

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

April 13, 2017 (Agenda)

LAFCO 17-03 Beach Club Drive Annexation to the Carpinteria Sanitary District

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

ACREAGE &
LOCATION Annexation of one parcel of approximately 0.25 acres to the Carpinteria Sanitary District. The property is located at 3230 Beach Club Drive (APN 005-390-056) **(Exhibits A and B)**.

PURPOSE: To provide sewer service to the parcel for a remodel of an existing single family residence that is currently serviced by an on-site septic system.

GENERAL ANALYSIS:

Description of Project

At the request of the property owner, the Carpinteria Sanitary District is proposing this annexation. Connection to the public sewer will comprise of a new private sewer ejector pump and lateral from the property to the existing sewer main in Padaro Lane.

Sphere of Influence

This parcel and neighboring lots were added to the district sphere of influence (SOI) in 2014 as part of the West Padaro Lane Reorganization. SOI map revisions will take place to reflect approval of the previous SOI amendment.

Project Information

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

The land use of this parcel is Residential 9-R-1. There will be no zoning changes as a result of the annexation. The existing residence and proposed remodel conform with the current zoning.

The action to extend sewers to the properties in this area is consistent with the Santa Barbara County Toro Canyon Plan Policy WW-TC-1 and related development standards that direct the implementation of wastewater treatment systems that reduce future reliance on septic systems with connections to the District sewer.

2. Environmental Justice:

The annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

3. Topography, Natural Features and Drainage Basins

The residential parcel slopes to the southeast towards Garipato Creek and the Pacific Ocean. The parcel is approximately 125 feet west of Garipato Creek. The private sewage disposal system is not practical since the water table is very shallow beneath the site.

The surrounding area consists of single-family residences to the south, east and west.

4. Population:

Although the residence is occupied, for legal purposes it is uninhabited (less than 12 registered voters).

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

The Carpinteria Sanitary District's "Plan for Providing Services within the Affected Territory" as required by Government Code Section 56653 indicates that wastewater service to the residence will not be an impact. Once the annexation is complete, the owner will be responsible for financing all of the required sewer improvements to serve the property. Operation and maintenance will be financed via the sewer service charge which are collected annually through the Santa Barbara County tax rolls.

6. Impact on Prime Agricultural Land, Open Space and Agriculture:

The project site is not prime agricultural land as defined in Government Code Section 56064.

7. Assessed Value, Tax Rates and Indebtedness:

The assessed value and tax rate of the property will not be affected by this change. The proposal is within Tax Rate Area 059012. The Land Value is \$62,605 and Improvement Value is \$90,444 for a Total Assessed Value of \$153,049 on the 2016-17 Roll. The property is included in TRA 059012.

8. Environmental Impact of the Proposal:

The Carpinteria Sanitary District, as lead agency, in consultation with LAFCO, has prepared a Notice of Exemption pursuant to Public Resources Code Sections 21083 and 21084, Section 15319. **(Exhibit C)**

9. Landowner and Annexing Agency Consent:

The Landowners and the Carpinteria Sanitary District consent to the annexation.

Government Code Section 56663 allows the Commission to waive protest proceedings if the landowner and annexing agency agree to the annexation.

10. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. The property is contiguous to the District. The site is uninhabited; namely, there are more less than 12 registered voters in the annexation area.

The boundaries are definite and certain.

Conclusion:

The annexation proposal represents a logical and reasonable extension of the boundaries of the Carpinteria Sanitary District.

EXHIBITS

Exhibit A	Area Map of the Proposed Annexation
Exhibit B	Vicinity Map of the Proposed Annexation
Exhibit C	Notice of Exemption
Exhibit D	Resolution Approving the Annexation

ALTERNATIVES FOR COMMISSION ACTION

After reviewing this report and any testimony or materials that are presented, the Commission can follow one of the following options:

OPTION 1 – APPROVE the proposal and resolution (**Exhibit D**) as follows:

- a. Find the proposal to be Categorically Exempt (Class 19) from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15319.
- b. Approve the proposal, known as the Beach Club Drive Annexation to the Carpinteria Sanitary District, subject to the condition the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District
- c. Find the subject territory is uninhabited, all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings.
- d. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 –Deny the proposal.

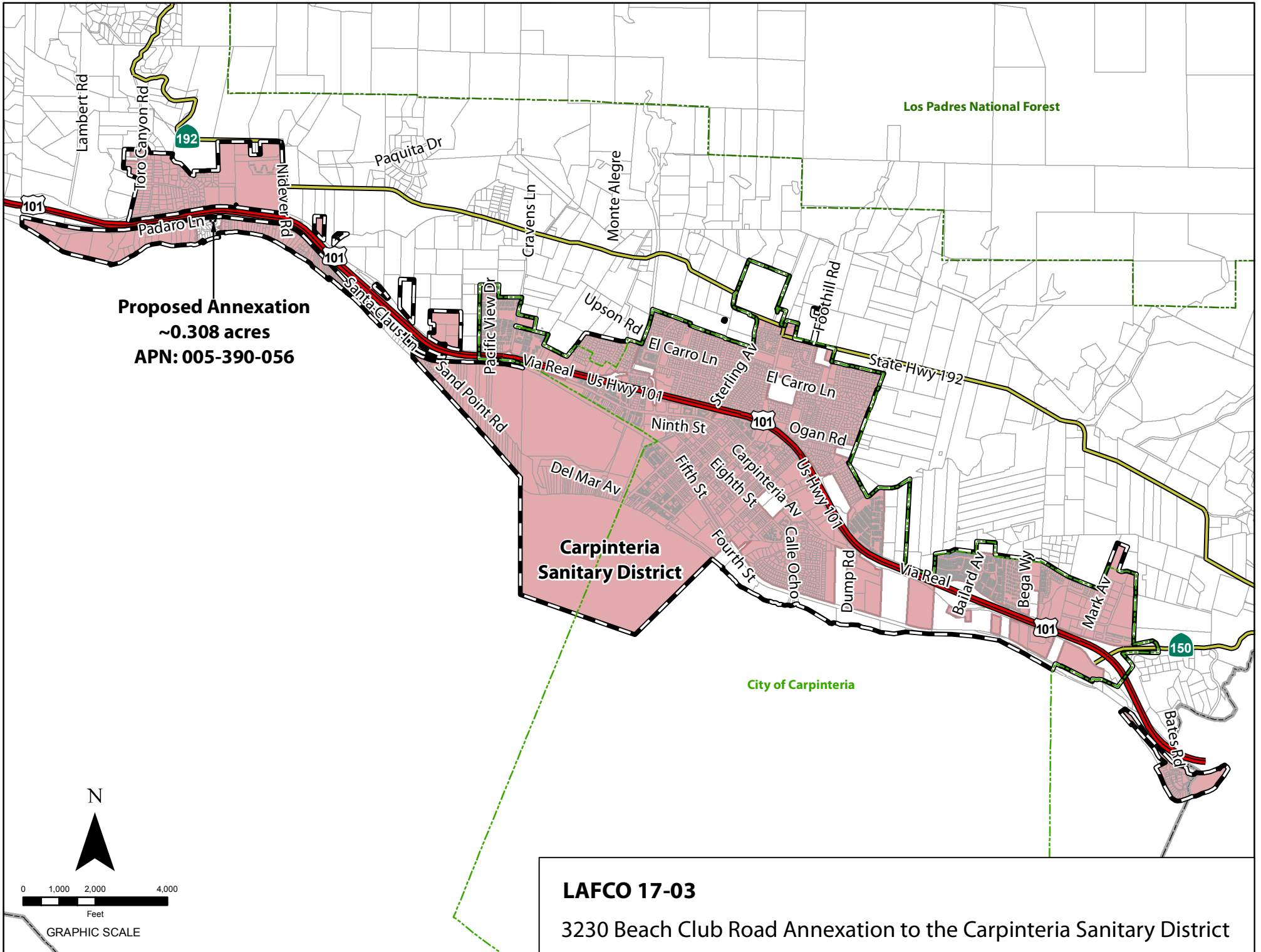
OPTION 3 - Continue the proposal to a future meeting for additional information.

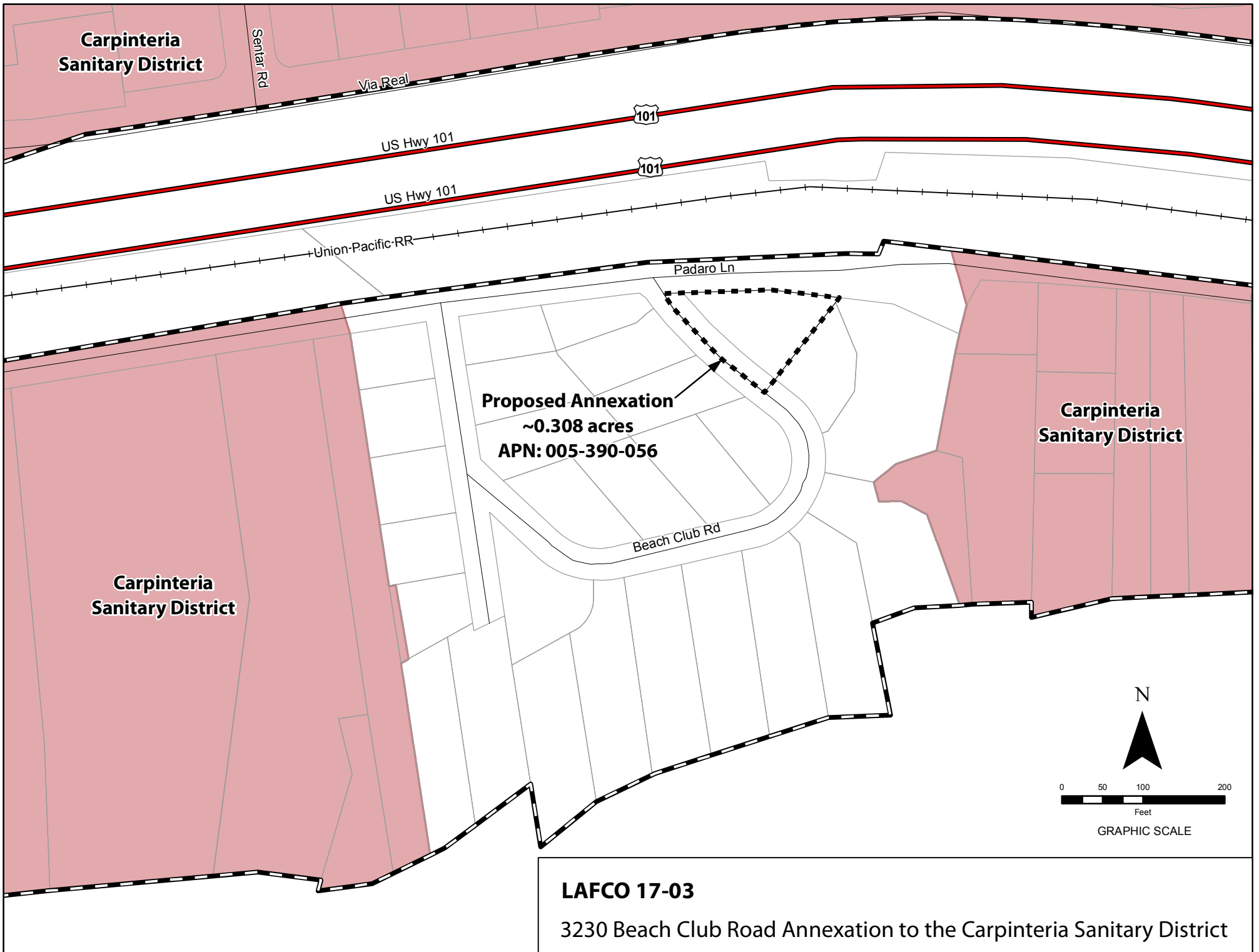
RECOMMENDED ACTION:

Approve OPTION 1.



PAUL HOOD
Executive Officer
LOCAL AGENCY FORMATION COMMISSION





NOTICE OF EXEMPTION

To: County Clerk
County of Santa Barbara
105 East Anapamu Street
Santa Barbara, CA 93101

2017 JAN 20 PM 1:09

COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS

From: Carpinteria Sanitary District
5300 Sixth Street
Carpinteria, CA 93013

Project Title: 3230 Beach Club Road Annexation to the Carpinteria Sanitary District

Project Location-Specific: 3230 Beach Club Road

Project Location City: Unincorporated **Project Location County:** Santa Barbara County

Description of Nature, Purpose and Beneficiaries of Project: Annexation of single developed parcel meeting current zoning density criteria to the Carpinteria Sanitary District to allow for provision of public sanitary sewer service.

Name of Public Agency Approving Project: Carpinteria Sanitary District

Name of Person or Agency Carrying Out Project: Santa Barbara LAFCO

Exempt Status:


- Ministerial
- Declaration Emergency
- Emergency Project
- Categorical Exemption
- Statutory Exemption

Reason Why Project is Exempt: Categorical exemption per Public Resources Code Sections 21083 and 21084 and 14 Cal. Regs. Section 15319.

Lead Agency Contact Person: Craig Murray. **Area Code/Telephone Extension:** (805) 684-7214, x12

If filed by applicant: (Not Applicable)

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?



Craig M. Murray, P.E.
General Manager
Carpinteria Sanitary District

1/3/17
Date

LAFCO RESOLUTION NO. 17-02

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE BEACH CLUB
DRIVE ANNEXATION TO THE CARPINTERIA SANITARY DISTRICT

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Santa Barbara Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code); and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the Commission's consideration of the proposal; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, existing Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County.

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Local Agency Formation Commission of Santa Barbara County as follows:

- a. Find the proposal to be Categorically Exempt (Class 19) from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15319.
- b. Approve the proposal, known as the Beach Club Drive Annexation to the Carpinteria Sanitary District, with the boundaries as set forth in Exhibit A, subject to the condition the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District
- c. Find the subject territory is uninhabited, all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings.

- d. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

This resolution was adopted on April 13, 2017 and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: _____

Roger Aceves, Chair
Santa Barbara Local Agency
Formation Commission

ATTEST

Jacquelyne Alexander, Clerk
Santa Barbara Local Agency Formation Commission