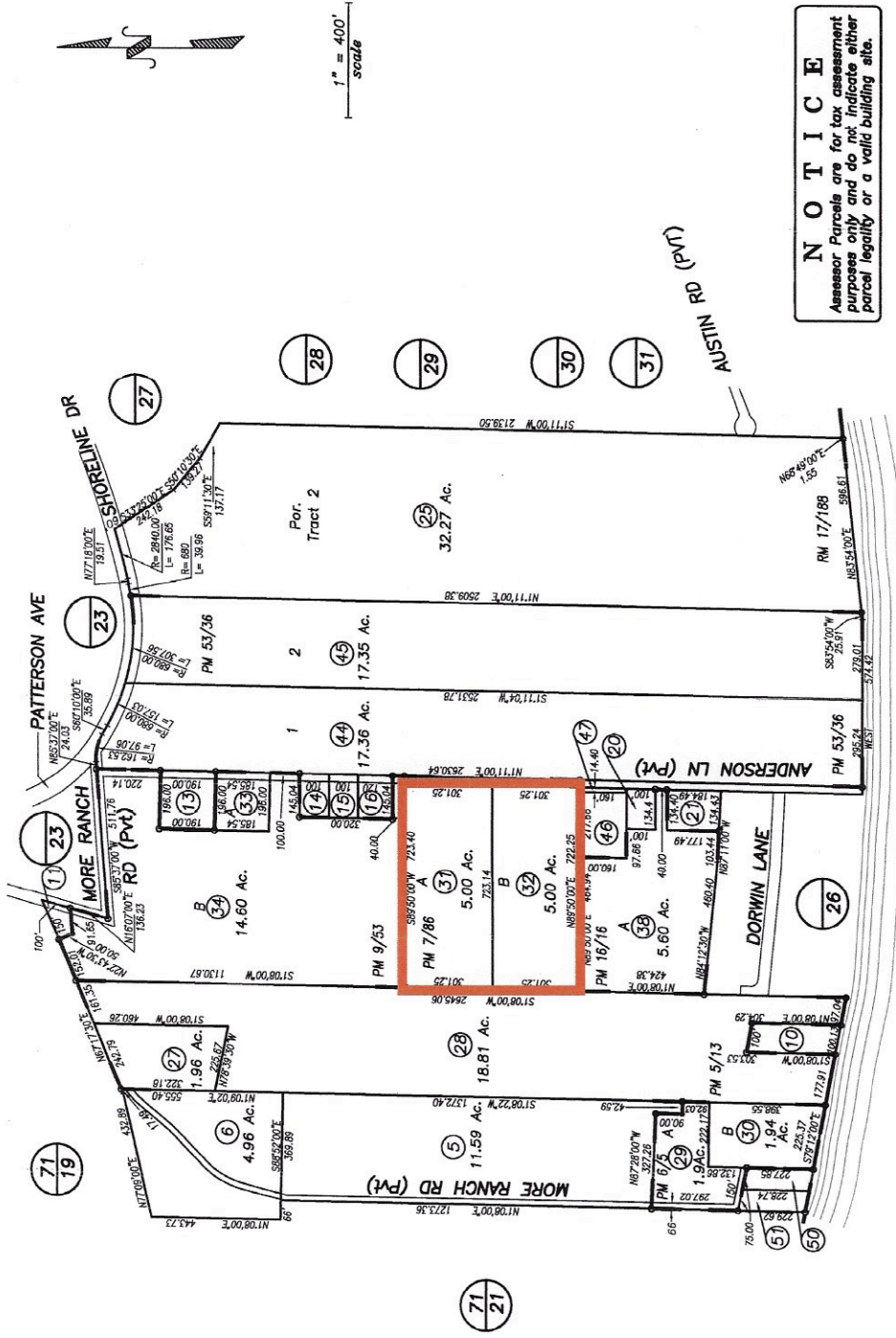
Although zoned Ag-1-5, Anderson Lane is really a residential street/neighborhood. The zoning was "residential" until the early 80's, hence the high number of single family homes.

Dorwin Lane, at the end of Anderson Lane, was zoned single family and remains single family. There are 12 more homes on Dorwin Lane.



POR. RANCHO LA GOLETA

065-25



**NOTICE**  
 Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

PACIFIC OCEAN

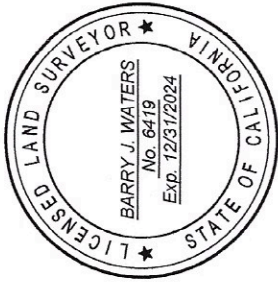
Assessor's Map Bk, 065-Pg, 25  
 County of Santa Barbara, Calif.

LD/12 25, remove lg Pres Contract #

4/-/1926 R.M. Bk. 17 , Pg. 188-89, Tract "John F. More Estate"

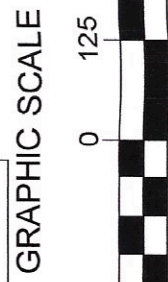
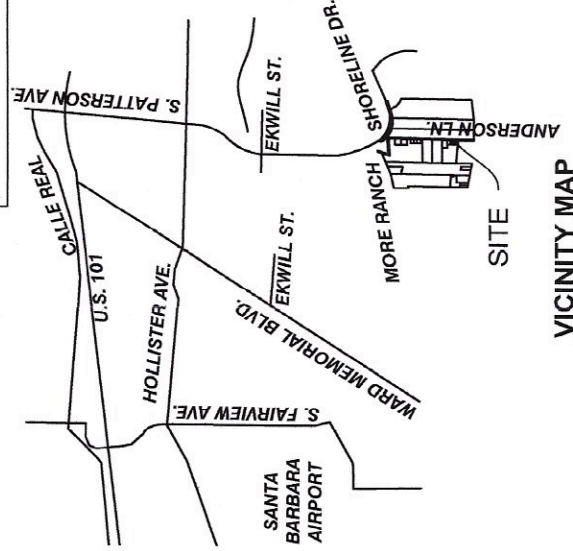
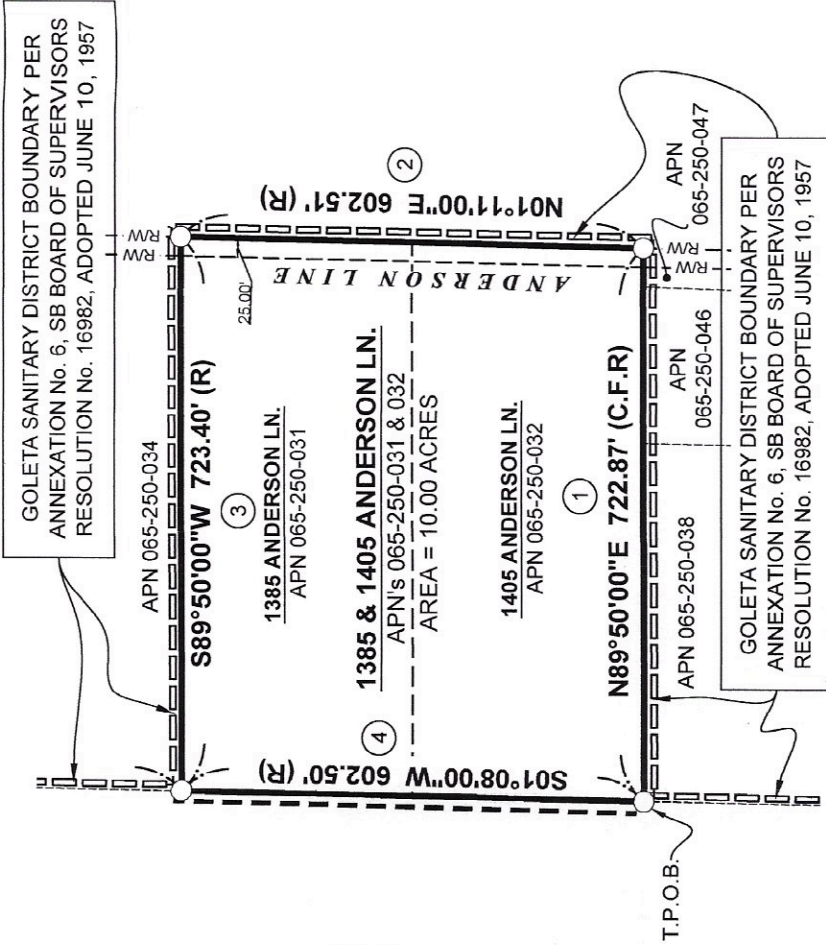
**PREPARED BY:**  
**WATERS CARDENAS LAND SURVEYING LLP.**  
 5553 HOLLISTER AV. STE 7  
 GOLETA, CA. 93117 (805)867-4416

BARRY J. WATERS, PLS 6419 \_\_\_\_\_  
 LIC. EXP. DATE: DECEMBER 2024 DATE



**APPROVED AS TO FORM AND SURVEYING CONTENT.**

ALEKSANDAR JEVRIMOVIC, LS 8378  
 LIC. EXP. DATE: \_\_\_\_\_



**NOTES:**  
 (R) = GRANT DEED PER INST. No. 2004-52764 & 2022-5088  
 OF OFFICIAL RECORDS AND PARCEL MAP No. 11,313  
 PER BOOK 7, PAGE 86 OF PARCEL MAPS

**LEGEND:**  
 APN : ASSESSOR PARCEL NUMBER  
 C.F. : CALCULATED FROM  
 RW : RIGHT OF WAY  
 RESO : RESOLUTION  
 T.P.O.B. : TRUE POINT OF BEGINNING  
 (#) : COURSE NUMBER PER EXHIBIT "A"  
 --- : INDICATES EXISTING DISTRICT BOUNDARY  
 - - - - : INDICATES PROPOSED DISTRICT BOUNDARY

**EXHIBIT "B"**  
**ANDERSON LANE ANNEXATION TO**  
**GOLETA SANITARY DISTRICT**  
**BEING A PORTION OF THE RANCHO LA GOLETA**  
 ~ COUNTY OF SANTA BARBARA ~  
 ~ STATE OF CALIFORNIA ~

~AUGUST 2023~  
**WATERS CARDENAS LAND SURVEYING, LLP**  
 5553 HOLLISTER AVE.-STS. 7&8 - GOLETA, CALIFORNIA 93117  
 PHONE: (805) 967-4416  
 SCALE: 1" = 250'  
 WC W.O. #23-1271

# WATERS CARDENAS

LAND SURVEYING LLP

Anderson Lane Annexation to Goleta Sanitary District ~ 1385 & 1405 Anderson Lane

North: 1979885.0082' East: 6020037.7348'

Segment #1 : Line

Course: N89°50'00"E Length: 722.874'

North: 1979887.1109' East: 6020760.6057'

Segment #2 : Line

Course: N01°11'00"E Length: 602.508'

North: 1980489.4904' East: 6020773.0485'

Segment #3 : Line

Course: S89°50'00"W Length: 723.400'

North: 1980487.3862' East: 6020049.6515'

Segment #4 : Line

Course: S01°08'00"W Length: 602.496'

North: 1979885.0080' East: 6020037.7347'

Perimeter: 2651.278' Area: 435,574.91 Sq. Ft./10.00 Acres

Error Closure: 0.0002 Course: S26°29'59"W

Error North: -0.00016 East: -0.00008

Precision 1: 13256390.000



## EXHIBIT "A"

### Anderson Lane Annexation to Goleta Sanitary District LAFCO 23-0X

That portion of the Rancho La Goleta in the unincorporated area of the County of Santa Barbara, State of California, said property more particularly described as follows:

Beginning at the Southwesterly corner of Parcel "B" of Parcel Map No. 11,313 as recorded in Book 7, Page 86 of Parcel Maps in the office of the County Recorder, said point being the Northerly terminus of the 12<sup>th</sup> course of Annexation No. 6 for the Dorwin Petition, adopted June 10, 1957, as Santa Barbara Board of Supervisor's Resolution No. 16962, said point also being the **True Point of Beginning**;

**Thence 1<sup>st</sup>** along the 13<sup>th</sup> course of said Annexation No. 6 and along the Southerly line of said Parcel "B" of said Parcel Map No. 11,313, North 89°50' East 722.87 feet to the Southeast corner of said Parcel "B" and the Easterly terminus of said 13<sup>th</sup> course of said Annexation No. 6, said point also being a point on the Easterly line of Anderson Lane as shown on said Parcel Map No. 11,313;

**Thence 2<sup>nd</sup>** along said Easterly line of said Parcel "B" and along said Easterly line of Anderson Lane and along the 14<sup>th</sup> course of said Annexation No. 6, North 01°11' East 602.50 feet to the Northeasterly corner of Parcel "A" of said Parcel Map No. 11,313 and to an angle point;

**Thence 3<sup>rd</sup>** leaving said Easterly line of Anderson Lane, along the Northerly line of said Parcel "A" of said and along the 15<sup>th</sup> course of said Annexation No. 6 South 89°50' West 723.4 feet to the Northwesterly corner of said Parcel "A";

**Thence 4<sup>th</sup>** along the Westerly line of Parcel "A" and Parcel "B" South 1°08' West 602.50 feet to the Southwesterly corner of said Parcel "B" and the **True Point of Beginning**.

~ End of Description ~

The above described parcel is shown as Parcels "A" & "B" on Parcel Map No. 11,313 filed as Book 7, Page 86 of Parcel Maps in the office of the County Recorder.

The above-described area contains **10.00 Acres** more or less

Prepared By: \_\_\_\_\_

Barry J. Waters, P.L.S. 6419

Date

LICENSE EXPIRATION DATE: 12/31/2024

Approved as to Form and Survey Content

Aleksandar Jevremovic, P.L.S. 8378  
County Surveyor  
LICENSE EXPIRATION DATE:

\_\_\_\_\_ Date



Date: 9/13/23 (Application Name)

(Please submit any environmental studies that have been completed.)

- Has an environmental determination (Negative Declaration-Environmental Impact Report) been certified by a legislative body?  
Yes  No

\*If yes, please attach a copy\*

- Is the site presently zoned for or engaged in agricultural use?  
 Yes  No

If yes, please explain:

Prime agricultural land:

Yes  No

The majority of both these parcels are farmed with greenhouses that have concrete floors.

- Will extension of services requested for this proposal induce growth on affected property?  Yes  No Zoned as agriculture

On adjacent properties?  Yes  No

Don't know. It's part of the County of SB "not in the city"

|                 |                              |  |
|-----------------|------------------------------|--|
| Unincorporated? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Both?           | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

- Will the proposal require public services from any agency or facility that is currently operating at or near capacity, i.e., sewer, water, police, or fire?  
Yes  No

If yes, please explain:

- Please describe the environmental setting of the site:

These two parcels are surrounded by residentially used lots with single family houses. There is a nursery across the street.

- Terrain:  Level to gently rolling (0-10%)

Slopes (10-30%)  
Steep slopes (over 30%)

- Hydrology (streams, lakes, or marshes on site)?  Yes  No If yes, please describe:
- Vegetation:  
Has the natural vegetation already removed or altered?  
Yes  No
- Are there any endangered plant species on site?  Yes  No
- Have any endangered or threatened species been identified?  
Yes  No

If yes, please explain:



**GOLETA SANITARY**  
Water Resource Recovery District

October 25, 2023

**Board of Directors**

**Sharon Rose**  
President

**Edward Fuller**

**Jerry D Smith**

**Steven T Majoewsky**

**Dean Nevins, PhD**

**Steve D. Wagner, PE**  
General Manager  
District Engineer

Mr. Mike Prater, Executive Officer  
Santa Barbara LAFCO  
105 East Anapamu Street  
Santa Barbara CA 93101

Subject: Proposed annexation to Goleta Sanitary District  
Meyer and Santa Barbara Elixir, LLC  
1405 and 1385 Anderson Lane, Santa Barbara, CA  
APNs 065-250-032 and 065-250-031

Dear Mr. Prater:

This letter is in regards to the above referenced application for annexation and Sphere of Influence amendment to the Goleta Sanitary District recently submitted to your office. As shown on the submitted maps, these two parcels are contiguous with the existing District boundary and SOI. The District had approved entering into a reimbursement agreement with Mr. Richard Ridgway which will facilitate the construction of a sewer main line directly in front of these two properties. The District fully supports this annexation and the applicants efforts to connect this property with the District public sewer system.

Please feel free to contact me at (805) 967-4519 if there are any questions.

Sincerely,

Steve Wagner, P.E.  
General Manager/District Engineer

SW: LA

Cc: Luis Astorga, Goleta Sanitary District

One William Moffett Place, Goleta CA 93117  
(805) 967-4519 office (805) 964-3583 fax

[www.GoletaSanitary.org](http://www.GoletaSanitary.org)  
ATTACHMENT B



**COST ACCOUNTING AGREEMENT**

Applicant: Rich Ridgway + Kalley Liehr  
Mailing Address: 880 Cambridge Drive  
Goleta, CA 93111  
Telephone: (805) 895-3082  
Fax: \_\_\_\_\_  
E-mail Address: kalley.ridgway@gmail.com

(Acting as agents for owners of:  
APN: 065-250-031  
+  
APN: 065-250-032)

The cost of processing an application may exceed the initial deposit required. In order to recover any additional costs associated with processing your application, the Local Agency Formation Commission, LAFCO, has found it necessary to implement a provision of the Fee Schedule that provides full cost recovery for processing an application.

I, Kalley Ridgway Liehr, the landowner and/or responsible Applicant, agree to pay the actual costs pursuant to the Fee Schedule attached hereto, plus copying charges and related expenses incurred in the processing of this application. I also understand that if payment on any billings prior to final action is not paid within thirty (30) days, I agree that processing of my application will be suspended until payment is received. In the event of default, I agree to pay all costs and expenses incurred by LAFCO in securing the performance of this obligation.

**If the applicant is in non-compliance with an existing agreement, the applicant shall be subject to LAFCO Policy Guidelines and Standards XIV, which identifies additional steps that must be satisfied before a new application may be accepted.**

In order to implement the cost accounting, please sign and date this statement indicating your agreement to the cost accounting procedure and agreement. This signed agreement is required for your application to be accepted for processing. Checks may be made payable to LAFCO and delivered or mailed to the LAFCO Office at 105 East Anapamu Street, Rm 407, Santa Barbara, CA 93101. If you have questions regarding your application, please contact the LAFCO Office at (805) 568-3391.

Kalley Liehr  
Applicant's Signature

9/13/23  
Date

## ATTACHMENT C

### LAFCO Proposal Review Factors - Government Code 56668 1385 & 1405 Anderson Lane SOI & Annexation to the Goleta Sanitary District File No. 23-04

**Factor (a)** Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

**Response.** The Anderson Lane Sphere and Annexation consist of two parcels 065-250-031 & 065-250-032 within the unincorporated area of Santa Barbara County containing 5.0 acres each. The parcels are directly surrounded by residential uses with agricultural nursery across the street. The parcels are on Anderson Lane and southeasterly of State Hwy 217. The annexation area slopes approximately <5%. A portion of Anderson Lane is within the Goleta Sanitary District service boundary. Residential single-family neighborhood is located to the south along Dorwin Lane. Atascadero Creek is located to the north of the site. No significant natural boundaries affect the proposal.

The existing land uses are greenhouses, nursery, field crops, and two mobile homes with onsite storage buildings. The parcels are developed with industrial building and 150,000 sf greenhouse. The property would abandon the existing septic system and connect to GSD main sewer line as part of thirteen other properties benefiting from the Anderson Lane Reimbursement Agreement extension. The connection is located approximately 2,000-feet from the existing parcel within Anderson Lane connecting to Shoreline Drive. The proposal is for continued agricultural use with sewer lateral to existing residence. The land use designations and zoning are agricultural under County (Agriculture A-1-5 Zoned AG-1-5).

The district's collection system serves about 11,823 equivalent residential units (ERU), representing a population of about 55,000. The regional treatment plan is designed to serve about 19,704 ERU's or about 97,000 people. As a regional treatment facility, the Goleta Sanitary District's combined service area includes most of the Goleta Valley. The areas the District provide wastewater treatment for (but are collected separately) include the homes and businesses within the Goleta West Sanitary District, the University of California, Santa Barbara, the community of Isla Vista, part of the County of Santa Barbara, and the City of Santa Barbara's Municipal Airport. The total areas combined have a population of about 80,000. This partnerships with these entities mean that while the collection happens elsewhere, all of the wastewater comes to this regional resource recovery facility to be treated, purified, and reused. In total, the regional

wastewater treatment plant appears to have a current remaining capacity of approximately 4.54 MGD based on the maximum facility design capacity and 2.46 MGD based on the current NPDES permit requirements. It is estimated by LAFCO this represents 64% of permitted capacity.

Growth is likely in this area under the County through the Conditional Use Permit process. The District is prepared to provide treatment services and has approved a 2020 Strategic Plan to deliver planned and well-organized growth. The population of Goleta area includes Goleta Sanitary and Water District and Goleta West Sanitary District and City of Goleta. These population figures are estimated at 41,111, 84,462, 39,500 and 32,142 people, respectively. Between 2010 and 2020, the population of Goleta area increased by 2,866 people (8.7 percent or less than 1 percent per year). However, since 2010, the City's estimated population has increased by 2,802 persons.

Goleta Sanitary growth rate is projected under the County's plans as less than one percent growth in the surrounding unincorporated areas and 0.6 percent within the City. Approximately 94% of the parcel acreage is under private ownership with 84% having already been developed. The undeveloped area consists of 145 vacant parcels that collectively total 494 acres.

**Assessed Valuation:** APN 065-250-031 is presently within Tax Rate Area 066163. The assessed value of the parcel is \$2,718,300 for the land and \$1,259,700 for improvements for a total of \$3,978,000 after exemptions. APN 065-250-032 is presently within Tax Rate Area 066163. The assessed value of the parcel is \$87,960 for the land and \$107,547 for improvements for a total of \$195,507 after exemptions. (Tax roll 2022-2023.). No property tax exchange is required with this annexation.

**Factor (b)** The need for organized community services, the present cost and adequacy of governmental services and controls in the area, probable future needs for those services and controls, probable effect of the proposed incorporation, formation, annexation, or exclusion and alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

**Response.** The present cost and adequacy of services and controls for these properties are the responsibility of the landowner under County for APNs 065-250-031 & 032 for land use authority. The properties are currently served by individual septic systems. Two new sewer laterals and new main would connect the properties along with neighboring parcels to the main sewer line system. The District has stated it has the capacity to serve the properties. There are currently no moratoriums on new sewer connections. The properties will receive the same level and range of service as other properties currently served by the District. The existing sewer line is northernly on Shoreline Drive at approximately 2,000 lineal feet. The property is supplied water by Goleta Water District.

**Factor (c)** The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

**Response.** The proposed action would allow the annexation and connection of a sewer line into the District upon compliance with the terms and conditions of approval “Exhibit A” of the issued sewer service availability letters dated August 15, 2023. The parcel would remain in the County’s unincorporated area and only be annexed within the Goleta Sanitary District’s service area. No effects of this action would alter the existing social and economic interests.

**Factor (d)** The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

**Response.** The County’s Eastern Goleta Valley Community Plan provides for the planned, orderly and efficient development of the area by regulating development via standards expressed in the plan and approving the entitlements and environmental documentation regarding proposals. Santa Barbara LAFCO does not have specific Policies for District Annexations however; the following are the Santa Barbara LAFCO general Policies for providing planned orderly development:

**Policy 1.** Any proposal for a change or organization or reorganization shall contain sufficient information to determine that adequate services, facilities, and improvements can be provided and financed by the agencies responsible for the provision of such services, facilities, and improvements.

**Analysis.** The District’s Plan for Services and “Exhibit A” for the property outline the adequate services, facilities, and improvements.

**Policy 2.** All lands proposed for annexation to cities shall be pre-zoned prior to the submission of an application to the Local Agency Formation Commission. The City shall be lead agency for environmental review in such cases, and environmental documentation shall accompany the application.

**Analysis.** The property would be annexed into the Goleta Sanitary District and not a City, pre-zoning is not required. The property will be amended to be within the Districts Sphere of Influence.

**Policy 3.** Reorganization of overlapping and competing agencies or the correction of illogical boundaries dividing agency service areas is recommended. The Commission encourages reorganizations,

consolidations, mergers, or dissolutions where the result will be better service, reduced cost, and/or more efficient and visible administration or services to the citizens.

**Analysis.** The properties would be contiguous to the District. The District provides wastewater treatment for the Goleta Valley as a regional treatment facility. No other competing agencies could provide sewer service.

**Policy 4.** In order to minimize the number of agencies providing services proposals for formation of new agencies shall be discouraged unless there is evidenced a clear need for the agency's services from the landowners and/or residents; there are no other existing agencies that are able to annex and provide similar services; and there is an ability of the new agency to provide for and finance the needed new services.

**Analysis.** An existing agency the Goleta Sanitary District is the most logical agency to provide sewer services. The GSD treatment plant has a capacity of 9.7 million gallons per day (based on average daily flow) but is currently limited to a permitted discharge of 7.64 million gallons per day pursuant to a National Pollutant Discharge Elimination System (NPDES) permit issued by the US Environmental Protection Agency (EPA) in concurrence with the States' Central Coast Regional Water Quality Control Board (CCRWQCB).

Government Code Section 56377 states:

56377. In reviewing and approving or disapproving proposals which could reasonably be expected to include, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses, the commission shall consider all of the following policies and priorities:

(a) Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.

(b) Development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-



open-space uses which are outside of the existing sphere of influence or the local agency.

**Analysis.** The annexation to the District promotes continued use of the lands surrounded by the District, the annexation area does contain agriculture land located within the boundaries of the annexation. No zoning changes are proposed. No new development is proposed, the sewer connection would serve the existing residences. A public sewer line is planned for Anderson Lane to serve 13 additional parcels already within the GSD service area. These two parcels would be the only parcels not connected if not annexed. The surrounding properties would not change existing land uses and remain as agriculture under the County jurisdiction.

**Factor (e)** The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

**Response.** The proposed annexation boundary would allow the connect to the District's sewage collection facilities for existing single-family residences, and two storage buildings, one existing office trailer, and 150,000 SF of greenhouse buildings. The existing agricultural lands would remain, no changes to the existing uses would occur.

**Factor (f)** The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

**Response.** The annexation boundary follows lines of assessment and would create a contiguous annexation adjacent to GSD boundary. The parcel would remain in the unincorporated territory no changes are proposed. The proposal was reviewed and approved by the County Surveyor's for legal description and map.

**Factor (g)** A regional transportation plan adopted pursuant to Section 65080.

**Response.** The annexation of this residential and agricultural lands would not change the SBCAG RTP Connected 2050 planning document.

**Factor (h)** Consistency with appropriate City or County General and Specific Plans.

**Response.** The annexation is consistent with the County's General Plan. The County's Land Use designation for the property is Agriculture A-1-5 Zoned AG-1-

5. No zoning changes were required for the allowed uses. The County Coastal Land Use Plan contains the following policies related to sewer service:

Policy 2-4: Within designated urban areas, new development other than that for agricultural purposes shall be serviced by the appropriate public sewer and water district or an existing mutual water company, if such service is available.

The County Comprehensive Plan, Eastern Goleta Valley Community Plan includes the following policies related to sewer system connection:

Policy WW-EGV-1.1: To ensure wastewater achieves a level of treatment to best ensure public health and welfare, development shall connect to the sewer system of the respective sanitary district whenever feasible.

Policy WW-EGV-1.2: The County shall encourage conversion of septic systems to sewer systems in the Urban Area.

These policies encourage the conversion of septic systems to sewer systems and the reliance on public districts for sanitary service in urban areas when available. No new development is proposed the sewer service would serve existing uses.

**Factor (i)** The Sphere of Influence of any local agency which may be applicable to the proposal being reviewed.

**Response.** The proposal site is outside of the Districts current Sphere of Influence. This proposal would amend the SOI concurrently with the annexation of the property. The last SOI update was in 2023.

**Efficient Service Provision.** The site is located in an area that allows the District to best provide services in the future. The District serves the areas to north, and south along with the broader surrounding areas. District infrastructure (wastewater pipes) is located within a reasonable distance to the area and a new main line would connect at Shoreline Drive.

**LAFCO Process.** The Sphere recognizes that an area should receive services from a particular jurisdiction and the jurisdiction should plan to serve an area. The Sphere does not grant a jurisdiction the authority to serve a particular area. For the District to serve the area either an out-of-agency service agreement or an annexation would need to be approved by LAFCO. The landowners have requested an annexation to serve the site with wastewater and the District has issued availability letters. These approvals are subject to the Cortese-Knox-Hertzberg Act and local policies and procedures adopted by Santa Barbara LAFCO. LAFCO has discretion in making its decision regarding these actions. Annexation into the Goleta Sanitary District would include the following property; Assessor's Parcel Number 065-250-031 & 032.

**Municipal Service Review.** The Cortese-Knox-Hertzberg Act advises that a current Municipal Service Review (MSR) be used to analyze a Sphere of Influence. The CKH Act requires LAFCO to update the Spheres of Influence for all applicable jurisdictions in the County every five years or as necessary. The MSR is a study of the Agency's service capabilities and addresses seven factors described in Section 56430 of the CKH Act. LAFCO adopted a Sphere of Influence Update and Municipal Services Review (SOI/MSR) for the Goleta Sanitary District in 2023.

**Factor (j)** The comments of any affected local agency or other public agency.

**Response.** The Goleta Sanitary District has issued a letter of support. The County Environmental Health Department also supports the request for public sewer service.

**Factor (k)** The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

**Response.** The GSD is capable of providing services to both properties within the annexation area. This is documented in the Plan for Services, Attachment E. The approved Master Property Tax Agreement states the exchange between sanitary districts and County shall be zero. This is because wastewater services are financed by connection fees and charges and not by property taxes.

**Factor (l)** Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

**Response.** The property water service is already provided by Goleta Water District. GSD is a single-purpose agency authorized to provide sewer service only.

**Factor (m)** The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

**Response.** The parcels will remain in the county continuing to contribute to the regional housing needs. Most homes within the Goleta Valley are priced well above the average County resident income. The annexation would not affect any city or county progress towards achieving their share of the regional housing needs as established in the latest Regional Housing Needs Plan.

**Factor (n)** Any information or comments from the landowner or owners.

**Response.** The annexation application was filed by petition from the landowners.

**Factor (o)** Any information relating to existing land use designations.

**Response.** As noted above, the applicant's proposal will continue to include the existing uses, no new development is proposed.

**Factor (p)** Environmental Justice. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

**Response.** 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.

**Factor (q)** Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.

**Response.** The Anderson Lane Sphere and Annexation site located at 1385 & 1405 Anderson Lane and is directly surrounded by residential uses on all sides with agricultural land to the west. The area is identified as urban un-zoned; and low liquefaction or landslide risk as identified in the Multi-Jurisdictional Local Hazard Mitigation Plan. The site is located along the southern border of the District and within the Eastern Goleta Valley. This area is largely industrial agriculture, agriculture with urban residential in character, providing a range of residential types. Southern California Edison (SCE) provides power to the Southern parts of the County. The entire county is subject to energy shortages.



# **NOTICE OF EXEMPTION**

## **Filing of Notice of Exemption in Compliance with Section 21108 of the Public Resources Code**

**TO:** County Clerk  
County of Santa Barbara  
105 East Anapamu Street  
Santa Barbara CA 93101

**FROM:** Local Agency Formation Commission 105  
East Anapamu Street, Room 407 Santa  
Barbara CA 93101  
805/568-3391

**PROJECT TITLE:** **LAFCO 22-02** Via Maria Annexation into Goleta Sanitary District

### **PROJECT LOCATION AND DESCRIPTION:**

Project Location:

2.93 acres located at 4525, 4538, & 4539 Via Maria east of San Antonio Creek Road  
(APNs 153-234-002, 153-234-005, 153-234-006)

Description of Nature, Purpose, and Beneficiaries of Project:

The Proposed Annexation and sewer service connection for three existing single-family residences and three future guesthouse, from the Goleta Sanitary District. The property is currently served by three separate on-site wastewater treatment systems.

The addition of the guesthouses are allowed under County zoning of 1-E-1 within the Eastern Goleta Valley Community Plan. Activity is covered under existing zoning with renovations to the original development and approval of guesthouses with no change in use. The proposal is categorically exempt from the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA") pursuant to CEQA Guidelines section 15303, Class 3 New Construction or Conversion of Small Structures and 15319(b), Class 19 Annexations of individual small parcels for facilities exempted by Section 15303.

Name of Person or Agency Carrying Out the Project:

Santa Barbara Local Agency Formation Commission

**Reasons for Exemption.** LAFCO's approval of the proposed annexation into the Goleta Sanitary District would be consistent with a Categorical Exemption Class 3 & 19(b). The listed exception under section 15300.2 for class 3 would not apply in this case since the new guesthouse is not located in a sensitive location, historic resource, or hazardous site. There will be future development of a new guesthouse approvals with no changes in land use.

\_\_\_\_\_  
Mike Prater, Executive Officer

\_\_\_\_\_  
June 2, 2022  
Date

---

The "project" is to provide sewer services from the Goleta Sanitary District to the existing three residences and future new guesthouses at 4525, 4538, & 4539 Via Maria, in the unincorporated area of the County. A Categorical Exemption Class 3 New Construction or Conversion of Small Structures and 15319(b), Class 19 Annexations of individual small parcels for facilities exempted by Section 15303 would apply.

The Santa Barbara Local Agency Formation Commission will approve the above-referenced project on June 2, 2022 and has determined it to be exempt from further environmental review under the requirements of California Environmental Quality Act (CEQA) of 1970, as defined in the State and local Guidelines for the implementation of CEQA.

Exempt Status:

- Ministerial
- Statutory
- Categorical Exemption:  
Project is a sewer connection and guesthouse exempt from CEQA pursuant to CEQA Guidelines Section 15303 Class 3 and 15319(b) Class 19
- Emergency Project
- No Possibility of Significant Effect [Sec. 15061 (b,3)]

By: \_\_\_\_\_  
**Executive Officer**

Date: \_\_\_\_\_



**GOLETA SANITARY**  
Water Resource Recovery District

August 7, 2023

**Board of Directors:**

**Sharon Rose**  
President

Mr. Mike Prater, Executive Officer  
Santa Barbara LAFCO  
105 East Anapamu Street  
Santa Barbara CA 93101

**Edward Fuller**

Subject: Proposed annexation to Goleta Sanitary District  
Meyer and Santa Barbara Elixir, LLC  
1405 and 1385 Anderson Lane, Santa Barbara, CA  
APNs 065-250-032 and 065-250-031

**Jerry D. Smith**

**George W. Emerson**

**Steven T. Majoewsky**

Dear Mr. Prater:

**Steve D. Wagner, PE**  
General Manager  
District Engineer

This letter is in regards to the above referenced application for annexation to the Goleta Sanitary District recently submitted to your office.

The District fully supports this annexation and the applicants efforts to connect this property with the District public sewer system.

Please feel free to contact me at (805) 967-4519 if there are any questions.

Sincerely,

Steve Wagner, P.E.  
General Manager/District Engineer

SW: LA

Cc: Luis Astorga, Goleta Sanitary District

One William Moffett Place, Goleta CA 93117  
(805) 967-4519 office (805) 964-3583 fax

ATTACHMENT B [GoletaSanitary.org](http://www.GoletaSanitary.org)



**GOLETA SANITARY**  
Water Resource Recovery District

August 15, 2023

Kalley Ridgway Liehr  
880 Cambridge Drive  
Goleta, CA 93111

**Board of Directors:**

**Sharon Rose**  
President

**Edward Fuller**

**Jerry D. Smith**

**George W. Emerson**

**Steven T. Majoewsky**

**Steve D. Wagner, PE**  
General Manager  
District Engineer

**SUBJECT: Sewer Service Availability  
Proposed Annexation, Sewer Main Extension and Connection of One  
Office Trailer and 150,000 SF of Green Houses**

**A.P.N. 065-250-031 at 1385 Anderson Lane, Santa Barbara CA**

Dear Ms. Liehr:

This letter is in response to your recent inquiry relative to the availability of sewer service for the above-mentioned property.

The subject property, as shown on the attached parcel map, is currently outside the Goleta Sanitary District service area (sphere of influence) and is not annexed to the District. Based on the District's preliminary understanding from the information you provided, your client proposes to connect to the District's sewage collection facilities one existing office trailer, and 150,000 SF of greenhouse buildings. Currently this 5-acre parcel is served by a septic system.

Please be advised that adequate sewage collection, treatment, and disposal capacity is currently available to serve the proposed project and that the District does not currently have a moratorium or similar restriction on new sewer connections. Subject to the terms specified in this letter, and upon satisfaction of the conditions set forth in the attached Exhibit "A", the District will issue a sewer connection permit and authorize the connection of the project to the District's sewer collection system. Although adequate sewer capacity is currently available to serve the project, issuing this letter does not guarantee sewer service by the District or reserve capacity for the project. The District provides all new sewer service on a first-come, first-serve basis, as determined from the date on which the connection permit is issued. The District cannot predict the pace of future development in the community and cannot anticipate the demand for new sewer service.

One William Moffett Place, Goleta CA 93117

(805) 967-4519 office (805) 964-3583 fax

**ATTACHMENT E**  
[www.GoletaSanitary.org](http://www.GoletaSanitary.org)



In addition, the District is unable to predict what new regulatory requirements might be imposed in the future by Federal, State and/or local agencies, or exactly what effects said requirements might have on the District's ability to accept any new connections.

This letter does not constitute a sewer connection permit for the proposed project, but sets forth the terms on which a connection permit is issued. By providing this letter, the responsibility or liability for sewer service or matters pertaining to this project will not be the responsibility of the District.

Please be advised that this property is subject to inclusion as a benefited parcel of the Anderson Lane Reimbursement Agreement for the sewer main extension on Anderson Lane. The Terms and Conditions of this Sewer Service Availability letter include the payment of applicable Reimbursement Charges as determined by the Agreement.

Please note that the District's current assessment with respect to capacity availability, along with terms and conditions stipulated in Exhibit "A" for this project, are valid for two years from the date of this letter. At the end of the two-year period, the applicant, if still interested in the District's availability of service, must submit in writing a request for reassessment of its service conditions and capacity availability outlined in this letter.

If you have any questions regarding this matter please call Mr. Luis Astorga at this office.

Sincerely,



Steve D. Wagner, P.E.  
General Manager/District Engineer

SDW:

Attachments

Exhibit A

Parcel Map

cc: Luis Astorga, Goleta Sanitary District

SB Elixir LLC

Mike Prater, LAFCO

**EXHIBIT "A"**  
**TERMS AND CONDITIONS**

Applicant shall comply with all applicable District provisions of its Standards and Ordinances.

The District Sphere of Influence (SOI) must be amended and the property must be annexed to the District. SOI amendments and annexation to the District may incur additional costs by other agencies, depending on the specific application. Please contact LAFCO for SOI/annexation information and application materials. LAFCO can be contacted at:

Santa Barbara LAFCO  
Mike Prater, Executive Officer  
105 E. Anapamu Street  
Room 407  
Santa Barbara, CA 93101  
(805) 568-3391  
(805) 568-2249 FAX  
Email [lafco@sblafco.org](mailto:lafco@sblafco.org)

In the event it is necessary to construct a sewer main or trunk line extension and/or appurtenances thereto (the "Extension") to connect the project to the District's existing sewer collection system, the Extension shall be constructed, and any necessary easements shall be obtained, by and at the expense of the applicant. Upon completion of the Extension and the connection of the Project to the District's sewer system, the applicant shall execute and deliver to the District a Grant of Rights document in recordable form conveying the Extension to the District. The applicant shall also convey to the District any easements necessary to enable the District to properly operate, repair and maintain the Extension. This easement document must be executed, complete and ready for recordation. Enclosed is a copy of the District's General and Construction Notes which are to be included on the improvement plans.

A reimbursement agreement for connection into the existing sewage collection facilities is currently in effect. Applicant/owner(s) shall pay other property owners an equitable amount upon request for sewer connection to the extended sewerline.

Upon completion of the annexation, the applicant/owner(s) must submit a complete copy of the final building structure site and floor plans to the District. The District will review the plans and contact the applicant and the County of Santa Barbara.

The site plans need to show the proposed 6" diameter building structure sewer connection, building floor and rim elevation of the upstream manhole from the proposed connection to the structure.

Building structures on the lot, not directly connected to a public sewer, will have to be separately connected with the public sewer upon subsequent subdivision of the lot.

Each property has to be separately connected to District facilities.

If there is an inability to achieve gravity flow from the building structure to the District's sewage collection facilities, an injector pump system design will need to be submitted to the County of Santa Barbara County Building and Safety Division for approval prior to connection of any portion of your force main sewer system. The design must include dual pump and alarm system.

The Applicant shall provide the District with verification that a private and/or public sewer easement has been created, conveyed and recorded, thus allowing the connection of the project to the District's public sewer. The easement documentation shall include language expressly providing for: "The construction, installation, repair, operation and maintenance of the building and lateral sewer," which connect the project to the District's public sewer.

Once the plans and easement documents have been received, reviewed and accepted, the District will stamp the plans approved. A sewer connection permit may be obtained by the applicant once they have paid all applicable fees, posted all required bonds and satisfied all applicable ordinances, regulations, standards and requirements of the District and any other local, state or federal agency with jurisdiction over the project.

As of the date of this letter, the required fees are as follows:

District Annexation Fees:

District Annexation Processing Fee:       **\$200.00**  
District Annexation Fee:                   **\$2,392.00** for 1 acre or less, for  
properties greater than 1 acre: **\$2,392.00** multiplied by the total acreage

There are other fees associated with annexation from other agencies such as LAFCO, County of Santa Barbara and State Board of Equalization, please contact LAFCO for additional information.

Other District Fees:

Connection Fees:

Single Family Dwelling Unit:       **\$2,583.00 / Unit**  
Apartment, Duplex, Mobile Home Space, Condominium Unit:   **\$1,810.00 / Unit**

Connection fees for commercial/industrial and other non-residential establishments are based on the number of equivalent residential units (ERUs) of the proposed development. The number of ERUs are defined as the ratio of the proposed total number of plumbing fixtures of the proposed development and that of a single-family dwelling (20 fixture units per dwelling). The connection fee for the proposed development is determined by multiplying the proposed ERUs by the connection fee of a single-family dwelling. Under no circumstance shall the fee be less than that of a single-family dwelling.

Reimbursement Charge approximately **\$60,000.00** if included into the Reimbursement Agreement

Permit fee: **\$212.00** (for project)

Permit fee: **\$212.00** (for cleanout installation at property line only, inspection fee waived)

Industrial Waste Control Annual Permit fee: **\$144.00 to \$2,280.00** (Based on Discharger Classification)

Inspection fee: **\$212.00** (per residential or commercial building structure connection)

Inspection fee: **\$283.00** (per industrial/manufacturing building structure connection)

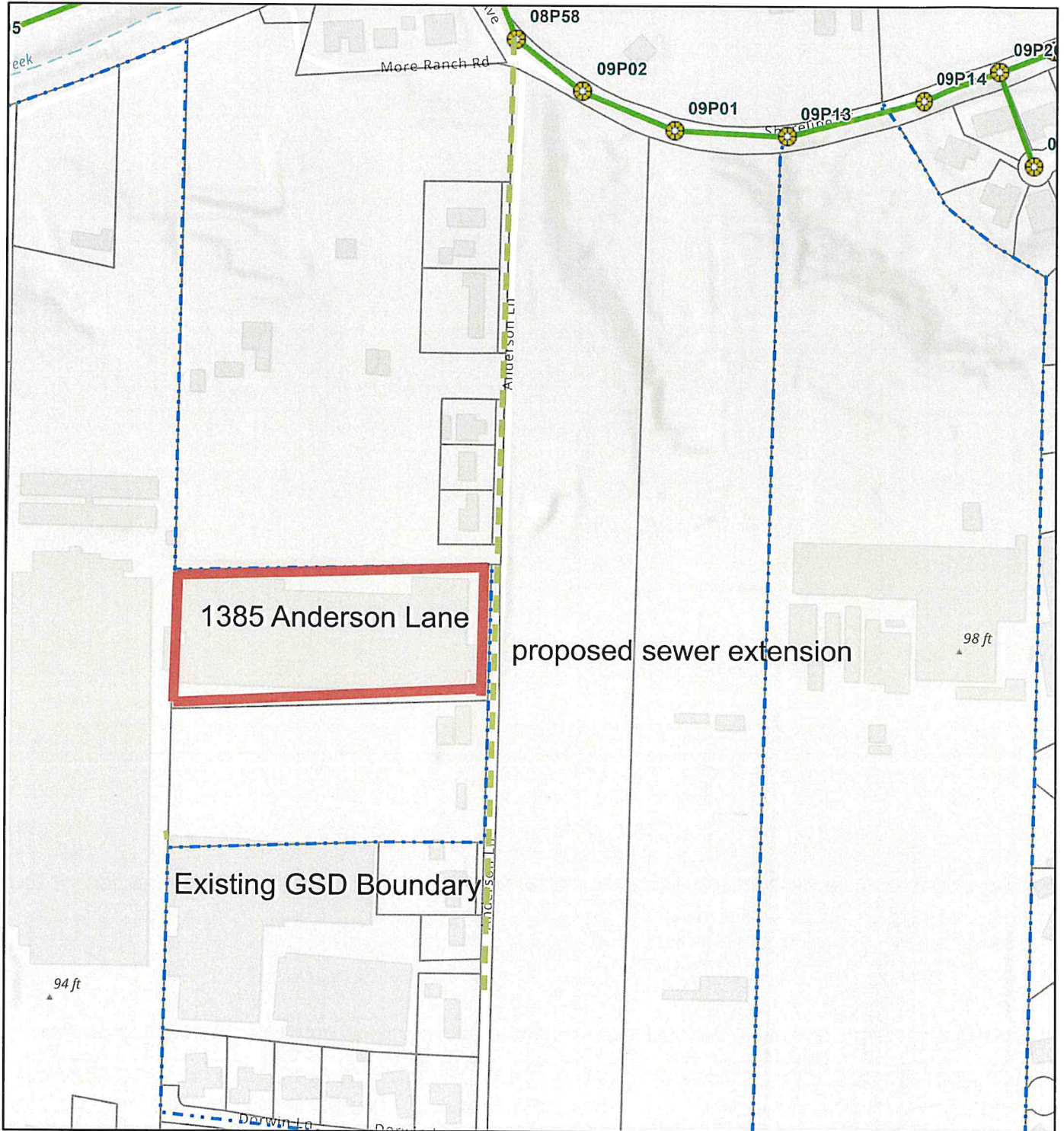
Plan check and review fee: **\$144.00** per hour (**\$144.00** minimum fee)

Deposit, as required **\$500.00**

These fees are subject to periodic adjustments and applicant shall pay the fees in effect at the time application is made for a connection permit.



# Goleta Sanitary District



8/11/2023, 9:43:12 AM

**Structures**

MH

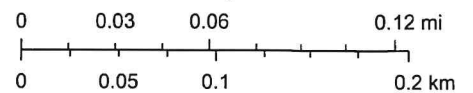
**Sewer Pipe**

SANITARY SEWER

Goleta Sanitary District Boundary

Parcels

1:4,514



Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Sources: Esri, Airbus DS, USGS,



# GOLETA SANITARY

Water Resource Recovery District

August 15, 2023

Kalley Ridgway Liehr  
880 Cambridge Drive  
Goleta, CA 93111

**Board of Directors:**

**Sharon Rose**  
President

**Edward Fuller**

**Jerry D. Smith**

**George W. Emerson**

**Steven T. Majoewsky**

**Steve D. Wagner, PE**  
General Manager  
District Engineer

**SUBJECT: Sewer Service Availability  
Proposed Annexation, Sewer Main Extension and Connection of One  
Single Family Residence and Two Detached Buildings**

**A.P.N. 065-250-032 at 1405 Anderson Lane, Santa Barbara CA**

Dear Ms. Liehr:

This letter is in response to your recent inquiry relative to the availability of sewer service for the above-mentioned property.

The subject property, as shown on the attached parcel map, is currently outside the Goleta Sanitary District service area (sphere of influence) and is not annexed to the District. Based on the District's preliminary understanding from the information you provided, your client proposes to connect to the District's sewage collection facilities one existing Single Family Residence, and two storage buildings. Currently this 5-acre parcel is served by a septic system.

Please be advised that adequate sewage collection, treatment, and disposal capacity is currently available to serve the proposed project and that the District does not currently have a moratorium or similar restriction on new sewer connections. Subject to the terms specified in this letter, and upon satisfaction of the conditions set forth in the attached Exhibit "A", the District will issue a sewer connection permit and authorize the connection of the project to the District's sewer collection system. Although adequate sewer capacity is currently available to serve the project, issuing this letter does not guarantee sewer service by the District or reserve capacity for the project. The District provides all new sewer service on a first-come, first-serve basis, as determined from the date on which the connection permit is issued. The District cannot predict the pace of future development in the community and cannot anticipate the demand for new sewer service.

One William Moffett Place, Goleta CA 93117

(805) 967-4519 office (805) 964-3583 fax

**ATTACHMENT B**  
[www.GoletaSanitary.org](http://www.GoletaSanitary.org)



In addition, the District is unable to predict what new regulatory requirements might be imposed in the future by Federal, State and/or local agencies, or exactly what effects said requirements might have on the District's ability to accept any new connections.

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If you have any questions regarding this matter please call Mr. Luis Astorga at this office.

Sincerely,



Steve D. Wagner, P.E.  
General Manager/District Engineer

SDW:

Attachments

Exhibit A

Parcel Map

cc: Luis Astorga, Goleta Sanitary District

Fred Meyer

Mike Prater, LAFCO

**EXHIBIT "A"**  
**TERMS AND CONDITIONS**

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Mike Prater, Executive Officer  
105 E. Anapamu Street  
Room 407  
Santa Barbara, CA 93101  
(805) 568-3391  
(805) 568-2249 FAX  
Email [lafco@sblafco.org](mailto:lafco@sblafco.org)

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As of the date of this letter, the required fees are as follows:

District Annexation Fees:

District Annexation Processing Fee: **\$200.00**  
District Annexation Fee: **\$2,392.00** for 1 acre or less, for properties greater than 1 acre: **\$2,392.00** multiplied by the total acreage

There are other fees associated with annexation from other agencies such as LAFCO, County of Santa Barbara and State Board of Equalization, please contact LAFCO for additional information.

Other District Fees:

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Connection fees for commercial/industrial and other non-residential establishments are based on the number of equivalent residential units (ERUs) of the proposed development. The number of ERUs are defined as the ratio of the proposed total number of plumbing fixtures of the proposed development and that of a single-family dwelling (20 fixture units per dwelling). The connection fee for the proposed development is determined by multiplying the proposed ERUs by the connection fee of a single-family dwelling. Under no circumstance shall the fee be less than that of a single-family dwelling.

Reimbursement Charge approximately **\$60,000.00** if included into the Reimbursement Agreement

Permit fee: **\$212.00** (for project)

Permit fee: **\$212.00** (for cleanout installation at property line only, inspection fee waived)

Industrial Waste Control Annual Permit fee: **\$144.00 to \$2,280.00** (Based on Discharger Classification)

Inspection fee: **\$212.00** (per residential or commercial building structure connection)

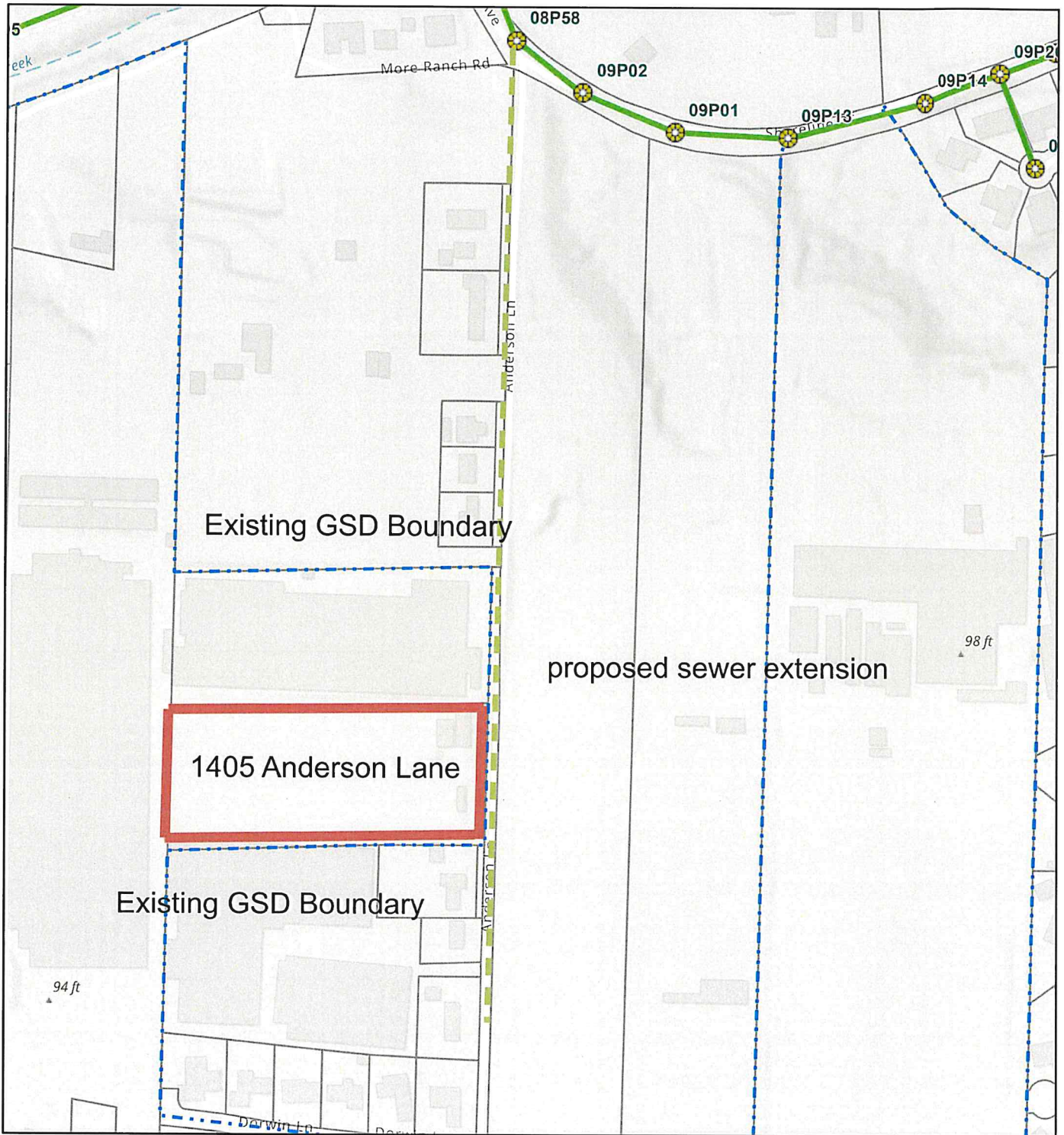
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Plan check and review fee: **\$144.00** per hour (**\$144.00** minimum fee)

Deposit, as required **\$500.00**

These fees are subject to periodic adjustments and applicant shall pay the fees in effect at the time application is made for a connection permit.

# Goleta Sanitary District



8/11/2023, 9:37:49 AM

**Structures**

MH

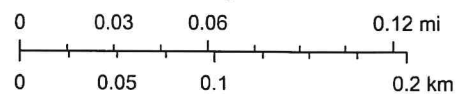
**Sewer Pipe**

SANITARY SEWER

Goleta Sanitary District Boundary

Parcels

1:4,514



Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Sources: Esri, Airbus DS, USGS,

LAFCO 24-xx

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING THE 1385 AND  
1405 ANDERSON LANE INVOLVING AMENDMENT OF THE SPHERE OF  
INFLUENCE AND ANNEXATION 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, on February 9, 2024, the Executive Officer issued a Certificate of Filing for LAFCO application No, 23-04. The application proposes an amendment of the sphere of influence (SOI) and annexation of the properties known as the 1385 and 14005 Anderson Lane to the Goleta Sanitary District; and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the Commission consideration of the proposal; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony and evidence related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Commission determined that the environmental review documentation meets the requirements of the California Environmental Quality Act, Public Resources Code section 21000 et seq., (CEQA); and

WHEREAS, the Commission has considered all factors required to be considered by Government Code Sections 56668 et seq.; and

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Commission as follows:

- (1) The proposal has been reviewed and is found to be Categorical Exempt from CEQA pursuant to CEQA Guidelines section 15319, Class 19 Annexations of individual small parcels for facilities exempted by Section 15303.
- (2) The Commission's written determination pursuant to Government Code Section 56425(e)(1-5) include:



- a) Present and planned land uses in the area, including agriculture, and open space lands:

The present and planned uses for this Sphere of Influence Amendment are consistent with the County's General Plan, for Eastern Goleta Valley Community Plan approved by the County. The plan for providing services for this area include services from the Goleta Sanitary District for sewer services to existing agricultural and residential uses. The proposal would construct a new sewer main and laterals to provide sewer service to 1385 & 1405 Anderson Lane, Santa Barbara Overall, the County's General Plan clearly identifies community goals, objectives, policies and standards. The policy document provides for the logical and orderly growth of the Sanitary District and encourages the conversion of septic systems to sewer systems in urban areas. The annexation contains existing agricultural resources but does not propose any changes to land use as a result of annexation.

- b) Present and probable need for public facilities and services in the area:

The present need for public services in the proposed SOI area consist of services for existing residential uses. A public sewer line is planned for Anderson Lane to serve 13 additional parcels already within the GSD service area. These two parcels would be the only parcels not connected if not annexed. The surrounding properties would not change existing land uses and remain as agriculture under the County jurisdiction. Water services would continue to be provided by the Goleta Water District and new sewer services would be provided by Goleta Sanitary District. Fire would continue to be provided by County Fire Protection District. The parcels already reside within the water and fire district service boundary. Parcels along the north and southern border of Anderson Lane are within the Sanitary District as part of Dorwin Annexation in 1957. The primary purpose is to allow for extension of public sewer service to the identified property.

- c) Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide:

Sewer services identical to other users currently within Goleta Sanitary District (GSD) could be provided within one year of annexation. The nearest sewer connection would be Shoreline Drive sewer main. Thirteen other properties would benefit from the Anderson Lane Reimbursement Agreement extension. The connection is located approximately 2,000-feet from the existing parcels within Anderson Lane connecting to Shoreline Drive. The District estimated it serves a population of 41,111 people with 12,384 connections. The GSD treatment plant has a capacity of 9.7 million gallons per day (MGD) (based on average daily flow) but is currently limited to a permitted discharge of 7.64 million gallons per day pursuant to a National Pollutant Discharge Elimination System (NPDES) permit issued by the US Environmental Protection Agency (EPA) in concurrence with the States' Central Coast Regional Water Quality Control Board (CCRWQCB). The Districts water resource recovery facility appears to have a current remaining capacity of approximately 4.54 MGD based on the maximum facility design capacity and 2.46 MGD based on the current NPDES permit requirements. GSD has a remaining capacity of approximately 4.54 MGD based on the maximum facility design capacity and 2.46 MGD based on the current NPDES permit requirements. The WWTP is designed to treat up to 3.3 million gallons per day of secondary effluent to tertiary standards. The WWTP was originally constructed in 1944 and located on 12 acres of District-owned land. The WWTP is designed to serve about

19,704 equivalent residential units (ERU) or about 97,000 people. The District's collection system serves about 11,823 ERU, representing a population of about 55,000. The Sanitary District has stated it has the adequate capacity to provide services to the parcel. It is estimated by LAFCO this represents 64% of permitted capacity.

- d) Existence of social or economic communities of interest in the area if the Commission determines that they are relevant to the agency:

The Sphere of Influence areas of Goleta Sanitary District are linked to the City of Goleta and Goleta Valley communities social and economic interest. The existing land uses are greenhouses, nursery, field crops, and two mobile homes with onsite storage buildings. The parcels are developed with industrial building and 150,000 sf greenhouse. No changes are proposed in the Sphere amendment and the District or surrounding areas would add to the places for shopping and services for the people living in the area. Areas to recreate, schools, places of worship and cultural events would also be made available by the area in the Sphere of Influence that include associated uses. The district will also gain assessment advantages or sewer service charges with the annexation. The property will receive the same level and range of service as other properties currently served by the District.

- e) Present and probable need for public facilities and services of Disadvantage Unincorporated Communities:

The Goleta Valley area has a variety of economic diversity within the community and surrounding area including within or adjacent to the Sphere of Influence. A Disadvantaged Unincorporated Community is defined as a community with an annual median household income that is less than 80 percent of the statewide annual median household income. This amendment of the Sphere of Influence is currently home to greenhouses, nursery, field crops, and two mobile homes with onsite storage buildings. The parcels are developed with industrial building and 150,000 sf greenhouse. The surrounding Eastern Goleta Valley Community Plan and Anderson Lane area exceeds the median household income for the surrounding community and well above the average County resident income. This does not qualify as a disadvantage unincorporated community for the present and probable need for public facilities and services.

- (3) The proposal is found to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County.
- (4) The Goleta Sanitary District's spheres of influence is hereby revised to include the properties known as 1385 and 1405 Anderson Lane as set forth in Exhibit C.
- (5) The subject proposal is assigned the distinctive short-form designation:
- 1385 & 1405 Anderson Lane Sphere and Annexation.
- (6) Said territory is found to be uninhabited.
- (7) This approval is conditioned upon annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees, and assessments of the Goleta Sanitary District.

- (8) All affected landowners have given written consent to the annexation and the annexing agency has consented to waive conducting authority proceedings.
- (9) The conducting authority proceedings are waived and staff is directed to complete the proceedings, subject to compliance with all conditions of this Resolution.
- (10) The boundaries of the affected territory are found to be definite and certain as set forth in Exhibits A and B, attached hereto and made a part hereof.
- (11) All subsequent proceedings in connection with this annexation shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this Resolution.
- (12) The Sphere of Influence amendments and annexation shall become final upon the recordation of the Certificate of Completion.

This resolution is hereby adopted this 7<sup>th</sup> day of March, 2024 in Santa Barbara, California.

AYES:

NOES:

ABSTAIN:

Santa Barbara County Local Agency  
Formation Commission

By: \_\_\_\_\_

Jay Freeman, Chair

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

Natasha Carbajal, Analyst/Clerk  
Santa Barbara County  
Local Agency Formation Commission

**EXHIBIT "A"**

**LAFCO 23-04  
1385 & 1405 Anderson Lane SOI & Annexation  
to Goleta Sanitary District**

That portion of the Rancho La Goleta in the unincorporated area of the County of Santa Barbara, State of California, shown as Parcels "A" & "B" on Parcel Map No. 11,313 filed as Book 7, Page 86 of Parcel Maps in the office of the County Recorder more particularly described as follows:

**Beginning** at the Southwesterly corner of Parcel "B" of Parcel Map No. 11,313 as recorded in Book 7, Page 86 of Parcel Maps in the office of the County Recorder, said point being the Northerly terminus of the 12<sup>th</sup> course of Goleta Sanitary District Annexation No. 6 for the Dorwin Petition, adopted June 10, 1957, as Santa Barbara Board of Supervisor's Resolution No. 16962;

**Thence 1<sup>st</sup>** leaving said Annexation No. 6 along the Westerly line of said Parcel "A" and said Parcel "B", North 1°08' East 602.50 feet to the Northwesterly corner of said Parcel "A";

**Thence 2<sup>nd</sup>** along the Northerly line of said Parcel "A" and along the 15<sup>th</sup> course of said Annexation No. 6, North 89°50' East 723.4 feet to the Northeasterly corner of said Parcel "A", said point also being a point on the Easterly line of Anderson Lane as shown on said Parcel Map No. 11,313;

**Thence 3<sup>rd</sup>** along said Easterly line of said Parcel "A" and Parcel "B" of said Parcel Map No. 11,313, along said Easterly line of Anderson Lane and along the 14<sup>th</sup> course of said Annexation No. 6, South 01°11' West 602.50 feet to the Southeasterly corner of said Parcel "B" of said Parcel Map No. 11,313;


**Thence 4<sup>th</sup>** leaving said Easterly line of Anderson Lane along the 13<sup>th</sup> course of said Annexation No. 6 and along the Southerly line of said Parcel "B" of said Parcel Map No. 11,313, South 89°50' West 722.75 feet to the Southwest corner of said Parcel "B" and the Westerly terminus of said 13<sup>th</sup> course of said Annexation No. 6 and the **Point of Beginning**.

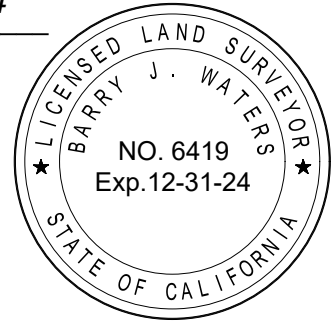
**~ End of Description ~**

The above described parcel is shown as Parcels "A" & "B" on Parcel Map No. 11,313 filed as Book 7, Page 86 of Parcel Maps in the office of the County Recorder.


The above-described area containing **10.00 Acres** more or less

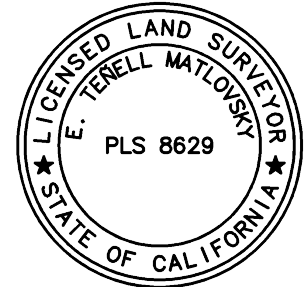


Prepared By:  01/31/2024  
Barry J. Waters, P.L.S. 6419 Date  
LICENSE EXPIRATION DATE: 12/31/2024




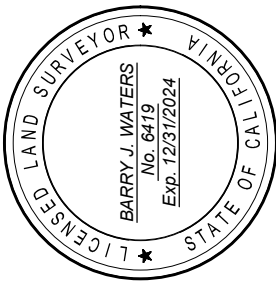
Approved as to Form and Survey Content

 02/12/2024  
Deputy for: \_\_\_\_\_ Date  
Aleksandar Jevremovic, P.L.S. 8378  
County Surveyor  
LICENSE EXPIRATION DATE: 12/31/2025



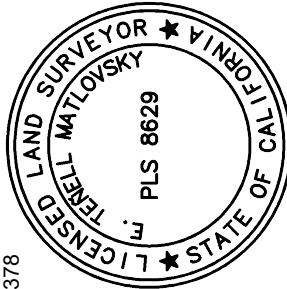
**PREPARED BY:**  
**WATERS CARDENAS LAND SURVEYING LLP.**  
 5553 HOLLISTER AV. STE 7  
 GOLETA, CA. 93117 (805)867-4416

  
 BARRY J. WATERS, PLS 6419  
 LIC. EXP. DATE: DECEMBER 31, 2024  
 DATE: 01/31/2024



**APPROVED AS TO FORM AND SURVEY CONTENT.**

*E. Tenell Matlovsky*  
 Deputy for:  
 ALEKSANDAR JEVREMOVIC, LS 8378  
 LIC. EXP. DATE: 12/31/2025  
 02/12/2024

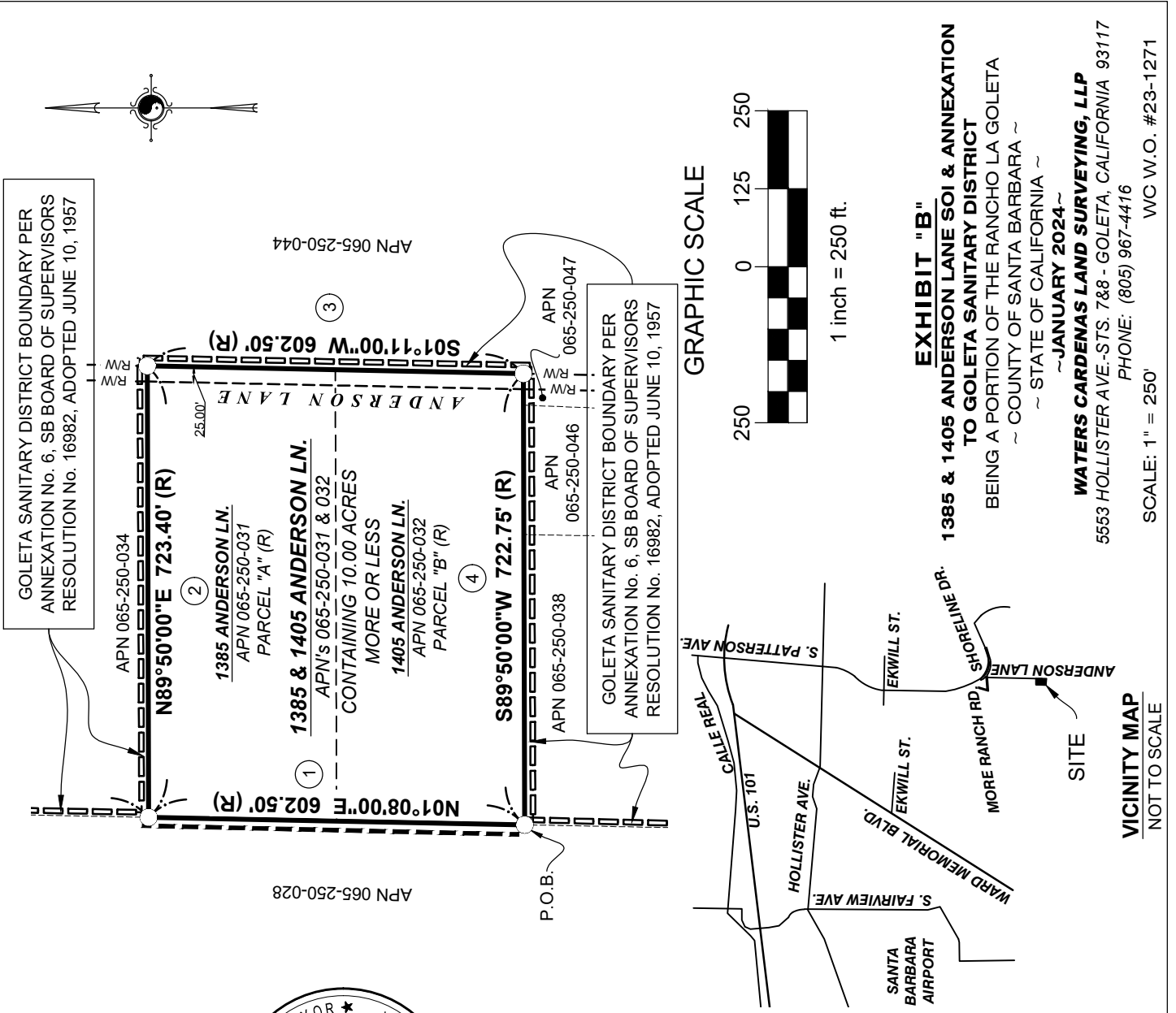


**NOTES:**

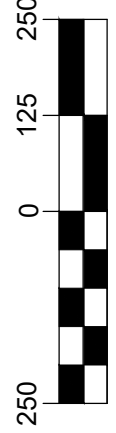
(R) = PARCEL MAP No. 11,313 PER BOOK 7, PAGE 86 OF PARCEL MAPS

**LEGEND:**

- APN : ASSESSOR PARCEL NUMBER
- C.F. : CALCULATED FROM
- R/W : RIGHT OF WAY
- P.O.B. : POINT OF BEGINNING
- (#) : COURSE NUMBER PER EXHIBIT "A"
- : INDICATES EXISTING DISTRICT BOUNDARY
- - - : INDICATES PROPOSED DISTRICT BOUNDARY



**GRAPHIC SCALE**



1 inch = 250 ft.

**EXHIBIT "B"**  
**1385 & 1405 ANDERSON LANE SOI & ANNEXATION TO GOLETA SANITARY DISTRICT**  
 BEING A PORTION OF THE RANCHO LA GOLETA ~ COUNTY OF SANTA BARBARA ~ STATE OF CALIFORNIA ~  
 ~JANUARY 2024~  
**WATERS CARDENAS LAND SURVEYING, LLP**  
 5553 HOLLISTER AVE.-STS. 7&8 - GOLETA, CALIFORNIA 93117  
 PHONE: (805) 967-4416  
 SCALE: 1" = 250'  
 WC W.O. #23-1271

**VICINITY MAP**  
 NOT TO SCALE



Feet  
GRAPHIC SCALE



**Proposed  
Annexation  
10.00± acres  
APN: 065-250-031  
&  
APN: 065-250-032**

ANDERSON LN

**Goleta Sanitary District**

BORWIN LN

MORE RANCH RD

**LAFCO 23-04** 1385 & 1405 Anderson Lane  
SOI & Annexation to the Goleta Sanitary District