

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

October 6, 2022 (Agenda)

LAFCO 21-01: 1351 Holiday Hill Road involving sphere of influence amendment and annexation to the Goleta Sanitary District (Annexation No. 385).

PROPONENT: Property Owners, by Petition of Application.

ACREAGE & LOCATION The proposed annexation includes 4.0 acres located at 1351 Holiday Hill Road and is directly surrounded by residential uses on all sides with agricultural land to the west. The parcel is located on Holiday Hill and westerly of Fairview Avenue. The parcel is located within the unincorporated area of Santa Barbara County. (APN 077-030-006). (**Attachment A.**)

PURPOSE: Annexation to the Goleta Sanitary District is to provide sanitary sewer services to an existing office, storage, and ceramics studio/manufacturing, workshops and shared artist studio spaces. The property is currently utilizing septic system.

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 1351 Holiday Hill Road property into the District.

GENERAL ANALYSIS:

Description of Project

1. Land Use and Zoning - Present and Future:

The property is developed with existing artist studio. The applicant's proposal will continue to include the existing uses in addition to the following uses as part of the proposed Conditional Use Permit (CUP) being processed by the County:

- Weekly ceramics classes and workshops to include wheel throwing, hand building, and glazing;
- A Facility Manager's residence;
- Artist in residency residential studios (2);
- Monthly/Quarterly/Seasonal functions to include artist gallery openings, fundraisers, holiday sales and a movie night.

The applicant has provided a statement requesting connection to Goleta Sanitary irrespective of the proposed CUP. The landowners wish to connect to nearby Goleta Sanitary District's sewer main connecting to the Santa Barbara Wildlife Care Network existing private sewer main (Annexation 354 in 2007). The proposal would be for continued and new uses.

No changes in land use will be facilitated by the proposed boundary change. The land use designations and zoning are residential under County (Residential Res 1.0, Zoned 1-E-1.

2. Sphere of Influence:

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

The parcel proposed for annexation is outside the sphere of influence of Goleta Sanitary District. The parcel is non-contiguous to the District service boundary separated by one parcel. 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 artist studio and future uses included in the proposed Conditional Use Permit (CUP) being processed by the County as Community Art Center with associated incidental uses. The proposal would construct a private sewer lift station and force main to be connected to the existing Wildlife Care Network force main to provide sewer service to 1351 Holiday Hill. Land Use Permit (LUP) dated May 27, 1988, Santa Barbara County records confirm that Light Industrial/R&D/Office uses are allowed to be maintained at the subject site, as stipulated in Article 35.101 of the County's Land Use Development Code. In April 2020, a (LUP application) was filed to allow for the continuation of this nonconforming use; the LUP was issued by County Planning and Development on June 9, 2020. Overall, the County's General Plan clearly identifies community goals, objectives, policies and standards. The policy document and development approval provide for the logical and orderly growth of the Sanitary District. The annexation contains no agricultural resources or changes to land use as a result.

- 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 an existing artist studio and new Community Art Center and associated structures. 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 parcel already resides within the water and fire district service

boundary. Parcels along the eastern border of N. Fairview are within the Sanitary District as part of Hollstien Annexation in 2008. The primary purpose is to allow for extension of public sewer service to the identified property. The property is currently an existing artist studio and the applicant has provided a statement requesting connection to Goleta Sanitary irrespective of the proposed CUP. It is the Owner's desire to have a sewer service regardless. The owner has submitted a letter of intent from the Santa Barbara Wildlife Care Network that would permit Owner "Claybotress" to connect to private sewer line. The cost for the service line and easement permission would be borne by the property owner through the payment of the standard connection and capacity charges to the property owner and would be paid in accordance with applicable District rates.

- 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 the Santa Barbara Wildlife Care Network existing private sewer main within N. Fairview Road. *An agreement will be executed between the subject parcel and the Wildlife Care Network.* 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 2.09 MGD based on the maximum facility design capacity and 1.1 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.

- 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 Goleta Sanitary District are linked to the City of Goleta and Goleta Valley communities social and economic interest. Community Art Center and existing art studio development 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 art studio and 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 art studio and new Community Art Center with proposed CUP. The surrounding Eastern Goleta Valley Community Plan and Holiday Hill Road 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 is typical foothills transition approximately 7% slope. Holiday Hill is within the EDRN (Existing Developed Rural Neighborhood). The subject site is currently developed with an existing two-story, 22'1" tall, approximate 23,010 gross (21,823 net) SF building, and parking lot. Las Vegas Creek is located to the west of the site. No significant natural boundaries affect the proposal.

5. Impact of Agricultural Resources

The annexation will have no impact on Agricultural Resources although a portion of the site contains prime soils. Holiday Hill is included in the EDRN.

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:

Private force main sewer connection would connect to an existing private force main through an easement to the main sewer line. 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 easterly on N.

Fairview Avenue at approximately 600 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 077-030-006 is presently within Tax Rate Area 066026. The assessed value of the parcel is \$2,424,864 for the land and \$1,414,504 for improvements for a total of \$3,839,368 after exemptions. (Tax roll 2021-2022.)

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.

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 15303, Class 3 New Construction or Conversion of Small Structures and Section 15319(b), 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 non-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 January 18, 2022. 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 February 25, 2022.

The County is processing a Conditional Use Permit (Case No. 20CUP-00000-00020) and Development Plan (Case No. 20DVP-00000-00012) for this project. The County started out as the lead agency, however after consultation with the County and Applicant LAFCO is processing this annexation request prior to County completing the CUP, and will act as lead agency for the annexation only.

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 Santa Barbara Press) 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 1351 Holiday Hill Road property owned by Potterbot LLC, submitted by Patrick Hall Director of Clay Studio 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 east of the parcel. District infrastructure (wastewater pipes) is located within a reasonable distance in the area along N. Fairview Avenue. 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 15303(d), Class 3 New Construction or Conversion of Small Structures and Section 15319(b), 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 1351 Holiday Hill Road;
- C. Approve the proposal, to be known as 1351 Holiday Hill Road 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**.



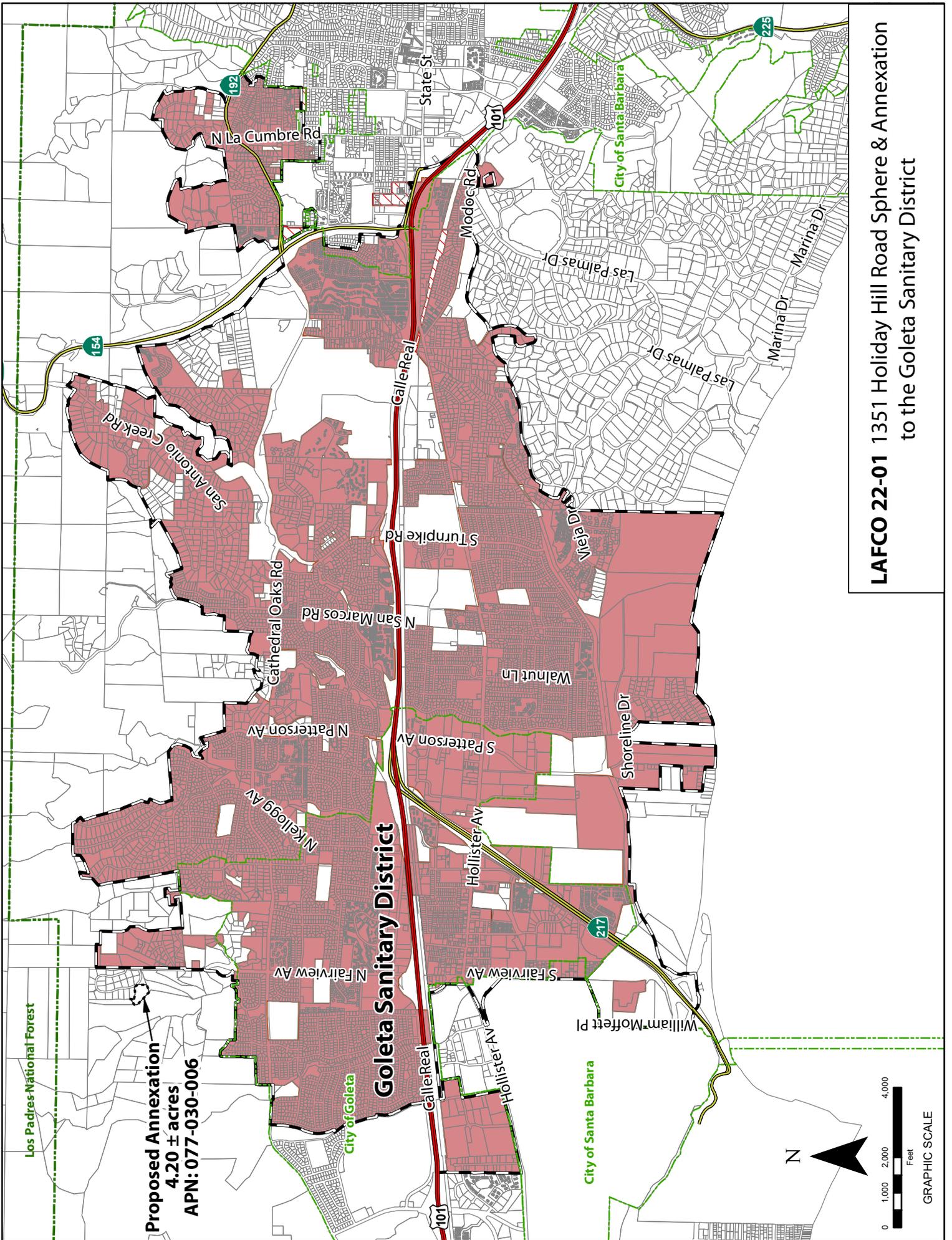
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Mike Prater  
Executive Officer

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 15303(d) & 15319(b)
Attachment E	Plan for Services & Private Sewer Tie-In Agreement
Attachment F	LAFCO Resolution Approving the Annexation



**Proposed Annexation**  
**4.20 ± acres**  
**APN: 077-030-006**

**Goleta Sanitary District**

**LAFCO 22-01 1351 Holiday Hill Road Sphere & Annexation  
 to the Goleta Sanitary District**

**Goleta Sanitary District**

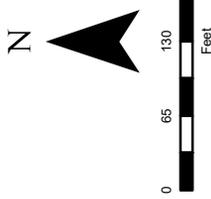
Fairview-Ave

Holiday-Hill-Rd

Holiday-Hill-Rd

El-Camino-Ratel-Rd

**Proposed Annexation**  
**4.20 ± acres**  
**APN: 077-030-006**



GRAPHIC SCALE

**LAFCO 22-01 1351 Holiday Hill Road Sphere & Annexation**  
to the Goleta Sanitary District



January 10, 2022

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

Subject: **Proposed Change to the Sphere of Influence and Boundary Change;  
Claybottress Annexation to Goleta Sanitary District;  
1351 Holiday Hill (APN 077-030-006)**

Dear Mr. Prater,

On behalf of the subject property applicant, the undersigned hereby requests the Local Agency Formation Commission (LAFCO) to review and approve the proposal for a boundary change and the proposal for a change in the sphere of influence of the Goleta Sanitary District, as described in the enclosed materials. This request is submitted pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.).

Enclosed in support of this proposal are the following:

1. Petition of registered voters / landowners initiating the change (1).
2. Completed LAFCO Proposal Questionnaire for Amending Sphere of Influence (7).
3. Completed LAFCO Proposal Questionnaire for Annexation (7).
4. Map and legal description of the proposed district (7).
5. Assessor Parcel Map showing proposal area outlined in red ink (1).
6. Cost Accounting and Indemnification Agreement (1).
7. Sewer Service Availability Letter, from Goleta Sanitary District, dated 08.14.2020 (1).
8. Preliminary Water Service Availability Determination Letter, from Goleta Water District, dated 01.06.2021 (1).
9. Certified EIR or Negative Declaration and Notice of Determination or a Notice of Exemption (*Pending completion SB County Planning and Development*).

Claybotress Annexation to GSD

January 10, 2022

Page 2 of 2

10. Processing fee payable to "Santa Barbara LAFCO" for \$1,500.00 (1).
11. Fee payable to County Surveyor for \$ 1,100.00 (1).

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 do not hesitate to contact me, 805-966-2758 x116 or via email, trish@sepps.com.

**Sincerely,**  
**SUZANNE ELLEDGE**  
**PLANNING & PERMITTING SERVICES, INC.**



Trish Allen, AICP  
Senior Planner IV

**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: 22-01  
Date Presented: 7-1-22  
Officially Filed: 7-5-22  
Designated as: 1351 Holiday Hill SOI/ANX  
LAFCO Action: \_\_\_\_\_  
Date: \_\_\_\_\_

**PETITION FOR**

Claybottress LLC - Annexation to 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:

Annexation of 1351 Holiday Hill Road into the Goleta Sanitary District.

The property is outside the GSD Sphere of Influence.

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

Goleta Sanitary District (GSD)

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

N/A

5. The territory(ies) proposed for annexation to Goleta Sanitary District

is/are: nonresidential property, uninhabited

(**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)



14. The reasons for this proposal are:

A. This proposal is being filed in order to annex the property at 1351 Holiday Hill Road, APN 077-030-006, into the Goleta Sanitary District and to connect to a private sewer main located in Fairview Road.

B. \_\_\_\_\_  
\_\_\_\_\_

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:

A. The proposed name of the new city/district is: N/A

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. 	
Joshua P. Rabinowitz, <i>Manager</i>	1021 Anacapa Street, 2nd floor Santa Barbara, CA 93101
2.	
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):

Trish Allen

**RESIDENCE ADDRESS OF CIRCULATOR:**

3827 Sterrett Avenue Santa Barbara, CA 93110

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

Starting date: 12/20/2021 \_\_\_\_\_

Ending date: \_\_\_\_\_



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
7/1/22	Sign: <i>JLP</i> , Manager	1021 Pinnacle Street	
	Print: <i>Jessica Rabinowitz, Manager</i>	Santa Barbara Ca	
		93101	
	Sign:		
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SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

**Questionnaire for Amending a Sphere of Influence,**

(Attach additional sheets as necessary)

Sphere of Influence of the Goleta Sanitary District

Purpose of the proposal

1. 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.

*This proposal is being filed in order to annex the property, located at 1351 Holiday Hill Road, APN 077-030-006, into the Goleta Sanitary District and to connect to a private sewer main located in Fairview Road.*

*The project proposes an interior remodel including a floor area addition of approximately 2,097 SF. The tenant improvement, addition and proposed use, a Community Center/Trade School to provide workshop and instruction space for clay arts, will require a Conditional Use Permit and Development Plan approval by the County of Santa Barbara Planning Commission.*

Consultation with the County (City sphere changes only)

2. Provide documentation regarding consultation that has occurred between the City and the County with regard to agreement on boundaries, development standards and zoning requirements for land in the proposed sphere as required by Government Code §56425.

N/A

Description of area to be included in the sphere

3. What area is proposed to be included in the sphere? Attach a map identifying the current sphere and the proposed addition. What is the acreage?

*See attached Exhibit \_ that identifies the existing Goleta Sanitary District sphere of influence boundary and Exhibit \_ that identifies the proposed addition to include the property located at 1351 Holiday Hill Road (APN 077-030-006), approximately 4 (four) acres in size.*

4. Why was it decided to use these particular boundaries?

*The proposed boundary is limited to the project site located at 1351 Holiday Hill Road (APN077-030-006).*

5. What are the existing land uses for the proposal area? Be specific.

*The existing land uses for the proposal area include office, storage, and ceramics studio/manufacturing, workshops and shared artist studio spaces.*

6. Are there proposed land uses for the proposal area? Be specific.

*The proposed project will continue to include the existing uses listed above in addition to the following uses as part of the proposed Conditional Use Permit:*

- *Weekly ceramics classes and workshops to include wheel throwing, hand building, and glazing;*
- *A Facility Manager's residence;*
- *Artist in residency residential studios (2);*
- *Monthly/Quarterly/Seasonal functions to include artist gallery openings, fundraisers, holiday sales and a movie night.*

#### Relationship to Existing Plans

7. Describe current County general plan and zoning designations for the proposal area.

*The subject site is zoned, I-E-1 Single Family Residential with a Land Use Designation of RES-1.0, and is located in the Holiday Hill EDRN (Existing Developed Rural Neighborhood).*

8. Describe any City general plan and rezoning designations for the proposal area.

*N/A*

#### Environmental Assessment

9. What is the underlying project? Who is the lead agency? What type of environmental document has been prepared for the proposed project?

*The proposed project is primarily to operate a Community Art Center with associated incidental uses and periodic functions described above. The lead agency is the County of Santa Barbara and the environmental review is pending.*



SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

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

(Attach additional sheets as necessary)

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)

*Claybottress LLC - Annexation to Goleta Sanitary District*

2. Describe the acreage and general location; include street addresses if known:

*1351 Holiday Hill Road, APN 077-030-006, approximately 4.0 acres; the property is accessed off of Holiday Hill Road via a private road, El Camino Ratel.*

3. List the Assessor's Parcels within the proposal area:

*APN 077-030-006*

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.)

*The purpose of the proposal is to construct a private sewer lift station and force main to be connected to the existing Wildlife Care Network force main to provide sewer service to 1351 Holiday Hill. The property is located outside the Goleta Sanitary District (GSD) Sphere of Influence (SOI) and therefore this application proposes to adjust the SOI and annex to the GSD. Please refer to the Sewer Service Availability letter from GSD dated August 14, 2020 included in our application materials.*

5. Land Use and Zoning - Present and Future

A. Describe the existing land uses within the proposal area. Be specific.

*The existing land uses for the proposal area include office, storage, and ceramics studio/manufacturing, workshops and shared artist studio spaces.*

B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.

*The proposed project will continue to include the existing uses listed above in addition to the following uses as part of the proposed Conditional Use Permit:*

- *Weekly ceramics classes and workshops to include wheel throwing, hand building, and glazing;*
- *A Facility Manager's residence;*
- *Artist in residency residential studios (2);*
- *Monthly/Quarterly/Seasonal functions to include artist gallery openings, fundraisers, holiday sales and a movie night.*

C. Describe the existing zoning designations within the proposal area.

*The subject site is zoned, 1-E-1 Single Family Residential with a Land Use Designation of RES-1.0, and is located in the Holiday Hill EDRN (Existing Developed Rural Neighborhood).*

D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?

*No proposed changes in zoning for the subject site. Via the issuance of a Land Use Permit (LUP) dated May 27, 1988, Santa Barbara County records confirm that Light Industrial/R&D/Office uses are allowed to be maintained at the subject site, as stipulated in Article 35.101 of the County's Land Use Development Code. The subject site has maintained the legal non-conforming uses of Research & Development, office, and storage, including using the existing open floor space for ceramic studio fabrication, workshops and shared studio space. In April 2020, a Land Use Permit (LUP) was filed to allow for the continuation of this nonconforming use; the LUP was issued by County Planning and Development on June 9, 2020.*

E. (For City Annexations) Describe the rezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this rezoning?

*N/A*

F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements).

*20CUP-00000-00020 & 20BAR-00000-00188.*

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.

*See attached Table A.*

7. Conformity with Spheres of influence

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

No.

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

*See enclosed Proposal for Sphere of Influence Application.*

8. Conformity with County and City General Plans

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

*Res-1.0.*

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.. Via the issuance of a Land Use Permit (LUP) dated May 27, 1988, Santa Barbara County records confirm that Light Industrial/R&D/Office uses are allowed to be maintained at the subject site, as stipulated in Article 35.101 of the County's Land Use Development Code. The subject site has maintained the legal non-conforming uses of Research & Development, office, and storage, including using the existing open floor space for ceramic studio fabrication, workshops and shared studio space. In April 2020, a Land Use Permit (LUP) was filed to allow for the continuation of this nonconforming use; the LUP was issued by County Planning and Development on June 9, 2020.*

9. Topography and Natural Features

A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal.

*The subject site is currently developed with an existing two-story, 22'1" tall, approximate 23,010 gross (21,823 net) SF building, and parking lot. Las Vegas Creek is located to the west of the site.*

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

*Rural residential and agricultural properties.*

10. Impact on Agriculture

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

*No.*

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

*No.*

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

*No.*

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. *N/A*
- 2) If “yes”, has a notice of non-renewal be filed? If so, when? *N/A*
- 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. *N/A*

11. Impact on Open Space

Is the affected property Open Space land as defined in Government Code Section 65560?

*No.*

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.

*(1). Existing Facility Manager’s residence on the first floor.*

B. How many new dwelling units could result from or be facilitated by the proposal?

*(2). Proposed artist in residency units.*

Single-family \_\_\_\_\_ *N/A* \_\_\_\_\_ Multi-family \_\_\_\_\_ *N/A* \_\_\_\_\_

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.

*The purpose of the proposal is to construct a private sewer lift station and force main to be connected to the existing Wildlife Care Network force main to provide sewer service to 1351 Holiday Hill. The property is located outside the Goleta Sanitary District (GSD) Sphere of Influence (SOI) and therefore this application proposes to adjust the SOI and annex to the GSD. Please refer to the Sewer Service Availability letter from GSD dated August 14, 2020 included in our application materials.*

B. Describe the level and range of the proposed services.

*The proposed services will be limited to the subject property.*

C. Indicate when the services can feasibly be provided to the proposal area.

*The services can feasibility be provided following issuance of a permit for construction anticipated in winter 2022.*

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.

*The existing septic system located at the subject site will be abandoned.*

E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

*The services will be financed by the propert owner. An agreement will be executed between the subject parcel and the Wildlife Car Network.*

F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.

*No other alternatives have been identified.*

15. Ability of the annexing agency to provide services

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 enclosed Sewer Service Availability Letter, from the Goleta Sanitary District, dated 08/14/2020.*

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.

*See enclosed Preliminary Water Service Availability Determination Letter, from the Goleta Water District, dated 01/06/2021.*

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? \_\_\_\_\_  
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? *County of Santa Barbara*

B. What type of environmental document has been prepared? *In progress.*

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

EIR \_\_\_\_\_ Negative Declaration \_\_\_\_\_ Mitigated ND or ND X

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

*Environmental review is in progress; ND anticipated.*

- 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?

*The parcel is located adjacent to the existing Wildlife Care Network's private sewer main located within Fairview Road.*

- 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. The entire parcel is proposed to be included in the annexation request.*

20. Final Comments

- A. Describe any conditions that should be included in LAFCO's resolution of approval.
- B. Provide any other comments or justifications regarding the proposal.
- 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.

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>
-------------	----------------

A.

*Trish Allen - SEPPS INC.; 1625 State Street, Suite 1; Santa Barbara, CA 93101*

B.

*Patrick Hall, Clay Studio Executive Director; 1351 Holiday Hill Rd., Goleta, CA 93117*

C.

Proposal Justification Questionnaire – Annexations, detachments, reorganizations (10-4-01)  
This form can be downloaded from [www.sblafco.org](http://www.sblafco.org)

*Christopher Schmuckal, Planner; County of Santa Barbara, Development Review Division, Planning and Development Department, 123 E. Anapamu Street; Santa Barbara, CA 93101*

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

<u>Name</u>	<u>Address</u>	<u>Phone</u>
<i>Trish Allen - SEPPS INC.;</i>	<i>1625 State Street, Suite 1; Santa Barbara, CA 93101</i>	
<i>Trish Allen –</i>	<i><a href="mailto:Trish@sepps.com">Trish@sepps.com</a> (805) 966-2758 X116</i>	

Signature:



Date January 10, 2022

TABLE A

Information regarding the areas surrounding the proposal area

	<b>Existing Land Use</b>	<b>General Plan Designation</b>	<b>Zoning Designation</b>
East	Residential	1311 Holiday Hill Rd. (RES-1.0)	1311 Holiday Hill Rd. (1-E-1)
West	Residential / Agricultural	1210 Franklin Ranch Rd. (A-I-5)	1210 Franklin Ranch Rd. (AG-I-5)
North	Residential	2 El Camino Ratel (RR-5) 1361 Holiday Hill Rd. (RES-1.0)	2 El Camino Ratel (RR-5) 1361 Holiday Hill Rd. (1-E-1)
South	Residential	1335 Holiday Hill Rd. (RR-5)	1335 Holiday Hill Rd. (RR-5)

Other comments or notations:

Date: July 1, 2022 **Annexation to Goleta Sanitary District (1351 Holiday Hill)**

**Environmental Questionnaire**

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

1. Has an environmental determination (Negative Declaration-Environmental Impact Report) been certified by a legislative body?

Yes  No

\*If yes, please attach a copy\*

2. Is the site presently zoned for or engaged in agricultural use?

Yes  No

If yes, please explain: \_\_\_\_\_

Prime agricultural land:

Yes  No

3. Will extension of services requested for this proposal induce growth on affected property?  Yes  No

On adjacent properties?  Yes  No

Unincorporated?  Yes  No

Both?  Yes  No

4. 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: \_\_\_\_\_

5. Please describe the environmental setting of the site: The site is located within the

Eastern Goleta Valley Community Plan area, zoned residential, situated in the foothills of the Santa Ynez Mtns. It is bordered by agricultural land to the west, residential ranchettes to the south and east, and residential neighborhoods to the north. The west fork of Las Vegas Creek parallels the west parcel boundary.

6. Terrain: Level to gently rolling (0-10%) ~7%

Slopes (10-30%) \_\_\_\_\_

Steep slopes (over 30%) \_\_\_\_\_

7. Hydrology (streams, lakes, or marshes on site)?  Yes  No

If yes, please describe: The west fork of Las Vegas Creek runs along the westerly

\_\_\_\_\_ property boundary.

8. Vegetation:

Has the natural vegetation already removed or altered?

Yes

No

9. Are there any endangered plant species on site?  Yes  No

10. Have any endangered or threatened species been identified?

Yes  No

If yes, please explain: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



1 July 2022

Santa Barbara LAFCO  
Mike Prater, Executive Officer  
105 E. Anapamu Street, Room 407  
Santa Barbara CA, 93101

RE: Annexation #384 to Goleta Sanitary District (1351 Holiday Hill Road)

Dear Mr. Prater,

On behalf of the Clay Studio, we are pleased to provide you with this letter to confirm our request to proceed with the Goleta Sanitary District Annexation to connect to the Santa Barbara Wildlife Care Network (SBWCN) existing private sewer main irrespective of the proposed Conditional Use Permit application filed with County of Santa Barbara Planning and Development.

We appreciate your consideration of our application. Should you have any questions or require additional information, please do not hesitate to call us at 966-2758.

Sincerely,  
**SUZANNE ELLEDGE**  
**PLANNING & PERMITTING SERVICES, INC.**

Trish Allen, AICP  
Senior Planner

## ATTACHMENT C

### LAFCO Proposal Review Factors - Government Code 56668 1351 Holiday Hill Road SOI & Annexation to the Goleta Sanitary District File No. 21-01

**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 Holiday Hill Road Sphere and Annexation consist of one parcel 077-030-006 within the unincorporated area of Santa Barbara County containing 4.0 acres. The parcel is directly surrounded by residential uses on all sides with agricultural land to the west. The parcel is on Holiday Hill Road and westerly of Fairview Avenue. The annexation area slopes approximately 7%. Holiday Hill is within the EDRN (Existing Developed Rural Neighborhood). Las Vegas Creek is located to the west of the site. No significant natural boundaries affect the proposal.

The existing land uses are art studio. The parcels are developed with an existing two-story, 22'1" tall, approximate 23,010 gross (21,823 net) SF building, and parking lot. The property would abandon the existing septic system and connect to GSD main sewer line via connecting to the Santa Barbara Wildlife Care Network existing private sewer main. The connection is located approximately 600-feet from the parcel within Fairview Avenue. The proposal is for continued art studio uses. the following uses as part of the proposed Conditional Use Permit (CUP) being processed by the County:

- Weekly ceramics classes and workshops to include wheel throwing, hand building, and glazing;
- A Facility Manager's residence;
- Artist in residency residential studios (2);
- Monthly/Quarterly/Seasonal functions to include artist gallery openings, fundraisers, holiday sales and a movie night.

The applicant has provided a statement requesting connection to Goleta Sanitary irrespective of the proposed CUP. The land use designations and zoning are residential under County (Residential Res 1.0 Zoned 1-E-1).

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.

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.

**Assessed Valuation:** APN 077-030-006 is presently within Tax Rate Area 066026. The assessed value of the parcel is \$2,424,864 for the land and \$1,414,504 for improvements for a total of \$3,839,368 after exemptions. (Tax roll 2021-2022.). 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 this property is the responsibility of the landowner under County for APN 077-030-006 for land use authority. The property is currently served by a septic system. A new sewer main would connect the property to the private main sewer line. The owner has submitted a letter of intent from the Santa Barbara Wildlife Care Network that would permit Owner "Claybotress" to connect to private sewer line. The District has stated it has the capacity to serve the property. There are currently no moratoriums on new sewer connections. The property will receive the same level and range of service as other properties currently served by the District. The existing sewer line is easterly on Fairview Avenue at approximately 600 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 letter dated August 14, 2022. 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 property would be non-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 the development of lands surrounded by the District, the annexation area does not have any agriculture land located within the boundaries of the annexation.

**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 does not contain lands designated or used for agricultural purposes.

**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 non-contiguous annexation adjacent to a larger non-contiguous portion as part of a northeastern boundary which is allowed for under the principal act. 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 apartment 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 Residential Res 1.0 Zoned 1-E-1. No zoning changes were required for the allowed 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 2016.

**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 the broader surrounding areas. District infrastructure (wastewater pipes) are located within a reasonable distance to the area.

**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 outside service agreement or an annexation would need to be approved by LAFCO. The landowner request for annexation to serve the site with wastewater and the District has issued an availability letter. 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 077-030-006.

**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 2016.

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

**Response.** No comments have been submitted by local agencies. Any comments will be addressed in the staff report.

**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 parcel 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 in addition to the following uses as part of the proposed Conditional Use Permit (CUP) being processed by the County.

**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 Holiday Hill Road Sphere and Annexation site located at 1351 Holiday Hill Road is identified as a high fire hazard zone on the edge of wildland urban interface; and low liquefaction or landslide risk as identified in the Multi-Jurisdictional Local Hazard Mitigation Plan. The site is located along the northern border of the District and within the Eastern Goleta Valley. This area is largely suburban 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 22-01** 1351 Holiday Hill Road Annexation into Goleta Sanitary District

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

Project Location:

4.0 acres located at 1351 Holiday Hill Road west of Fairview Avenue  
(APN 077-030-006)

Description of Nature, Purpose, and Beneficiaries of Project:

The Proposed Annexation and sewer service connection for an existing office, storage, and ceramics studio/manufacturing, workshops and shared artist studio space, from the Goleta Sanitary District. The property is currently served by an on-site wastewater treatment system.

The property is developed with an existing artist studio 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 annexation of small parcels for facilities exempt by section 15303. 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(d), 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 art studio is not located in a sensitive location, historic resource, or hazardous site.

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

\_\_\_\_\_  
September 1, 2022  
Date

---

The "project" is to provide sewer services from the Goleta Sanitary District to the existing art studio at 1351 Holiday Hill Road, 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 September 1, 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 to art studio exempt from CEQA pursuant to CEQA Guidelines Section 15303(d) 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

Board of Directors:

Sharon Rose  
President

Robert O. Wageneck

Jerry D. Smith

Steven T. Majewsky

George W. Emerson

Steve D. Wagner, PE  
General Manager  
District Engineer

August 14, 2020

Sielinde Pukke  
Shubin Donaldson Architects  
414 B Anacapa Street Suite 101  
Santa Barbara, CA 93101

**SUBJECT: Sewer Service Availability  
Proposed Sewer Service Connection for one existing light  
manufacturing building**

**A.P.N. 077-030-006 at 1351 Holiday Hill, Goleta, CA**

Dear Ms. Pukke,

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 construct a private sewer lift station and force main to be connected to the existing Wildlife Care Network force main in order to provide sewer service for the property. Currently the non-profit Clay Studio occupies an existing 24,000 SF building which 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

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

ATTACHMENT E

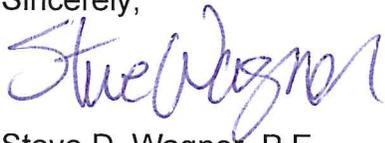
In addition, the District is unable to predict what new regulatory requirements might be imposed in the future by Federal, State and/or local agencies, or exactly what effects said requirements might have on the District's ability to accept any new connections.

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 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: LA

Attachments  
Exhibit A  
Parcel Map

cc: Luis Astorga, Goleta Sanitary District  
Potterbot, LLC

N:\1351      Holliday      Hill\SSA      1351      Holiday      Hill      07302020.doc

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

Santa Barbara LAFCO  
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)

Upon completion of the SOI and annexation, the applicant/owner(s) must submit a complete copy of the final building structure site, floor and plumbing plans to the District. The District will review the plans and contact the applicant and the County of Santa Barbara after plans are reviewed. The County of Santa Barbara Building and Safety, Public Works Road Division and Environmental Health may require that you apply for additional permits.

Applicant to submit engineered plans for connection of proposed sewer force main to existing WildLife Care Network sewer force main for District review.

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.

Easements must be a minimum 15 feet wide and vehicle access easement must be a minimum 12 feet wide. Easement widths are based on the size and depths of the sewerlines. No trees or shrubbery may be planted within the GSD easement.

A sampling manhole, per District Standards, if required after our review of the project plans, needs to be shown on the plans and constructed and installed at the property line or within the private property.

A grease interceptor, if required after review of the project plans, needs to be shown on the plans and installed outside the building within the private property.

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 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.

A backflow preventer encased in a concrete vault with a metal lid, embossed with "sewer" or "clean-out", must be installed within the private property whenever the residential interior plumbing fixtures are lower than the District's upstream manhole rim elevation. This manhole is the next immediate manhole upstream from the structure sewer service connection to the main sewerline.

In cases where well treatment facilities are to be connected to the District's facilities the applicant needs to submit a discharge analysis report and quantity of the discharge in gallons per year for the purpose of calculating connection fees.

All well treatment facilities, commercial and industrial manufacturing establishments are subject to the District's Industrial Waste Control Pretreatment requirements. An Industrial Waste Control Permit Application must be submitted prior to issuance of the service permit.

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.

The Applicant shall provide the District with verification that an agreement to share the existing Wild Life Care Network private sewer force main has been created, conveyed and recorded.

In the event that an assessment district is formed for the purpose of providing sewer service for the Holiday Hill area, any agreement to share the existing Wild Life Care Network private sewer force main shall be subservient to the terms and conditions of the sewer assessment district.

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:                   **\$1,905.00** for 1 acre or less, for  
properties greater than 1 acre: **\$1,905.00** 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:

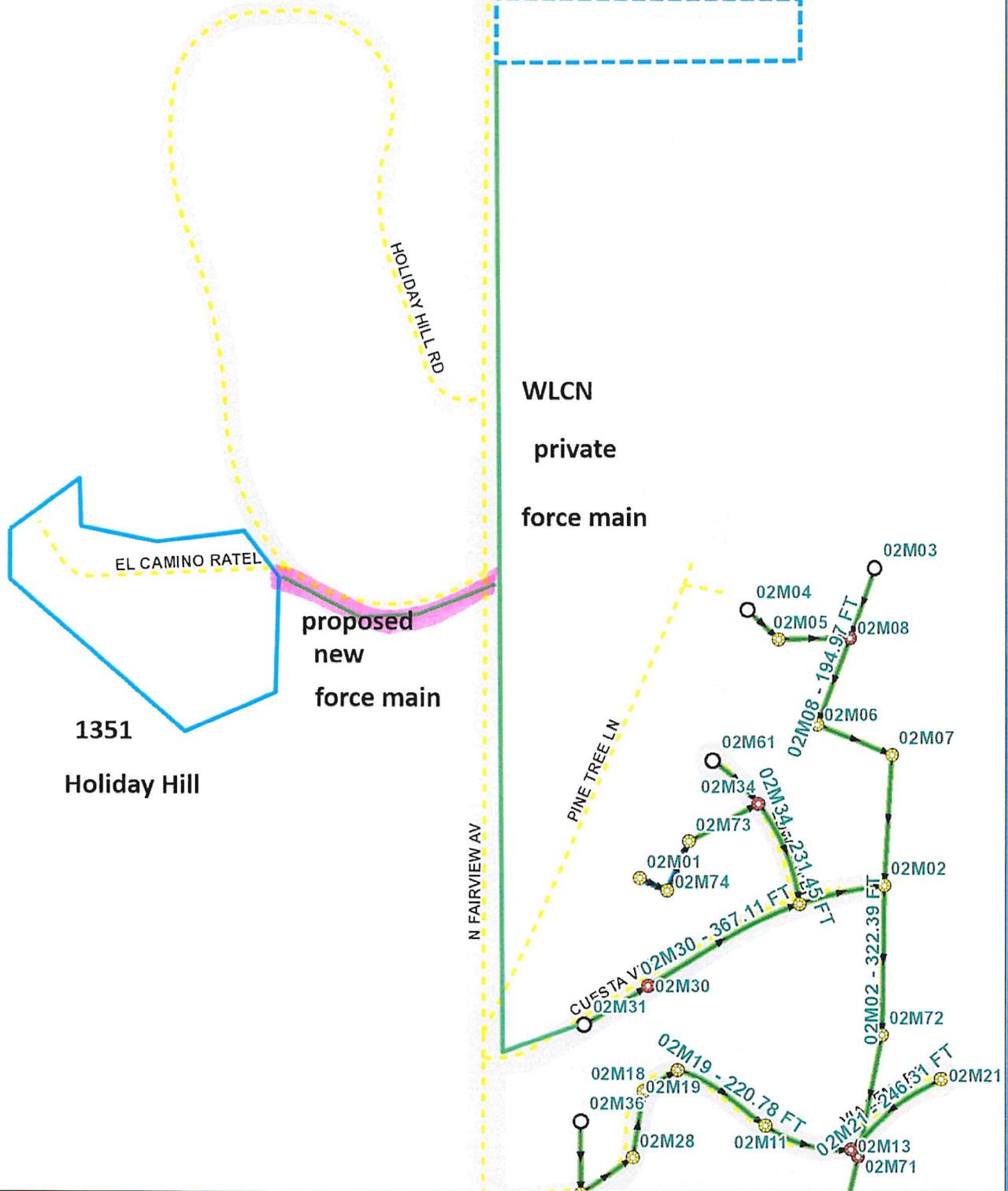
Connection Fees:

Single Family Dwelling Unit:       **\$2,266.00 / Unit**  
Apartment, Duplex, Mobile Home Space, Condominium Unit:   **\$1,587.00 / 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.  
Permit fee:   **\$187.00** (for project)  
Permit fee:   **\$187.00** (for cleanout installation at property line only, inspection fee waived)  
Industrial Waste Control Annual Permit fee:   **\$248.00 to \$2,000.00** (Based on Discharger Classification)  
Inspection fee:       **\$187.00** (per residential or commercial building structure connection)  
Inspection fee:       **\$248.00** (per industrial/manufacturing building structure connection)

Inspection fee: **\$500.00** (per 100 feet of mainline extension)  
Plan check and review fee: **\$126.00** per hour (**\$126.00** 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.

**Wild Life Care Network**



WLCN  
private  
force main

1351  
Holiday Hill

proposed  
new  
force main



**Goleta Sanitary District**  
Key to Features

Structures	Sewer Pipe	Outfall Pipe
○ CO	— FORCE MAIN	— Outfall Pipe
● DROP	— LATERAL SEWER	— Streets
● MH	— MAIN LINE	— Tax Parcels
● WYE	— SANITARY SEWER	
● Wet Well	— SIPHON INVERTED	



Feet  
0 188

State Plane California Zone V NAD 83  
Santa Barbara County, California  
Goleta Sanitary District

Compiled on ##-##-##  
DISCLAIMER: This map is an advisory document and does not constitute a contract. The user of this map is advised to verify the accuracy of the information shown on this map for their own use. The Goleta Sanitary District is not responsible for any errors or omissions on this map. Provided by zworldgis.com

## Letter of Intent

December 4, 2020

Santa Barbara Wildlife Care Network  
1460 N. Fairview Avenue  
Goleta, CA 93117  
Attn: Board of Directors

Re: Fairview Avenue Sewer Line Tie-in

Dear Board of Directors:

You have advised us that the Santa Barbara Wildlife Care Network ("SBWCN") intends to permit Claybotress, LLC ("Claybotress"), owner of the property commonly known as 1351 Holiday Hill Road, Goleta, CA (the "Claybotress Property"), to connect a private sewer line to the existing private force main owned by SBWCN, as more particularly described in the letter attached hereto as Exhibit A (the "Project"). This letter of intent (the "LOI") shall set forth the terms and conditions between the parties upon which the Project will be constructed and maintained. Nothing in this LOI shall be binding upon SBWCN or Claybotress, unless and until a definitive easement and maintenance agreement is executed by the parties.

1. Claybotress will locate the tie-in of its new sewer line to the existing force main of SBWCN at a mutually agreed location under Fairview Avenue near its southern intersection with Holiday Hill Road, as approximately shown on Exhibit B hereto. This location will be memorialized in a permanent easement agreement between SBWCN and Claybotress (the "Easement Agreement").
2. In the Easement Agreement, SBWCN will grant to Claybotress (i) a temporary easement for access and the construction and installation of the Project, and (ii) a non-exclusive, perpetual easement to use the sewer line for disposal and flow of sewage from the Claybotress Property and for future access for maintenance and repair purposes.
3. The Easement Agreement shall provide that (i) Claybotress will be responsible for the maintenance, repair and replacement of all new elements it causes to be constructed or installed in connection with the Project, and (ii) SBWCN will be responsible for the maintenance, repair and replacement of all force main elements that were not constructed or installed as part of the Project. Each party will agree to indemnify the other for damages caused to the other's property by the other party during the use of the force main.
4. Claybotress will be responsible, at its sole cost and expense for (i) obtaining all required government approvals and permits for the Project, and (ii) causing the construction and completion of the Project. Notwithstanding the foregoing, to the extent any existing

defect, damage or condition of SBWCN's existing force main prevents completion of the Project, SBWCN will reasonably cooperate with curing the same to effectuate completion of the Project.

5. SBWCN will furnish to Claybotress copies of all deeds, easements, permits, plans, specs, surveys, and drawings that are related to SBWCN's force main and lift pump, and such other information reasonably requested by Claybotress in connection with its preparation of the Easement Agreement and planning for the Project.
6. After obtaining all applicable governmental approvals and permits for the Project, Claybotress will furnish to SBWCN copies of such approvals and permits, together with its approved design plans and specs, or such other Project information reasonably requested by SBWCN.
7. An initial draft of the Easement Agreement will be provided by Claybotress to SBWCN in due course with Claybotress obtaining applicable governmental approvals, permits, title work and information necessary for documenting the legal rights and obligations of the parties with respect to their interests in the sewer line.

If this LOI accurately sets forth your understanding of the proposed Project, please sign below.

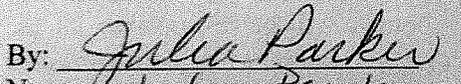
Sincerely,

CLAYBOTRESS, LLC

By:   
Name: Patrick Hill  
Title: EXEC DIRECTOR

**ACCEPTED AND AGREED:**

SANTA BARBARA WILDLIFE CARE NETWORK

By:   
Name: Julia Parker  
Title: Dir of Operations

Santa Barbara Wildlife Care Network

12-31-2020



4699 HOLLISTER AVENUE  
GOLETA, CALIFORNIA 93110-1999  
TELEPHONE 805/964-6761  
FAX 805/964-7002

## PRELIMINARY WATER SERVICE DETERMINATION

January 6, 2021

Claybottress LLC  
c/o Joshua Rabinowitz, Manager  
10221 Anacapa Street, 2nd Floor  
Santa Barbara, CA 93101

Re: Preliminary Water Service Determination  
SERVICE ADDRESS: 1351 Holiday Hill Road  
APN: 077-030-006

Dear Mr. Rabinowitz,

Thank you for contacting the Goleta Water District (District) regarding your Proposed Project. The District has reviewed the description for your Proposed Project located at 1351 Holiday Hill Road.

The District has an obligation and responsibility to serve the Proposed Project subject to the provisions of the SAFE Water Supplies Ordinance approved by District voters, the District Code, and California Law.

PLEASE NOTE: This Preliminary Water Service Determination and determination of water availability is not a Can and Will Serve Letter or functional equivalent. Please see below for application requirements.

This Preliminary Water Service Determination confirms the District currently has sufficient water supply available to serve the Proposed Project. The project parcel has adequate historic water credit for the forecasted demand associated with the Proposed Project. However, the SAFE Ordinance limits the ability of the District to guarantee future water availability. This Determination may be required to initiate an application for development with the Santa Barbara County Planning & Development.

Our review is based on the following project description:

**The project site is currently developed with the existing two-story approximate 23,040 gross Square Foot (SF) building. The project proposes interior remodels and a 2nd floor addition of 2,749 SF and includes a change of use creating three residential units within the structure.**

**The property owner agent has confirmed that fire sprinklers are requested or required as part of the proposed development. The property is a 4.0-acre legal lot in the County of Santa Barbara. The property currently has an active service connection with the Goleta Water District.**

Please review this above description carefully. Any deviations from the above project description, exhibits, or conditions must be reviewed and approved by the District for conformity with this notice. Any

ATTACHMENT E

changes to or deviations from the project description must be submitted to the District for further review and may result in a requirement for a new Application for New Water Services. Changes to the project that are not submitted to and approved by the District may constitute a violation of District rules and regulations per District Code Section 6.20.110. An application for New Water Service with the District is required for any future New Development on the property.

After you initiate an application with the County, a Goleta Water District Application for Water Service including the application fee, project plans, and other supporting materials must be submitted to the District. Once the application has been deemed complete, District staff will review the application and issue a Preliminary Conditions Letter outlining the conditions for final approval of water service for the Proposed Project. Once the conditions of the Preliminary Conditions Letter, including the completion of design for any required Water System Improvements are met, the District may issue a Conditional Can and Will Serve Letter identifying any required conditions including deposits for construction and New Water Supply Charges due following issuance of the County of Santa Barbara approved building permit. Prior to water service activation, the District will issue a Final Can and Will Serve Letter.

This Preliminary Water Service Determination is not a contract. It is a statement confirming water availability and compliance with the current District rules and regulations related to the Proposed Project. The Proposed Project will be subject to any applicable future changes and modifications in District rules and regulations.

Please return the original copy of this form filled out by Santa Barbara County Planning & Development Department with the information requested on the next page. If you have any questions regarding this matter, contact me at (805) 879-4652 or [jheaton@goletawater.com](mailto:jheaton@goletawater.com).

Sincerely,



Senior Water Resources Analyst

**TO BE FILLED OUT BY SANTA BARBARA COUNTY PLANNING & DEVELOPMENT:**

Planner: \_\_\_\_\_ Case#: \_\_\_\_\_

Email : \_\_\_\_\_

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

The description in this notice is correct

The description in this notice is not correct (please include comments below)

Planner Signature \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This project is subject to:

Ministerial \_\_\_\_\_ Discretionary \_\_\_\_\_ Exempt \_\_\_\_\_

approval by the County of Santa Barbara.

Planner Signature \_\_\_\_\_

**Note to Planner:** Please return a copy of this complete form directly to the Goleta Water District.

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING THE 1351  
HOLIDAY HILL ROAD INVOLVING AMENDMENT OF THE SPHERES 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 July 15, 2022, the Executive Officer issued a Certificate of Filing for LAFCO application No, 22-01. The application proposes an amendment of the sphere of influence (SOI) and annexation of the property known as the 1351 Holiday Hill Road to the Goleta Sanitary District (Annexation No. 385); 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 15303(d), 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.
- (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 artist studio and future uses included in the proposed Conditional Use Permit (CUP) being processed by the County as Community Art Center with associated incidental uses. The proposal would construct a private sewer lift station and force main to be connected to the existing Wildlife Care Network force main to provide sewer service to 1351 Holiday Hill. Land Use Permit (LUP) dated May 27, 1988, Santa Barbara County records confirm that Light Industrial/R&D/Office uses are allowed to be maintained at the subject site, as stipulated in Article 35.101 of the County's Land Use Development Code. In April 2020, a (LUP application) was filed to allow for the continuation of this nonconforming use; the LUP was issued by County Planning and Development on June 9, 2020. Overall, the County's General Plan clearly identifies community goals, objectives, policies and standards. The policy document and development approval provide for the logical and orderly growth of the Sanitary District. The annexation contains no agricultural resources or changes to land use as a result.

- 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 an existing artist studio and new Community Art Center and associated structures. 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 parcel already resides within the water and fire district service boundary. Parcels along the eastern border of N. Fairview are within the Sanitary District as part of Hollstien Annexation in 2008. The primary purpose is to allow for extension of public sewer service to the identified property. The property is currently an existing artist studio and the applicant has provided a statement requesting connection to Goleta Sanitary irrespective of the proposed CUP. It is the Owner's desire to have a sewer service regardless. The owner has submitted a letter of intent from the Santa Barbara Wildlife Care Network that would permit Owner "Claybotress" to connect to private sewer line. The cost for the service line and easement permission would be borne by the property owner through the payment of the standard connection and capacity charges to the property owner and would be paid in accordance with applicable District rates.

- 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 the Santa Barbara Wildlife Care Network existing private sewer main within N. Fairview Road. *An agreement will be executed between the subject parcel and the Wildlife Care Network.* 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 2.09 MGD based on the maximum facility design capacity and 1.1 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.

- 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 Goleta Sanitary District are linked to the City of Goleta and Goleta Valley communities social and economic interest. Community Art Center and existing art studio development 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 art studio and 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 art studio and new Community Art Center with proposed CUP. The surrounding Eastern Goleta Valley Community Plan and Holiday Hill Road 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 property known as 1351 Holiday Hill Road as set forth in Exhibit A.
- (5) The subject proposal is assigned the distinctive short-form designation:

1351 Holiday Hill Road 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 B and C, 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 6<sup>th</sup> day of October, 2022 in Santa Barbara, California.

AYES:

NOES:

ABSTAIN:

Santa Barbara County Local Agency  
Formation Commission

By: \_\_\_\_\_  
Shane Stark, Chair

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

ATTEST:

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

**Goleta Sanitary District**

Fairview-Ave

Holiday-Hill-Rd

Holiday-Hill-Rd

El-Camino-Ratel-Rd

**Proposed Annexation**  
**4.20 ± acres**  
**APN: 077-030-006**



GRAPHIC SCALE

**LAFCO 22-01 1351 Holiday Hill Road Sphere & Annexation**  
to the Goleta Sanitary District

**EXHIBIT "A"**

**1351 Holiday Hill Road Sphere & Annexation**  
**To the Goleta Sanitary District**  
**LAFCO 22-01**

That certain real property located in Los Dos Pueblos Rancho in the County of Santa Barbara State of California, described as follows:

Commencing at the Northwestern Corner of the Hollstien Annexation to the Goleta Sanitary District per LAFCO Resolution No. 07-6 Recorded 03-04-2008 as Instrument No. 2008-12243 of Official Records, said corner also being the Northwestern corner of Parcel 1 of Parcel Map No. 14,437 filed in Book 59, Pages 91 through 93, inclusive, of Parcel Maps in the office of the County Recorder of said County; thence along the fourth course of said Hollstien Annexation and along the Easterly Right of Way of Fairview Avenue South 00°01'00" West 1163.72 feet; thence leaving said course of said Hollstien Annexation South 62°31'00" West 79.55 to a point on the Westerly Right of Way line of Fairview Avenue; thence along said Westerly Right of Way of Fairview Avenue North 03°47'50" West 36.13 feet to the beginning of a tangent curve to the left whose radial center bears South 86°15'31" West 15.00 feet; thence along the arc of said curve to the left a delta of 102°35'30", a radius of 15.00 feet for a length of 26.86 feet to a point on the Southerly Right of Way of Holiday Hill Rd. and the beginning of a compound curve to the left whose radial center bears South 16°23'20" East 155.00 feet; thence along said Southerly Right of Way of Holiday Hill Road and along the arc of said compound curve to the left a delta of 7°08'40", a radius of 155.00 feet for a length of 19.33 feet to a point of reverse curvature to the right whose radial center bears North 23°32'00" West 325.00 feet; thence continuing along said Southerly Right of Way of Holiday Hill Road and along the arc of said reverse curve to the right a delta of 67°54'00", a radius of 325.00 feet for a length of 385.15 feet to the Northeasterly most corner of a 4.19 Acre parcel shown on Record of Survey filed in Book 43, Page 3 of Records of Survey in the office of said County Recorder, said corner being the True Point of Beginning;

- Thence 1<sup>st</sup> along the Easterly line of said 4.19 Acre parcel shown on said Record of Survey South 01°54'26" West 242.46 feet to an angle point;
- Thence 2<sup>nd</sup> along the Southerly line of said 4.19 Acre parcel shown on said Record of Survey South 75°54'10" West 254.83 feet to an angle point;
- Thence 3<sup>rd</sup> along the Southwesterly line of said 4.19 Acre parcel shown on said Record of Survey North 46°35'50" West 465.93 feet to an angle point;
- Thence 4<sup>th</sup> along the Westerly line of said 4.19 Acre parcel shown on said Record of Survey North 00°56'00" East 100.00 feet to an angle point;
- Thence 5<sup>th</sup> along the Northwestern line of said 4.19 Acre parcel shown on said Record of Survey North 57°52'03" East 187.05 feet to a point on the Westerly line of Lot 1, Block "A" of the Ratel Tract according to the map thereof recorded in Map Book 40, Pages 1 and 2 of Maps in the office of said County Recorder;
- Thence 6<sup>th</sup> along said Westerly line of said Lot 1 South 00°56'00" West 102.00 feet to the Southwesterly corner of said Lot 1;
- Thence 7<sup>th</sup> along the Southerly line of said Lot 1 South 81°30'00" East 170.74 feet to an angle point in said Southerly line;
- Thence 8<sup>th</sup> continuing along said Southerly line of said Lot 1 North 82°45'00" East 192.00 feet to a point on the Southwesterly Right of Way of said Holiday Hill Road and the beginning of a non-tangent curve to the left whose radial center bears North 63°21'00" East 675.00 feet;
- Thence 9<sup>th</sup> along said Southwesterly Right of Way of Holiday Hill Road and along said non-tangent curve to the left a delta of 3°59'00", a radius of 675.00 feet for a length of 46.93 feet to the beginning of a compound curve to the left whose radial center bears North 59°22'00" East 325.00 feet;
- Thence 10<sup>th</sup> along said Southwesterly Right of Way of Holiday Hill Road and along said compound curve to the left a delta of 15°00'00", a radius of 325.00 feet for a length of 85.08 feet to the True Point of Beginning.

~ End of Description ~

The above described area contains 4.20 Acres more or less

Prepared By:  04/20/2022  
Barry J. Waters, P.L.S. 6419 Date  
License Expiration Date: 12/31/2022



Approved as to Form and Survey Content

E. Tenell Matlovsky 05/13/2022  
Deputy For: Date  
Aleksandar Jevremovic, P.L.S. 8378  
County Surveyor  
License Expiration Date: 12/31/2023



PREPARED BY:  
 WATERS CARDENAS LAND SURVEYING, LLP.  
 5553 HOLLISTER AVE, STE 7  
 GOLETA, CA 93117 (805) 967-4416

*B. J. Waters* 4/29/22  
 BARRY J. WATERS, PLS 6419 DATE  
 LIC. EXP. DATE: DECEMBER 2022



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

*E. Tenell Matlovsky* 05/13/2022  
 Deputy for:



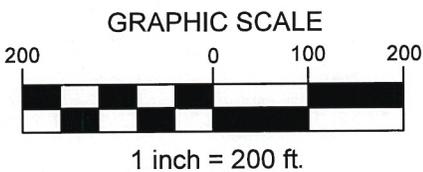
ALEKSANDAR JEVREMOVIC, LS 8378  
 SANTA BARBARA COUNTY SURVEYOR  
 LICENSE EXPIRATION DATE 12/31/2023

Parcel Line Table Per (R)		
Line #	Length	Direction
L1	79.55	S62° 31' 00"W
L2	36.13	N03° 47' 50"W

Curve Table Per (R)			
Curve #	Length	Radius	Delta
C1	26.86	15.00	102°35'30"
C2	19.33	155.00	7°08'40"
C3	385.15	325.00	67°54'00"



APN: 077-030-007

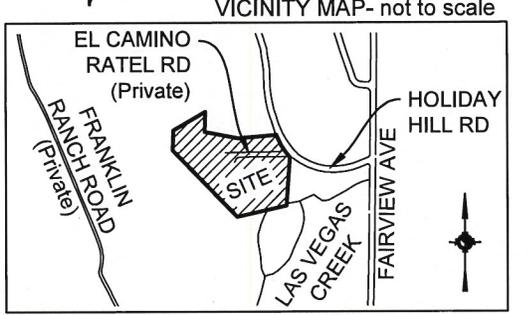
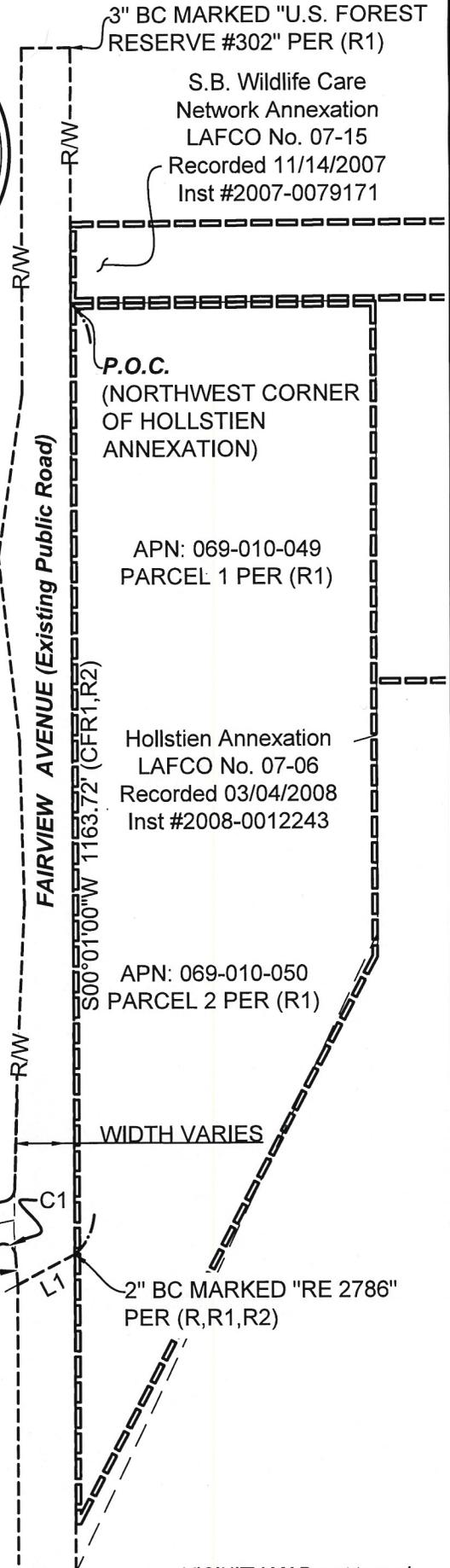


**NOTES:**

- (R) = RECORD OF SURVEY BOOK 43, PAGE 3.
- (R1) = PARCEL MAP 14,437 AS FILED IN PARCEL MAP BOOK 59, PAGE 92.
- (R2) = RATEL TRACT AS FILED IN MAP BOOK 40, PAGE 2.

**LEGEND:**

- APN : ASSESSOR PARCEL NUMBER
- BC : BRASS CAP
- CF : CALCULATED FROM
- No. : NUMBER
- P.O.C. : POINT OF COMMENCEMENT
- R/W : RIGHT OF WAY
- RAD. : RADIAL
- RESO. : RESOLUTION
- (#) : COURSE NUMBER (TYPICAL)
- ==== : INDICATES EXISTING ANNEXATION BOUNDARY
- : INDICATES PROPOSED ANNEXATION BOUNDARY



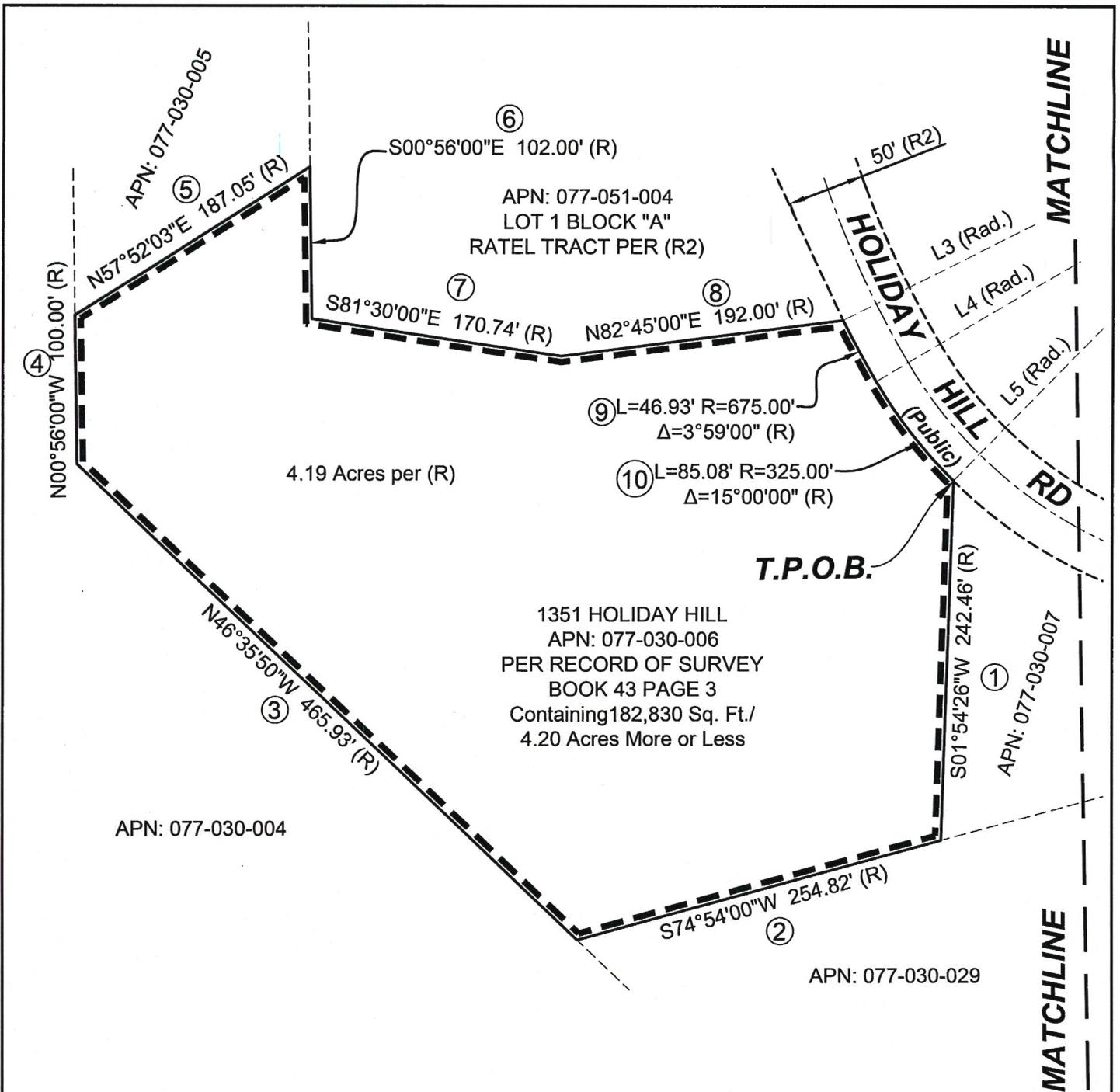
**EXHIBIT "B"**

LAFCO 22-01  
 1351 HOLIDAY HILL ROAD SPHERE  
 & ANNEXATION TO  
 GOLETA SANITARY DISTRICT

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PORTION OF RANCHO LOS DOS PUEBLOS,  
 COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

MAP PREPARED 12/10/2021 SHEET 1 OF 2  
 ATTACHMENT F



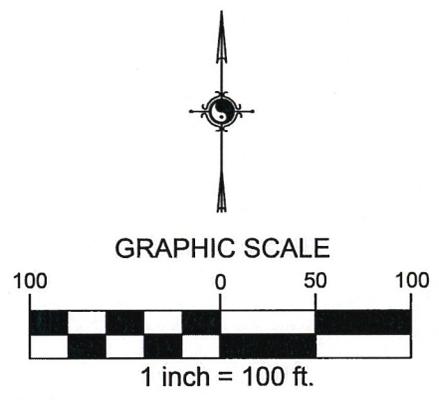
Radial Line Table		
Line #	Length	Direction
L3	675.00	N63° 21' 00"E (CFR)
L4	325.00	N59° 22' 00"E (R)
L5	325.00	N44° 22' 00"E (CFR)

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**EXHIBIT "B"**

LAFCO 22-01  
1351 HOLIDAY HILL ROAD SPHERE  
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PORTION OF RANCHO LOS DOS PUEBLOS,  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

MAP PREPARED 12/10/2021 **SHEET 2 OF 2**

**ATTACHMENT F**