

# LAFCO

---

**Santa Barbara Local Agency Formation Commission**  
105 East Anapamu Street ♦ Santa Barbara CA 93101  
805/568-3391 ♦ FAX 805/568-2249  
www.sblafco.org ♦ lafco@sblafco.org

**NOTIFICATION OF COMPLETED  
DISTRICT BOUNDARY CHANGE**

May 25, 2022

TO: Distribution List

FROM: Mike Prater  
Executive Officer

SUBJECT: **21-06 – SOI & Annexation No. 137 to the Carpinteria Sanitary District (Santa Claus Lane) – Final Notice**

Please be advised that the proceedings for the above-referenced boundary change have been completed. Enclosed are copies of the Certificate of Completion and the State Board of Equalization acknowledgement memo. The effective date of the change is *March 14, 2022*.

Please call the LAFCO office if you have any questions.

**Distribution List:**

Carpinteria Sanitary District (Craig Murray)  
Carpinteria Sanitary District (Lance Lawhon)  
Applicant's Agent (Sandra O'Keefe & Chris Doolittle)  
County Departments:  
Assessor  
Auditor - Property Tax Division  
Community Services - Parks Division County Executive  
GIS Manager Elections  
Planning & Development  
Public Works:  
- Water Resources  
- Transportation  
- Resource Recovery and Waste Management  
- Surveyor

Recording Requested By:

**LAFCO**

Santa Barbara Local Agency Formation Commission

Return via interoffice mail to:

**LAFCO**

105 East Anapamu Street Rm. 407  
Santa Barbara CA 93101  
805-568-3391 FAX 805-568-2249

*No Fee Per Government Code § 6103*

Recorded in Official Records  
County of Santa Barbara

JOSEPH E. HOLLAND  
County Clerk-Recorder

DOC # 2022-0016720

04/04/2022  
01:32 PM  
SBC

Titles: 1 Pages: 9

Fees: \$0.00  
Taxes: \$0.00  
CA SB2 Fee: \$0.00  
Total: \$0.00

E28

**CERTIFICATE OF COMPLETION**

Pursuant to Government Codes Section 57200 and 57201 as Executive Officer of the Santa Barbara Local Agency Formation Commission, I hereby certify that the attached Resolution (Attachment A) and the attached Map and Legal Description (Attachment B) are complete and in accordance with the boundaries, modifications and conditions specified by the Commission in its Resolution No. 2022-02 approving this action.

1. The reorganization and the short-form designation of the proceeding is:  
  
LAFCO File No. 21-06 – Santa Claus Lane Restroom Sphere and Annexation
2. The entire affected agency or agencies are located in Santa Barbara County.
3. The territory is uninhabited, all landowners have given written consent, all affected agencies that will gain territory as a result of the change of organization have consented and the conducting authority proceedings have been waived as allowed under government code section 56662.
4. The Local Agency Formation Commission’s Resolution of approval which was adopted on January 6, 2022 is made a part of this certificate by reference and sets forth the description of the boundaries of the proposal and any terms and conditions that apply.
5. The effective date of this change of organization is upon the date of recordation of this certificate at the Office of the Santa Barbara County Clerk Recorder.

\_\_\_\_\_  
Mike Prater  
Executive Officer  
Local Agency Formation Commission

\_\_\_\_\_  
3/9/22  
Date

LAFCO RESOLUTION NO. 22-02

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE SANTA CLAUS LANE RESTROOM INVOLVING AMENDMENT OF THE SPHERE OF INFLUENCE AND ANNEXATION TO CARPINTERIA 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 December 10, 2021, the Executive Officer issued a Certificate of Filing regarding LAFCO Application No. 21-06. The application proposes annexation of the property known as the Santa Claus Lane Restroom involving sphere of influence amendment and annexation to the Carpinteria Sanitary District (Annexation No. 137); and

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

WHEREAS, a staff report was prepared, and the public hearing was duly conducted under the Assembly Bill 361 meetings laws; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony 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 has considered all factors required to be considered by Government Code Sections 56668 et seq.

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

- (1) Find that the Commission has considered the Final Mitigated Negative Declaration prepared by the County of Santa Barbara as Leas Agency under the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., for the Santa Claus Lane Beach Access and Streetscape Improvement Project;

(2) The Commissions 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 Toro Canyon Planning Area and the Santa Claus Lane Streetscape Project approved by the County. The plan for providing services for this area include services from the Carpinteria Sanitary District for sewer services to restroom facilities. The Carpinteria Valley Water District would provide water services. The County's requirements preclude septic system to used, rather annexation into the sanitary district is preferred. 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 a restroom facility to serve the needs of visitors to Santa Claus Lane beach and local businesses. Water services would be provided by the Carpinteria Valley Water District and sewer services would be provided by Carpinteria Sanitary District. Fire would be provided Carpinteria/Summerland Fire Protection District. The area already resides within these other services provider boundaries. The neighboring properties along Santa Claus Lane and northerly were annexed into the Sanitary District as part of Padaro lane annexation. The primary purpose is to allow for extension of public sanitary sewer service to the identified property.

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

Sanitary services within Carpinteria Sanitary District are adequate and the District is the closest provider of sewer services to the project site and area of interest. No alternative service providers are available. The only alternative would be to permit and operate an onsite sewage waste disposal system. The site has a very shallow groundwater table and is immediately adjacent to the beach and Pacific Ocean. The District has stated it has the capacity to serve the properties. The project would extend an existing Carpinteria Sanitary District sewer line approximately 640 feet to the west along Santa Claus Lane to the proposed restrooms.

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 Carpinteria Sanitary District are linked to the City of Carpinteria and Summerland communities social and economic interest. A restroom facility is proposed in the Sphere amendment and the District or surrounding areas provide 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 available to the areas in the Sphere of Influence that include residential development. The property will

receive the same level and range of service as other properties currently served by the District. No effects of this action would alter the existing social and economic interests.

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

The Carpinteria 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 vacant land. The surrounding Santa Claus Lane area exceeds the median household income for the surrounding community of Carpinteria, which has a median household income of \$88,381 as of 2020. This does not qualify as a disadvantage unincorporated community for the present and probable need for public facilities and services.

- (4) 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;
- (5) The Carpinteria Sanitary District's spheres of influence is revised to include the property consisting of 0.0465 acres located within Santa Barbara County ROW, on Santa Claus Lane, approximately 800 feet southeast of Padaro Lane. The area of interest is approximately 112.56 feet long by 18 feet wide. as set forth in Exhibit C;
- (6) The subject proposal is assigned the distinctive short-form designation:  
Santa Claus Lane Restroom Sphere and Annexation;
- (7) Said territory is found to be uninhabited;
- (8) The boundaries of the affected territory as revised are found to be definite and certain as set forth in Exhibits A and B, attached hereto and made a part hereof, subject to the condition that prior to the Executive Officer executing and recording the Certificate of Completion, the proponent shall obtain the County Surveyor's final approval of the legal description and map and submit such approval to the Executive Office.
- (9) The proposal is subject to the terms and conditions that the annexed territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to other properties presently within the District.
- (10) All affected landowners have given written consent to the annexations and the annexing agency have consented to waive conducting authority proceedings.
- (11) The conducting authority proceedings are waived and staff is directed to complete the proceedings, subject to compliance with all conditions of this Resolution;

- (12) 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.
- (13) 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 January, 2022 in Santa Barbara, California.

AYES: Commissioner Aceves, Freeman, Geyer, Hartmann, Lavagnino, Stark, and Waterfield

NOES: None

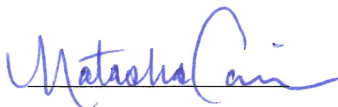
ABSTAIN: None

Santa Barbara County Local Agency  
Formation Commission

By:   
Shane Stark, Chair

ATTEST:

Date: 2/3/2022



Natasha Carbajal, Deputy Clerk  
Santa Barbara County  
Local Agency Formation Commission

ATTACHMENT B

**COUNTY OF SANTA BARBARA  
PUBLIC WORKS DEPARTMENT**

123 East Anapamu Street  
Santa Barbara, California 93101  
(805) 568-3000



**SCOTT D. MCGOLPIN**

Director

March 8, 2022

Mike Prater  
Executive Officer  
Santa Barbara Local Agency  
Formation Commission  
105 East Anapamu Street  
Santa Barbara, CA 93101

**RE: 2nd Review 21LF06**

**LAFCO 21-06: Santa Claus Lane Bathroom**

**SOI & Annexation to the Carpinteria Sanitary District**

Portion of Road Right-Of-Way

Dear Mr. Prater:

This office has completed its review of (21LF06) LAFCO 21-06: Santa Claus Lane Bathroom SOI & Annexation to the Carpinteria Sanitary District, and finds that the submitted Annexation Description and Map Exhibits are complete for filing with the State Board of Equalization. Enclosed are the approved originals for your use.

If you have any questions regarding this project, please feel free to call our office at 568-3020 during normal business hours.



Very truly yours,

*E. Tenell Matlovsky*  
Deputy for  
Aleksandar Jevremovic, PLS  
County Surveyor

ETM

AA/EEO Employer

21LF06\_Prater\_2\_Letter.doc

Thomas D. Fayram, Deputy Director

Chris Sneddon, Deputy Director

Leslie Wells, Deputy Director

Julie A. Hagen, Deputy Director

Aleksandar Jevremovic, County Surveyor

<http://countyofsb.org/pwd>

**EXHIBIT "A"**  
**LAFCO 21-06**  
**SANTA CLAUS LANE RESTROOM**  
**SOI AND ANNEXATION**  
**TO THE**  
**CARPINTERIA SANITARY DISTRICT**

That certain property situated in the County of Santa Barbara, State of California, being a portion of the Santa Claus Lane right of way as shown on the map filed in Book 179, Pages 18-22 of Records of Surveys in the office of the County Recorder of said County, described as follows:

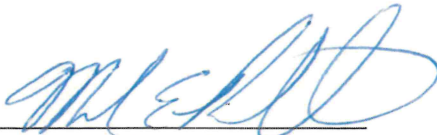
Commencing at the most westerly corner of the Santa Claus Property Annexation to the Carpinteria Sanitary District, Resolution No. 1975-07, Instrument 14411, Recorded in Book 2563, Page 1465 of Official Records of said County, on May 7, 1975, said most westerly corner being a point on the southwesterly right of way boundary of the County Road known as Santa Claus Lane as shown on said Record of Survey and being a 1" x 24" galvanized pipe with tag stamped "LS 6392" set at the southwesterly end of that certain course shown on said Record of Survey as N 28°29'41" E, 40.53'; thence, along said southwesterly right of way boundary North 43°18'47" West, 495.69 feet to the True Point of Beginning; thence,

- (1) Continuing along said southwesterly right of way boundary North 43°18'47" West, 112.56 feet; thence,
- (2) Leaving said southwesterly right of way boundary North 46°41'13" East, 18.00 feet; thence,
- (3) parallel with said southwesterly right of way boundary South 43°18'47" East, 112.56'; thence,
- (4) South 46°41'13" West, 18.00 feet to the True Point of Beginning.

Containing an area of 2,026 square feet (0.0465 acres), more or less.



This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature:   
Mark E. Reinhardt, PLS 6392

Date: 11/25/2022



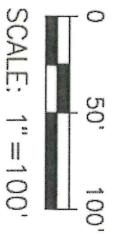
Approved as to Form and Survey Content

E. Tenell Matlovsky  
Deputy For:  
Aleksandar Jevremovic, PLS 8378  
County Surveyor

Date: 03/08/2022



COURSE No.	BEARING	DISTANCE
1	N43°18'47"W	112.56'
2	N46°41'13"E	18.00'
3	S43°18'47"E	112.56'
4	S46°41'13"W	18.00'



U.S. HIGHWAY 101

SANTA  
Variable Width(R1)

0.0465 Acres More or Less

CLAUS



005-010-025

100'(R2)

UNION PACIFIC RAILROAD

N43°18'47"W 495.69' CFR1

N 28°29'41 E 40.53'(R1)

Recorded 07-May-1975

CSD Resolution No. 1975-7  
Santa Claus Lane Property Annex.  
Book 2563 Page 1465  
INST. 14411 O.R.

LANE



- 005-730-007 005-730-006
- 3715 Unit A 3717 Unit A
- 005-730-003 005-730-002
- 3715 Unit B 3717 Unit B

005-440-002

Padaro Lane Property Annex.  
LAFCO Resolution No. 77-457  
INST. 77-58475 O.R.  
Recorded 23-Nov-1977

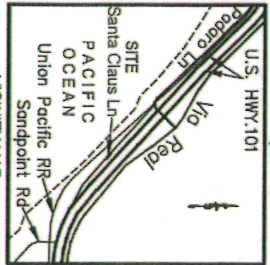
005-440-003

005-440-004

005-440-005

**LEGEND**

- EXISTING DISTRICT BOUNDARY
- ANNEXATION BOUNDARY
- # Course number per Exhibit A
- CSD: CARPINTERIA SANITARY DISTRICT
- CFR: CALCULATED FROM RECORD
- POC: POINT OF COMMENCEMENT
- TPOB: TRUE POINT OF BEGINNING
- O.R.: OFFICIAL RECORDS



Approved as to form and  
surveying content.

*E. Tenell Matorovsky*  
Deputy for:  
Aleksandar Jewremovic, PLS 8378  
County Surveyor



**REFERENCES**

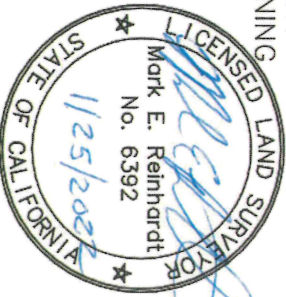
- R1 RECORD PER RECORD OF SURVEY BOOK 179, PAGES 18-22
- R2 RECORD PER RECORD OF SURVEY BOOK 115, PAGE 33

"EXHIBIT B"  
LAFCO 21-06

Santa Claus Lane Restroom  
SOI and Annexation to the  
Carpinteria Sanitary District  
Page 1 of 1  
PREPARED 1-25-2022



ENGINEERS INC  
201 N. Galle Cesar Chavez, Ste 300  
Santa Barbara, CA 93103  
805.692.6921 Phone  
COSBA.160249 \* ANNX\_EXB.dwg \* 1/25/2022 \* RLS \* E-FILE



- ENGINEERING
- PLANNING
- SURVEYING
- CONSTRUCTION MANAGEMENT



STATE BOARD OF EQUALIZATION  
PROPERTY TAX DEPARTMENT  
TAX AREA SERVICES SECTION, MIC: 59  
450 N STREET, SACRAMENTO, CALIFORNIA  
PO BOX 942879, SACRAMENTO CALIFORNIA, 94279-0059  
1-916-274-3250, FAX 1-916-285-0130  
www.boe.ca.gov  
TASS@boe.ca.gov

TED GAINES  
First District, Sacramento

MALIA M. COHEN  
Second District, San Francisco

ANTONIO VAZQUEZ, CHAIRMAN  
Third District, Santa Monica

MIKE SCHAEFER, VICE CHAIR  
Fourth District, San Diego

BETTY T. YEE  
State Controller

YVETTE STOWERS  
Executive Director

MIKE PRATER, Executive Officer  
Santa Barbara LAFCo  
105 E Anapamu Street Room 407  
Santa Barbara, CA 93101

This is to acknowledge receipt of the statement(s) required by Section 54900, et seq., of the Government Code for the action described below. Copies of your documents will be forwarded by us to other agencies. You are required by Section 54902 of the Government Code to file a complete set of documents, except for the processing fee, with the County Assessor and Auditor affected by this action.

Tax rate area boundaries and property tax allocations will become effective for the assesment roll indicated below.

Assessment Roll: **2023/24**

County: **42 Santa Barbara**

District: **60 [0135] SANITARY - CARPINTERIA JT(42,56)**

Conducting Authority: **SANTA BARBARA**

Short Title: **SANTA CLAUS LANE SPHERE TO THE CARPINTERIA SANITARY**

Type of Action: **01 District - Annexation**

Resolution/Ord. No.: **R-350**

LAFCo Res. No.: **2022-02**

Effective Date: **03/14/2022**

Fee: **\$300.00**

Acreage: **0.04**

BOE File No.: **2023-009**  
Received at BOE: **05/13/2022**  
Date of Acknowledgment: **05/17/2022**  
Distribution: **1**

**City Boundary Change**

Estimated Population: **0**

Total assessed value of all property in subject territory: **0**

*Ric Schwarting*

Ric Schwarting  
Research Manager (GIS)  
State-Assessed Properties Division  
Tax Area Services Section