

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

IMPARTIAL ANALYSIS OF THE

SOUTH COAST ANNEXATION TO THE CARPINTERIA SANITARY DISTRICT

A “yes” vote on this measure will annex territory to the Carpinteria Sanitary District (hereafter “District.”) This will allow the annexed properties to connect to the District’s sewage collection, treatment and disposal system.

A “no” vote will deny the annexation and the District’s service area boundary will not be changed.

The proposed annexation includes 139 existing single-family dwellings and three vacant parcels in four components:

- Padaro Lane – Between the Union Pacific Railroad and the Pacific Ocean encompassing 3265 to 3305 Padaro Lane.
- Sand Point Road – Between the Union Pacific Railroad and the Pacific Ocean encompassing 671 to 815 Sand Point Road.
- Sandyland Cove – Between Avenue Del Mar and the Pacific Ocean encompassing 4205 to 4599 Avenue Del Mar.
- Rincon Point – Between Highway 101 and the Pacific Ocean in Santa Barbara and Ventura Counties encompassing 8077 to 8119 Buena Fortuna, 8050 to 8134 Puesta Del Sol and 1 to 6713 Rincon Point Road.

No changes in land use, general plans or zoning are related to or will result from the annexation.

The District is undertaking proceedings to form a benefit assessment district that will provide long-term financing to construct the sewer systems in each component area described above. In October 2007 a majority of the landowners within each component area voted in favor of the assessment. The assessment district will not be formed nor will assessments be levied until the territory is annexed to the District. There are separate “benefit zones” within the assessment district and the costs to each property owner are based on the cost of the physical improvements necessary to sewer the community where the property is located.

The District estimates the per parcel assessment amounts voted on by the property owners will range from approximately \$47,000 to approximately \$89,000.

Once homes are connected to the District’s sewer system, users will be required to pay sewer service charges on an annual basis. The District’s current sewer service charge for single family residential users is \$512 per year.

The District prepared and certified an Environmental Impact Report (EIR) and Supplemental EIR to disclose the environmental effects that may result from providing sewers. The EIR specifically evaluated impacts from the proposed annexation. A copy of the EIR may be found at the Carpinteria Sanitary District.

The annexation was initiated by a resolution adopted by the District Board of Directors on May 1, 2007. The Local Agency Formation Commission approved the annexation August 2, 2008. The Santa Barbara County Board of Supervisors and Ventura County Board of Supervisors on February 5, 2008 each called the election for voters to confirm or deny the annexation and further determined the election shall be by mailed ballot to be administered by the Santa Barbara County Elections Office.

THE ABOVE STATEMENT IS AN IMPARTIAL ANALYSIS OF THE PROPOSED SOUTH COAST ANNEXATION TO THE CARPINTERIA SANITARY DISTRICT. IF YOU DESIRE A COPY OF THE PROPOSITION, PLEASE CALL THE SANTA BARBARA COUNTY ELECTIONS OFFICIALS AT (805) 568-2200.

Draft dated February 13, 2008