

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

August 2, 2007 (Agenda)

Revised Report

LAFCO 07-5 South Coast Annexation to the Carpinteria Sanitary District and  
Expansion of the Sphere of Influence of the Carpinteria Sanitary District

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

ACREAGE &  
LOCATION

Approximately 185 acres in four components:

- Padaro Lane – Approximately six acres between the Union Pacific Railroad and the Pacific Ocean encompassing Padaro Lane and 11 Assessor Parcels (3265 to 3305 Padaro Lane)
- Sand Point Road – Approximately 101 acres between the Union Pacific Railroad and the Pacific Ocean encompassing 25 Assessor Parcels (671 to 815 Sand Point Road)
- Sandyland Cove – Approximately 51 acres between Avenue Del Mar and the Pacific Ocean encompassing 43 Assessor Parcels (4205 to 4599 Avenue Del Mar)
- Rincon Point – Approximately 27 acres between Highway 101 and the Pacific Ocean in Santa Barbara and Ventura Counties encompassing 82 Assessor Parcels (8077 -8119 Buena Fortuna, 8050 to 8134 Puesta Del Sol, 1 to 6713 Rincon Point Road)

PURPOSE: To annex territory to the District to allow conversion from existing on-site private septic systems to public sanitary sewers.

INTRODUCTION

The annexation area includes a total 139 existing single-family dwellings and three vacant parcels. Annexation will allow the affected properties to connect to the Carpinteria Sanitary District's sewage collection, treatment and disposal system.

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

A portion Rincon Point is in Ventura County. The Ventura LAFCO and Ventura County Board of Supervisors are aware of the proposed annexation.

The District proposes to form an Assessment District following completion of the annexation to assist landowners by providing long-term financing for the project infrastructure. Both the Santa Barbara and Ventura County Boards of Supervisors have approved the form of the District's proposed assessment district within their respective counties.

If the Commission approves the annexation the LAFCO staff will conduct a subsequent protest hearing at which time the affected landowners and registered voters will determine whether the annexation terminated, will proceed to an election or will be completed without an election.

### PROPOSAL INFORMATION

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

The annexation area consists of 139 single-family homes distributed as follows:

- Padaro Lane – 9 single-family homes
- Sand Point Road – 21 single-family homes
- Sandyland Cove – 37 single-family homes
- Rincon Point – 72 single-family homes

Each area is a beach community; most parcels have frontage on the Pacific Ocean. The District reports there are three vacant parcels within the proposed annexation on which new homes may be constructed in the future.

Current general plan and zoning designations are:

- Padaro Lane – Toro Canyon Plan/Coastal Plan; 8-R-1 (SFD 8,000 sq. ft. min. lot).
- Sand Point Road – Coastal Plan/ Rural Region; 10-R-1 (SFD 10,000 sq. ft. min. lot).
- Sandyland Cove - Coastal Plan/ Rural Region; 7-R-1 (SFD 7,000 sq. ft. min. lot).
- Rincon Point – Coastal Plan/ Rural Region; 7-R-1 (SFD 7,000 sq. ft. min. lot) in Santa Barbara County and Coastal Area Plan DR-3.5 (Design Residential – 3.5 units/acre and 2.1-6 Du/Ac (6,000 sq. ft. lot – 2.1 units per acre) in Ventura Count.

No changes in plans or zoning are proposed; existing uses are compatible with the existing general plan or zoning designations.

The surrounding uses are as follows:

- Padaro Lane - Pacific Ocean to the south, SR101 to the north, residential to the east and west.

- Sand Point Road – Pacific Ocean to the south, Carpinteria Salt Marsh to the north and east and residential to the west.
- Sandyland Cove – Pacific Ocean to the south, Carpinteria Salt Marsh to the north and west and recreational to the east.
- Rincon Point – Pacific Ocean to the south, east and west, recreational to the north.

The annexation areas are not within the District Sphere of Influence and the District has submitted an application to amend the sphere to include these properties.

2. Topography, Natural Features and Drainage Basins

No significant features affect the proposal which consists primarily of level beachfront parcels. Some parcels in Rincon Point do not have beach frontage but are substantially level. Other parcels are adjacent to Rincon Creek and three parcels are slightly elevated on the coastal bluff.

3. Population:

There are 139 dwelling unit within the proposal area and three additional dwelling units may be constructed in the future on existing parcels.

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

The District's "Plan for Providing Services within the Affected Territory," as required by Government Code section 56653, is enclosed. Also enclosed is the District's "Statement of Ability to Serve" the annexation area.

5. Assessed Value, Tax Rates, Indebtedness and boundaries:

The annexation area is in multiple tax rate areas. The assessed value is \$229,858,763 (2006-07 roll). Overall tax rates will not be changed by the annexation.

6. Environmental Impact of the Proposal:

The Carpinteria Sanitary District is the lead agency and, in consultation with LAFCO, has determined that significant environmental effects may result from the proposal.

The Environmental Impact Report (EIR) and Supplemental Environmental Impact Report (SEIR) prepared and certified by the District has been distributed to the members of the Commission. The District resolution certifying the Final EIR is enclosed.

7. Landowner Consent and Registered Voters:

The territory is inhabited; namely, there are more than 12 registered voters.

If the Commission approves the annexation, since consent has not been given by all property owners, the LAFCO staff will conduct a protest hearing.

The number of protests filed by landowners and registered voters within the annexation area will determine if (1) the annexation is terminated due to a majority protest, (2) an election must be held to confirm the approval of the annexation or (3) the annexation will be completed without an election by registered voters within the annexation area.

8. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

Three areas are contiguous to the existing District boundary. The Rincon Point area is not contiguous; however, non-contiguous territory may be annexed to the District if, in the opinion of the District board, the territory would be benefited by annexation.

A map sufficient to file with the State Board of Equalization has not yet been received.

Although a portion of the annexation is within Ventura County the Santa Barbara LAFCO is responsible for processing the annexation since a majority of the District is within Santa Barbara County. The Ventura LAFCO is aware of the proposed annexation.

SEPARATE ANNEXATIONS VS. COMPREHENSIVE ANNEXATION

All of the areas included in the annexation have substantial similarities. All are subdivided parcels within the coastal zone that are currently served by on-site septic disposal systems. It makes sense to complete the annexation to make these properties eligible for connection to sewers if and when they are financed and constructed.

Some property owners, who are opposed to the annexation, have stated there should be separate annexations for each of the four areas, i.e, Padaro Lane, Sand Point Road, Sandyland Cove and Rincon Point, in order to tally protests separately for each area so annexation decisions are made separately by each area.

In response, the staff notes that multiple annexations increase costs. The LAFCO processing fee for this proceeding is \$2,400 and the State Board of Equalization filing fee will be \$2,000. These costs would be largely duplicated if there are separate annexations for each respective area.

Moreover, we are informed that following completion of the annexation, separate assessments will be proposed for each of the four areas based on the physical improvements that are needed to sewer those communities. The affected landowners in each area will make that decision separate from the decisions on assessments made by the other communities.

It makes sense to get the annexation process "out of the way" so the affected properties can be sewered, if not immediately, at least some time in the future without additional annexation costs.

#### ALTERNATIVES FOR COMMISSION ACTION

After consideration of this report and any testimony or additional materials that are submitted the Commission should consider taking one of the following options:

OPTION 1 – APPROVE the proposal as submitted.

- A. Certify it has reviewed and considered the information contained in the EIR as prepared and certified by the District and the enclosed resolution.
- B. Amend the District Sphere of Influence to include the proposed annexation area.
- C. Adopt this report and approve the proposal, to be known as the South Coast Annexation to the Carpinteria Sanitary District.
- D. Condition the annexation upon the territory 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.
- E. Direct the staff to initiate and conduct subsequent proceedings in compliance with the decision of the Local Agency Formation Commission only upon the signing of the resolution by the Chair.

OPTION 2 – Adopt this report and DENY the proposal.

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

RECOMMENDED ACTION:

Approve **Option 1.**

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BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION

Enclosures

From Carpinteria Sanitary District

- Plan for Providing Services
- Statement of Ability to serve
- Resolution R-159 certifying Final EIR

Letter dated 7/5/07 from Alfred M. Clark, Jr.

Letter dated 7/2/07 from Giti, Douglas and Jaleh White

Letter dated 7/5/07 from staff to Commission responding to letter from Whites

Packet maps of annexation areas