

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

September 4, 2003 (Agenda)

LAFCO 03-7: Krischer Annexation to the Carpinteria Sanitary District

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

ACREAGE & LOCATION Approximately 3.4 acres located between Sand Point Road and the Pacific Ocean, just east of Santa Claus Lane.

PURPOSE: To provide sewer service for three existing single-family homes.

GENERAL ANALYSIS:

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

The site contains existing single-family homes. One experienced a failed septic disposal system and is served by the Carpinteria Sanitary District by means of an out-of-agency agreement. One of the owners has plans on file with the County to expand the dwelling. No other changes in land use are proposed or known.

The County General Plan designates the site as Residential, 3.3 units per acre within an Existing Developed Rural Neighborhood. Zoning is 10-R-1 (Single Family Residential, 10,000 square foot minimum lot size). The existing uses conform with these designations.

Residential uses are to the east and west, the Carpinteria Salt Marsh and Highway 101 are to the north and the Pacific Ocean is to the south.

3. Topography, Natural Features and Drainage Basins

The site and nearby areas are level. No significant natural features other than the ocean and the Carpinteria Salt Marsh affect the proposal.

5. 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 the Government Code. The District has capacity to serve these existing homes..

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 \$4,609,489 (2002-03 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:

The County of Santa Barbara, as the lead agency, prepared a Mitigated Negative Declaration (03-ND-05) that describes the environmental impacts of the proposal. The Final MND was distributed to members of the Commission on August 8 for their review and is included by reference in this report.

8. Landowner and Annexing Agency Consent:

The District has (1) provided evidence that all property owners have given written consent and (2) has consented to the waiver of conducting authority proceedings.

9. Boundaries, Lines of Assessment and Registered Voters:

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

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. Certify your Commission has reviewed and considered the information contained in the Mitigated Negative Declaration

- B. Adopt this report and approve the proposal, to be known as the Krischer 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