

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

October 1, 2009 (Agenda)

LAFCO 09-5: Green Heron Spring (Ellinwood) Annexation to the Carpinteria Sanitary District and expansion of the District Sphere of Influence

PROPONENT: Carpinteria Sanitary District Board of Directors by resolution adopted on August 4, 2009

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 sanitation collection and disposal services for one existing home and the development of 30 new multi-family residential units.

GENERAL ANALYSIS:

Description of Project

The proposal area is located adjacent to Cravens Lane. The annexation of this territory to the Carpinteria Sanitary District will allow sewer services for one existing and 30 new multi-family residential units based on the adopted City of Carpinteria General Plan and rezoning.

A related proposal on the same agenda is annexation of the property to the City of Carpinteria to obtain land use approvals and municipal services and for the 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 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 District's "Plan for Providing Services within the Affected Territory," is on file in the LAFCO office as required by Government Code §56653. The services will be similar to those currently provided by the District within its boundaries.

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. District indebtedness is paid via Sewer Service Fees collected annually on the property tax roll. 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 Green Heron Spring project and prepared a Mitigated Negative Declaration. This document applies equally to the Carpinteria Sanitary District annexation and 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 District 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 Carpinteria Sanitary District Sphere of Influence to include this territory.
- C. Adopt this report and approve the proposal, to be known as the Green Heron Spring Annexation to Carpinteria Sanitary District.
- D. 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.
- E. 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**.

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BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION