

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

October 1, 2009 (Agenda)

LAFCO 09-4: Green Heron Spring Annexation to the City of Carpinteria, and
Expansion of the Sphere of Influence of the City of Carpinteria

PROPONENT: Carpinteria City Council by resolution adopted on November 18, 2007

ACREAGE &
LOCATION: Approximately four acres located west of and adjacent to Cravens Lane,
approximately 800 feet north of Via Real (1300 and 1326 Cravens Lane)

PURPOSE: Provide municipal services for the development of 30 new multi-family
residential units.

GENERAL ANALYSIS:

Description of Project

The proposal area is located adjacent to Cravens Lane at the western portion of the City. The annexation would result in the construction of 30 new multi-family residential units based on the adopted City General Plan and rezoning.

The meeting was noticed to allow detachment of the property from County Service Area No. 32 (Unincorporated Law Enforcement) in conjunction with this annexation.

A related proposal on the same agenda is annexation of the Green Heron Spring property to the Carpinteria Sanitary District for sewer services for the residential project.

PROPOSAL INFORMATION

1. Land Use, Planning and Zoning - Present and Future:

The site is currently improved with two residences, a garage, barn, storage sheds, water tower and a man-made pond, with mature groves of various types of trees.

One existing residence will be removed; the other will be remodeled and 30 new multi-family residential units will be constructed. Therefore the approved project includes a total of 31 dwelling units.

The Carpinteria City Council and the California Coastal Commission have approved the Green Heron Spring development that is the object of this annexation.

Surrounding uses include a mobile home village to the west, two single-family homes and a flood control basin to the north, multi-family residential developments to the south

and greenhouses and a packing warehouse to the east. Immediately adjacent on the south is a 20 foot wide driveway that provides access to the packing operations and greenhouses to the east.

The County General Plan designation for the site is Agriculture and the zoning is AG-I-5 (Agriculture 1, five acre min. lot size).

The City General Plan and Local Coastal Plan Update designate the site as Medium Density Residential (MDR) which allows residential uses ranging from 2.7 to 20 dwelling units an acre. City rezoning is Planned Unit Development (PUD).

The 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.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area is located on a gently sloping (less than 5%) south facing rise. No significant natural features affect the proposal.

3. Housing and Population:

There are two dwelling units within the proposal area. Following construction of the project there will be a total of 31 dwelling units.

Approval will facilitate an additional 29 housing units on the subject property, of which four would be affordable under the City's Inclusionary Housing Requirement.

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

The City's "Plan for Providing Services within the Affected Territory," is on file in the LAFCO office as required by Government Code §56653. The level and range of services will be similar to those currently provided within the City.

5. Assessed Value, Tax Rates, Indebtedness and boundaries:

The annexation is within tax rate area 059030. Overall tax rates will not be affected by this change. The assessed value is \$281,006 (2009-10 roll).

6. Environmental Impact of the Proposal:

The City of Carpinteria as lead agency, and in consultation with LAFCO, found that no significant adverse environmental impacts will result from the proposal and has prepared a Mitigated Negative Declaration. This document is being distributed to members of the Commission with this report.

7. Landowner Consent, Registered Voters and Annexing Agency Consent:

The territory is uninhabited; namely, there are fewer than 12 registered voters. The proponent certifies all property owners in this proposal have given written consent. The City has consented to the waiver of conducting authority proceedings.

8. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. The annexation area is contiguous to the existing City boundaries.

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 reorganization.

- A. Certify that it has reviewed and considered the information contained in the Mitigated Negative Declaration.
- B. Amend the City of Carpinteria Sphere of Influence to include this territory.
- C. Determine to include in this proceeding detachment of the territory from County Service Area No. 32 (Unincorporated Law Enforcement)
- D. Adopt this report and approve the proposal, to be known as the Green Heron Spring Reorganization: Annexation to City of Carpinteria and Detachment from County Service Area No. 32.
- E. Find: 1) the subject territory is uninhabited, 2) all affected landowners have given written consent to the annexation and 3) the annexing agency has given written consent to the waiver of conducting authority proceedings.

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

Option 2 Adopt this report and DENY the proposal.

Option 3 If the Commission needs more information, it should CONTINUE this matter to a future meeting.

RECOMMENDED ACTION:

Approve **Option 1**.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION