

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

December 6, 2001 (Agenda)

LAFCO 01-7: Hastings Annexation to the Carpinteria Sanitary District

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

ACREAGE & LOCATION Approximately one acre located south of and adjacent to Padaro Lane, approximately 1000 feet west of Nidever Road (3315 Padaro Lane).

PURPOSE: To provide sewer service for an existing single-family home.

GENERAL ANALYSIS:

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

The site contains a single-family home.

The County General Plan designates the site as Coastal Plan. Present zoning is 8-R-1 (Single Family Residential, 8,000 square foot minimum lot size). The existing use conforms with this designation.

There are single -family homes zoned 8-R-1 to the east and west, the Pacific Ocean is to the south and Southern Pacific Railway line and Highway 101 are to the north.

3. Topography, Natural Features and Drainage Basins

The site and surrounding areas are level, adjacent to the ocean. There are no significant natural boundaries affecting the proposal.

4. Population:

The site contains an existing single-family home.

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

The initiating agency's "Plan for Providing Services Within the Affected Territory" is on file in the LAFCO office as required by the Government Code.

The District has capacity to serve the project; an existing sewer main is within 300 feet and the treatment plant has sufficient capacity for this proposal.

6. Assessed Value, Tax Rates and Indebtedness:

**The proposal is presently within tax rate area 59003. The overall tax rate will not be affected by this change. The assessed value is \$1,350,000 (2000-01 roll).**

The proponent reports that the subject territory, upon annexation, shall be liable for its share of existing indebtedness, to be repaid by sewer service charges that are collected on the property tax roll.

7. Environmental Impact of the Proposal:

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

8. Landowner and Annexing Agency Consent:

The proponent certifies that the property owner has given written consent. The annexing district has consented to the waiver of conducting authority proceedings.

9. Boundaries, Lines of Assessment and Registered Voters:

The boundaries are definite and certain, although containing minor errors. There are no conflicts with lines of assessment or ownership. The property is contiguous to the existing District boundary. A map sufficient for filing with the State Board of Equalization has not yet been received.

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

ALTERNATIVES FOR COMMISSION ACTION

Following its review of any testimony or additional materials which are submitted the Commission should consider taking one of the following options:

OPTION 1 – APPROVE this proposal.

- A. Find the proposal to be categorically exempt.
- B. Adopt this report and approve the proposal, to be known as Hastings Annexation to the Carpinteria Sanitary District
- C. Condition the annexation upon the territory being annexed being liable for the indebtedness of the annexing agency and any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the 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 - DENY this proposal.

- A. Find the proposal to be categorically exempt.
- B. Adopt this report and deny the proposal.

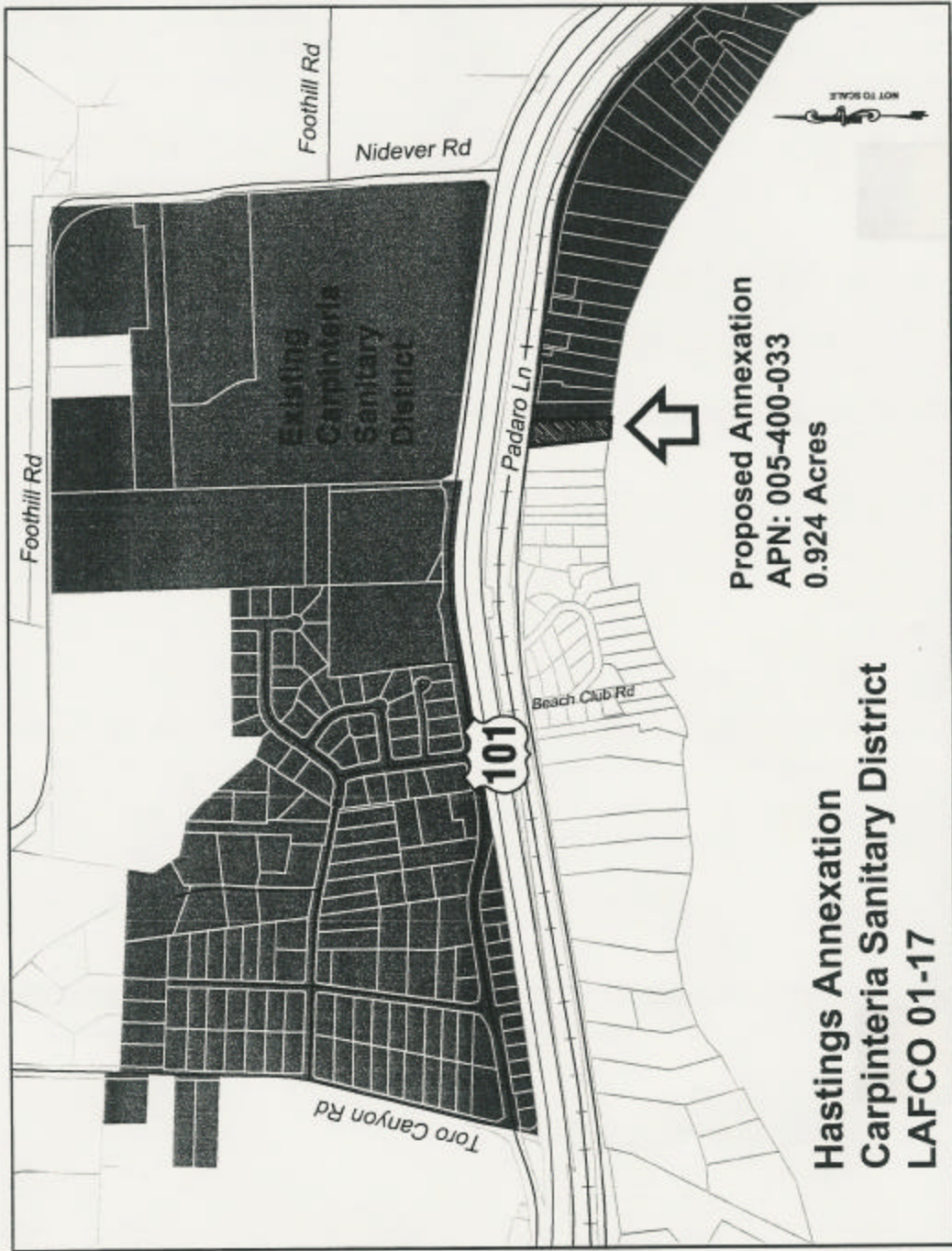
OPTION 3 - CONTINUE this proposal to a future meeting for additional information.

RECOMMENDED ACTION:

Approve OPTION 1 and direct the staff to complete the annexation.

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BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION



**Proposed Annexation**  
**APN: 005-400-033**  
**0.924 Acres**

**Hastings Annexation**  
**Carpinteria Sanitary District**  
**LAFCO 01-17**