

# Carpinteria Sanitary District

5300 Sixth Street, Carpinteria, CA 93013  
(805) 684-7214 • Admin Fax (805) 684-7213 • Plant Fax (805) 566-6599

October 25, 2012

Bob Braitman  
Executive Officer  
Santa Barbara LAFCO  
105 East Anapamu Street  
Santa Barbara CA 93101

**Subject: Proposed Sphere of Influence Update - Carpinteria Sanitary District**

Dear Mr. Braitman:

The undersigned hereby requests that the Local Agency Formation Commission initiate a sphere of influence update process based on the information presented in the attached materials. This request is submitted pursuant to the Cortese/ Knox/Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.).

Enclosed in support of this proposal are the following:

1. Completed Questionnaire for Amending a Sphere of Influence
2. Map of the proposed sphere of influence change.
3. Other supporting map documents

We are submitting this proposal per your specific request. Pursuant to action taken by Santa Barbara LAFCO at its September 6, 2012 meeting, we understand that you will be preparing a Municipal Service Review and associated Sphere of Influence update for the District, as required by Government Code Section 56425(g) at five year intervals.

If you have any questions regarding this proposal, please contact me at (805) 684-7214 x12 or by email at [craigm@carpsan.com](mailto:craigm@carpsan.com).

Sincerely,  
CARPINTERIA SANITARY DISTRICT

Craig Murray, P.E.  
General Manager

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

**Questionnaire for Amending a Sphere of Influence,**  
(Attach additional sheets as necessary)

Sphere of Influence of the **Carpinteria Sanitary District**

Purpose of the proposal

1. Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.

*This proposal is being filed in conjunction with LAFCO's periodic Sphere of Influence Update and Municipal Service Review Process. The ultimate objective is to create a sphere of influence for the Carpinteria Sanitary District that logically represents the agency's probable future service area boundary. This proposal does not propose an organizational change (e.g. annexation), any changes to existing land use or zoning, or any actions other than updating the District's sphere of influence (SOI).*

*Currently, the District's SOI boundary is essentially coterminous with its service area boundary. This adds the administrative and cost burden for all new connections to the District's service area, even those that are logical and orderly boundary modifications. The District desires a logical and reasonable SOI to facilitate long range capital facility planning and so that property owners within the region know what their true options are for management of wastewater.*

Consultation with the County (City sphere changes only)

2. Provide documentation regarding consultation that has occurred between the City and the County with regard to agreement on boundaries, development standards and zoning requirements for land in the proposed sphere as required by Government Code §56425.

*District and LAFCO staff met with the Planning Director for Santa Barbara County and with other County employees within the Long Range Planning Division on May 10, 2012 to discuss a potential SOI update. The goal of this meetin was to discuss potential conflicts with existing County Coastal Land Use Plan Policy 2-10 which states:*

*Policy 2-10: Annexation of a rural area(s) to a sanitary district or extensions of sewer lines into rural area(s) as defined on the land use plan maps shall not be permitted unless required to prevent adverse impacts on an environmentally sensitive habitat, to protect public health, or as a logical extension of services.*

*There are a significant number of agriculturally zoned parcels adjacent or proximal to the District's service area that are fully developed with greenhouse structures and*

*related improvements. There is growing demand for public sewer service from these parcels, many of which have retail operations, high worker density, on-site worker housing, water treatment systems or other uses that generate substantial wastewater. As on-site septic systems fail or impacts to groundwater and surface water quality increase, provision of sanitary sewer service could be necessary or desirable to protect public health and the environment.*

*County officials recognized and understood the issues and there was discussion about the potential policy inconsistency. Subsequently, County staff provided mapping that differentiated between certain categories of approved greenhouse development. The County indicated an interest in ongoing participation in a process to amend the District's SOI to include certain parcels with rural zoning.*

*At its September 6<sup>th</sup> regular meeting, Santa Barbara LAFCO suggested that the District and LAFCO staff prepare a preliminary SOI boundary update and continue discussions with the County of Santa Barbara.*

Description of area to be included in the sphere

3. What area is proposed to be included in the sphere? Attach a map identifying the current sphere and the proposed addition. What is the acreage?

*The proposed SOI update would bring in parcels that are peripheral to the District's current service area boundary. Some are residential parcels between the current sphere boundaries of Summerland Sanitary District and Carpinteria Sanitary District that are in neither agency's sphere. Refer to the attached map which depicts a proposed SOI boundary. This map is preliminary in nature and was developed by the District as a starting point for LAFCO's statutorily required MSR and SOI Update process analysis. The area proposed to be added to the District's SOI is approximately 1,100 acres.*

4. Why was it decided to use these particular boundaries?

*The proposed SOI boundary incorporates the following parcels or groups of parcels that may require public sewer service in the future and are geographically situated such that a sewer extension is feasible from an engineering perspective:*

- *“Area A” parcels as set forth in the Carpinteria Agricultural Zoning Overlay*
- *Existing Developed Rural Neighborhoods designated by the County of SB*
- *Parcels with the City of Carpinteria that are not already within the SOI*
- *Parcels already served that are not within the SOI*
- *Other developed parcels with residential zoning adjacent to existing sewers*

5. What are the existing land uses for the proposal area? Be specific.

*Land uses within the proposed SOI boundary are residential and agricultural in nature.*

6. Are there proposed land uses for the proposal area? Be specific.

*No change to existing land use is proposed, intended or anticipated as part of this SOI update.*

Relationship to Existing Plans

7. Describe current County general plan and zoning designations for the proposal area.

*Zoning designations include:*

- 1-E-1
- 3-E-1
- 8-R-1
- 10-R-1
- 20-R-1
- RR-5
- RR-10
- AG-1-5
- AG-1-10
- AG-1-20

8. Describe any City general plan and rezoning designations for the proposal area.

*LAFCO staff has provided a map depicting an approved SOI boundary for the District which includes the City of Carpinteria in its entirety. Provided this map is accurate, no additional parcels within the City of Carpinteria will be added to the District's SOI. The District recommends that LAFCO carefully review the existing SOI boundary as part of the MSR process to ensure its accuracy.*

Environmental Assessment

9. What is the underlying project? Who is the lead agency? What type of environmental document has been prepared for the proposed project?

*There is no underlying project. This proposal is complementary to LAFCO's MSR and SOI Update process which is required by statute. Santa Barbara LAFCO is expected to*

*be the lead agency based on statements made by LAFCO General Counsel on September 6, 2012. The District would be a responsible agency. The District believes that a SOI update of this nature is not a "project" under CEQA and is therefore statutorily exempt. This opinion is based on our review of CEQA guidelines and on case law (City of Agoura Hills v. LAFCO of Los Angeles County – 198 Cal. App. 3d 480).*

Justification

10. To assist LAFCO in making determinations pursuant to Government Code §56425, please provide information relevant to each of the following:

A. Present and planned uses in the area, including agricultural and open-space lands.

*See attached Santa Barbara County Zoning Maps (Grid A1 and A2) and graphic titled Carpinteria Sanitary District Vicinity, as prepared by SB County Long Range Planning staff.*

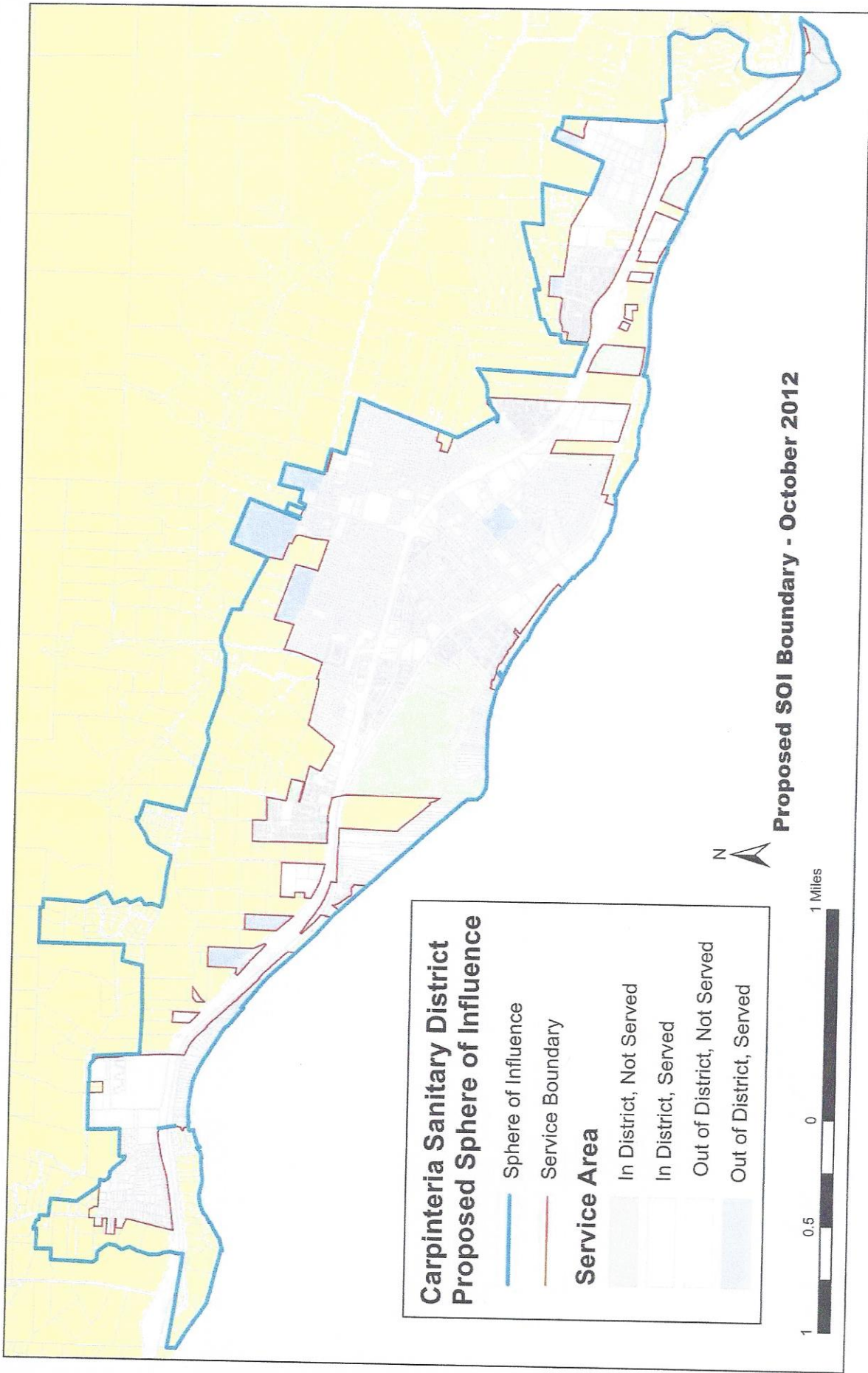
B. Present and probable needs for public facilities and services in the area.

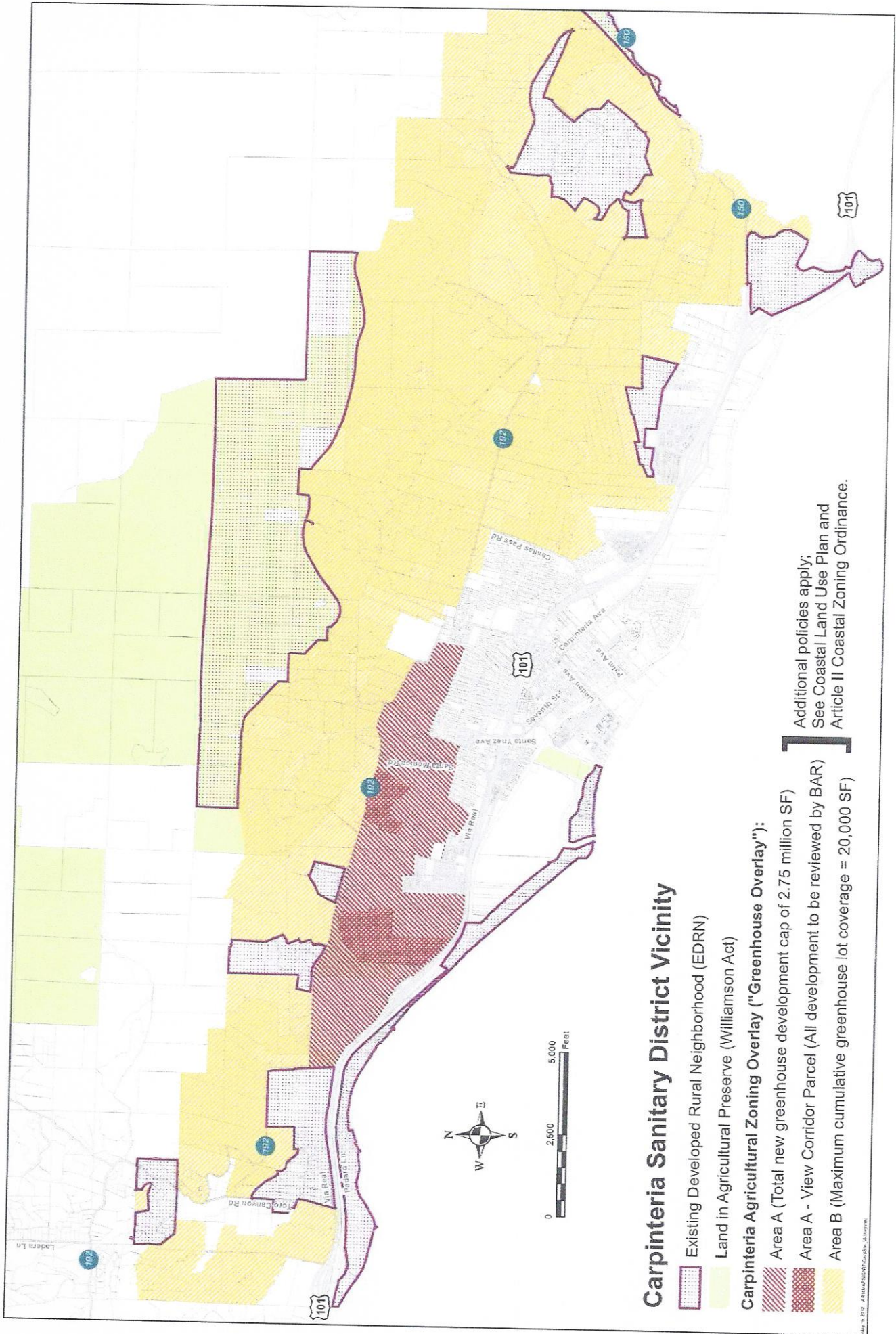
*Sanitary sewer service may be required or desired for developed residential parcels as existing on-site septic systems fail or based on regulatory drivers intended to protect water quality. Disposal of wastewater generated on agriculturally zoned parcels from employee restroom facilities, offices, retail centers, worker housing and other uses. Certain greenhouse parcels generate non-sanitary waste from water treatment systems, boilers, evaporative cooling towers and other semi-industrial activities. Discharge of nutrient laden waters related to growing activities (even in hydroponic operations) may be necessary periodically to protect surface and groundwater quality.*

C. Present capacity of public facilities and adequacy of public services the affected agency provides or is authorized to provide.



*The District owns and operates a wastewater treatment facility with a rated average dry weather flow capacity of 2.5 MGD. Currently, dry weather flows average approximately 1.5 MGD. The hydraulic capacity of existing pipelines and pump stations varies based on location. If a SOI update is authorized, the new boundary will become the basis for capital facility planning to ensure that adequate capacity is maintained for future uses.*










### Carpinteria Sanitary District Vicinity

-  Existing Developed Rural Neighborhood (EDRN)
-  Land in Agricultural Preserve (Williamson Act)

### Carpinteria Agricultural Zoning Overlay ("Greenhouse Overlay"):

-  Area A (Total new greenhouse development cap of 2.75 million SF)
-  Area A - View Corridor Parcel (All development to be reviewed by BAR)
-  Area B (Maximum cumulative greenhouse lot coverage = 20,000 SF)

Additional policies apply;  
See Coastal Land Use Plan and  
Article II Coastal Zoning Ordinance.





Planning & GIS  
Development

General Zoning

- Agriculture
- Open Lands
- Mountainous Area
- Recreation
- Residential
- Commercial
- Industrial
- Mixed - Residential/Commercial
- Institutional
- Utility
- Transportation Center
- Other Jurisdiction
- Coastal Zone Boundary
- Los Padres Natl Forest Boundary

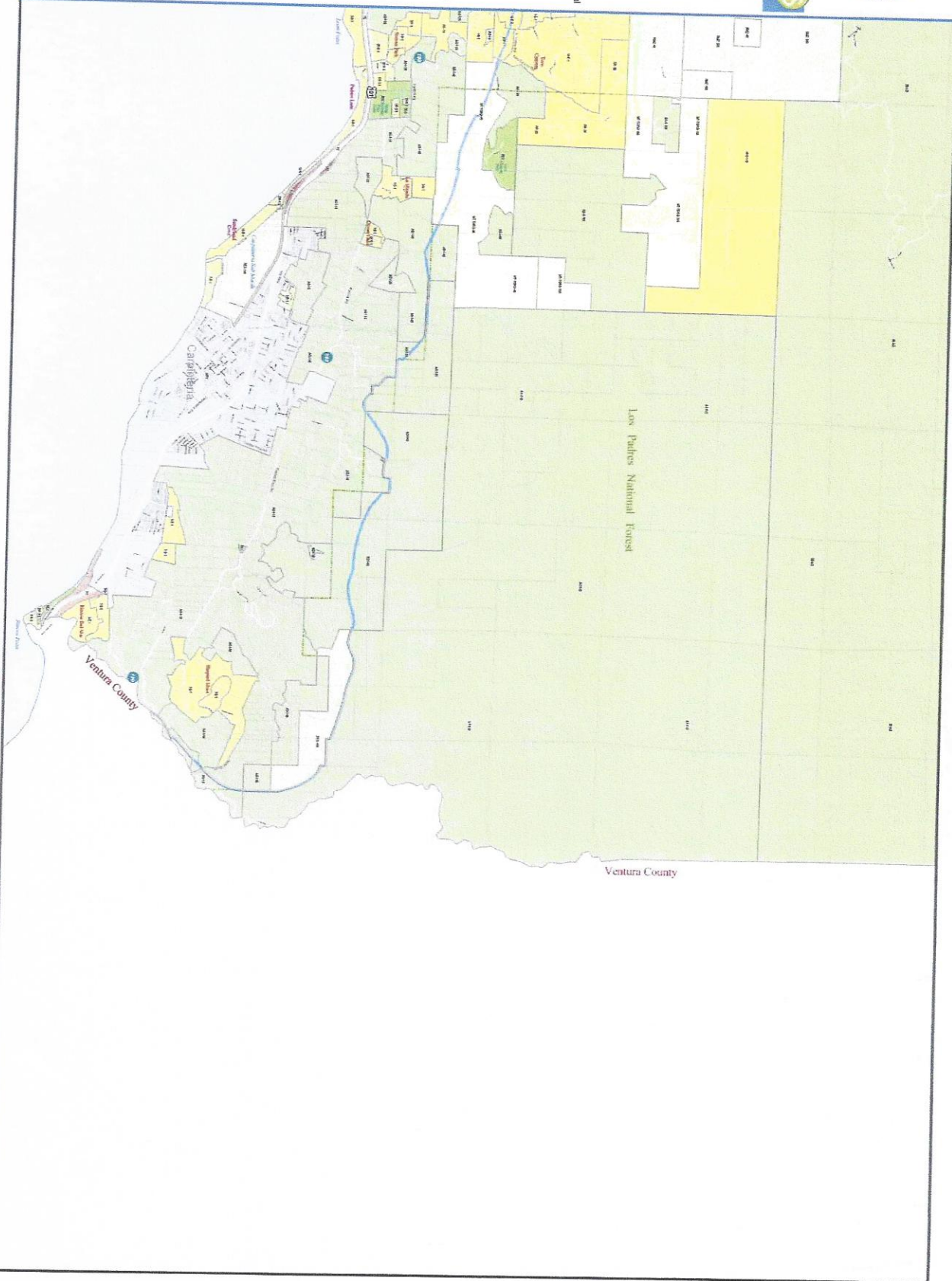
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Scale: 1:24,000  
when printed at 30x45"

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(Data correct for all printed dates)

Prepared by Santa Barbara County Planning Department  
Map Section 01 and 02/10





Planning & Development **GIS**

General Zoning

- Agriculture
- Open Lands
- Mountainous Area
- Recreation
- Residential
- Commercial
- Industrial
- Mixed - Residential/Commercial
- Mixed - Commercial/Industrial
- Institutional
- Utility
- Transportation Corridor
- Other Jurisdiction
- Coastal Zone Boundary
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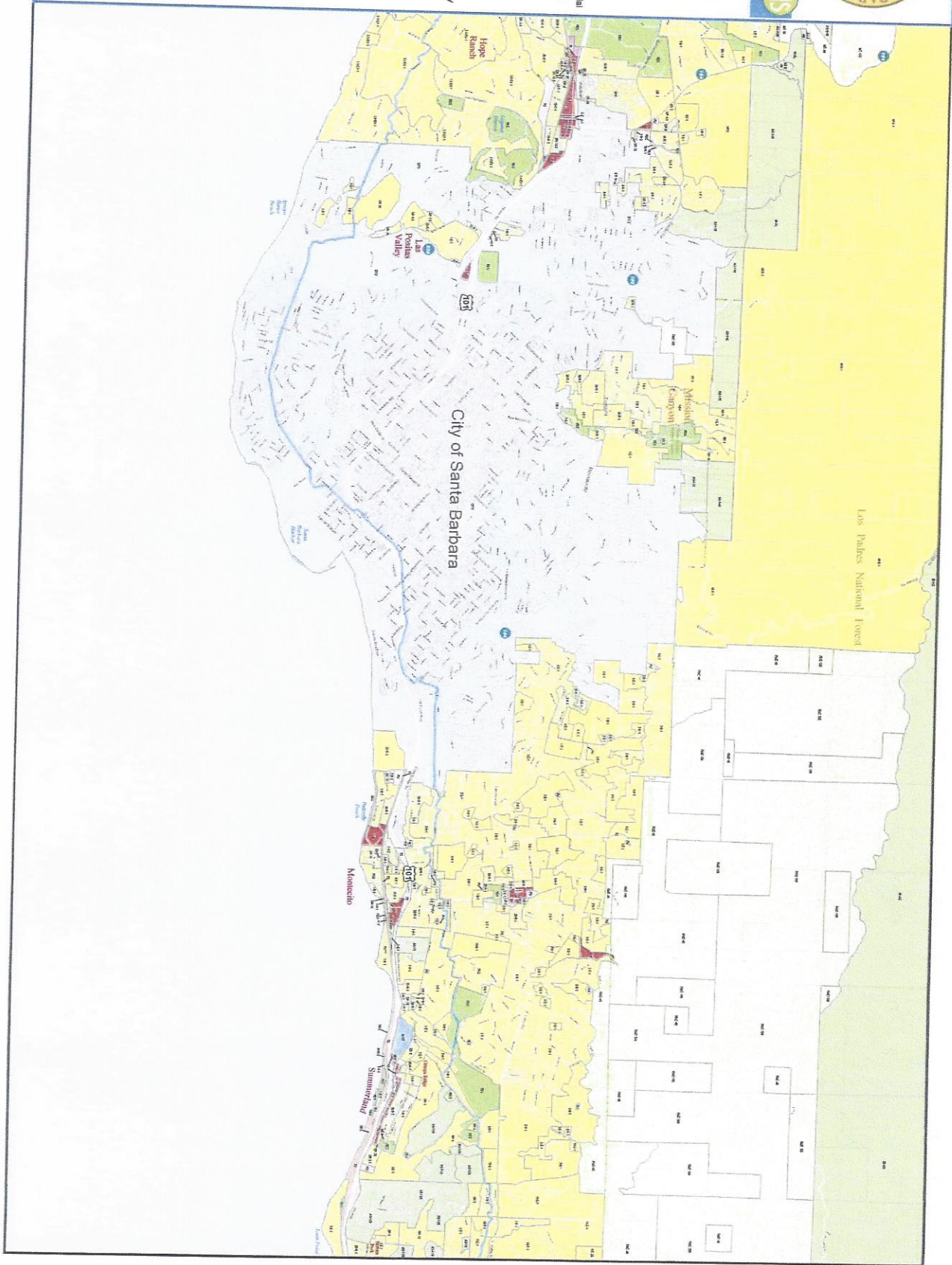
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Scale: 1:24,000  
(When printed at 30x30")



Map produced by Alan Salinas, County Planning & Development  
Map Boundary Areas: 08/02



**From:** Craig Murray [<mailto:CraigM@carpsan.com>]  
**Sent:** Tuesday, May 25, 2010 4:35 PM  
**To:** [bob@braitmanconsulting.com](mailto:bob@braitmanconsulting.com)  
**Subject:** SOI Update

Hi Bob – I got your letter regarding the Sphere of Influence for CSD. Thanks. In 2005 I did my best to suggest that LAFCO evaluate/update our SOI concurrent with your MSR/Sphere of Influence Update process. Although it made sense to have LAFCO update our SOI to have a logical boundary in 2005, I understood that you were under time constraints to get the MSRs completed to meet a statutory deadline. With the 5-year MSR update cycle upon us, and clearly just a handful of agencies requesting any update to the MSR or sphere boundary, I thought that LAFCO might have time and interest in taking a look at our SOI boundary and helping us update it accordingly.

If you are saying that we need to prepare and application and pay a fee, I totally understand that. But I was hoping that we would work together on an MSR/SOI update and that the end product would be a LAFCO report with a proposed SOI boundary for our agency that makes sense. This way we have a basis for the proposal instead of it being a CSD initiated amendment that could be perceived as some form of land grab (particularly I am concerned about County P&D). I think it would make the CEQA analysis simpler as well, if LAFCO's MSR Update says this is an action simply to provide the District with a long range planning tool. Maybe it is not even a project under CEQA or could fit under an exemption.

Anyway, those are my thoughts. Perhaps we can discuss further on the phone sometime this week. Thanks.

Craig.

**Craig Murray, P.E.**  
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