

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

March 3, 2005 (Agenda)

LAFCO 05-1: Expansion of the Carpinteria Sanitary District sphere of influence, and Baumgartner Annexation to the Carpinteria Sanitary District

PROPONENT: Board of Directors of the Carpinteria Sanitary District, by resolution.

ACREAGE & LOCATION Approximately one acre located west of and adjacent to Toro Canyon Road, approximately 175 feet north of the intersection with Serena Avenue

PURPOSE: To provide sewer service for an existing single-family home with a failing septic disposal system.

INTRODUCITON

The Baumgartner parcel contains about one acre and an existing single-family home. Over the past few years the on-site disposal system has been failing and the owners are faced with either replacing the system or connecting to the readily available sewer trunk line in Toro Canyon Road.

The parcel is adjacent to properties already served by the District, including some on the west side of Toro Canyon Road. A change in the District sphere of influence is needed for the annexation.

PROPOSAL INFORMATION

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

The site contains an existing single-family home. No change in land use is proposed.

Surrounding uses are single-family homes to the north, residential ranchette development to the east (5-20 acre minimal parcel size) and 10 acre minimum parcel size to the west. Land to the south is agricultural

The site is not within the District's Sphere of Influence and it is proposed to expand the sphere to include the property.

Current zoning is 1-E1. (Single family Dwelling) . No change in zoning is proposed. The existing use is compatible with the County General Plan and zoning designations.

2. Topography, Natural Features and Drainage Basins

The site and surrounding areas are level. No significant features affect the proposal.

3. Population:

There is one dwelling unit within the proposal area. No change in the number of dwelling units is proposed.

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

The District's "Plan for Providing Services within the Affected Territory," as required by Government Code section 56653, is on file in the LAFCO office.

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

The annexation area is in tax rate area 59010. The assessed value is \$745,690 (2004-05 roll). Overall tax rates will not be changed by the annexation.

6. Environmental Impact of the Proposal:

LAFCO is the lead agency. The proposal is found to be categorically exempt. (Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities).

7. Landowner Consent and Registered Voters:

The territory is uninhabited; namely, there are fewer than 12 registered voters.

The District has provided evidence that all property owners have given written consent and 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 District. A map sufficient for filing with the State Board of Equalization has not yet been received from the proponent.

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. Find the proposal to be categorically exempt.
- B. Amend the District sphere of influence to include the property.
- C. Adopt this report and approve the proposal, to be known as the Baumgartner Annexation to the Carpinteria Sanitary District.
- D. Find: 1) all affected landowners have given written consent to the annexation and 2) the annexing agency has consented to waive conducting authority proceedings.
- E. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

Option 2 DENY the proposal.

- A. 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