

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

February 3, 2005 (Agenda)

- LAFCO 04-11: Carnevale Annexation to the Carpinteria Sanitary District
- PROPONENT: Board of Directors of the Carpinteria Sanitary District, by resolution.
- ACREAGE & LOCATION: Less than one acre located between Carpinteria Avenue and Concha Loma Drive, at Arbol Verde Street (899 Concha Loma Drive)
- PURPOSE: To provide sewer service for a proposed single-family home and eliminate an “island” within the District boundaries.

GENERAL ANALYSIS:

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

The property is within the City of Carpinteria. The site is vacant. One single family home will be constructed. No other changes in land use are proposed or known.

The City General Plan designates the site as Medium Density Residential. and the site is zoned PRD-15 (Single Family Residential, 15 dwelling units per gross acre). The proposed use conforms with these designations.

Surrounding uses are residential to the south and west, mixed residential and commercial uses to the east and Carpinteria Avenue is to the north.

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 “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 the proposed home.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 05003. The overall tax rate will not be affected by this change. The assessed value is \$257,134 (2004-05 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 proposal has been found to be categorically exempt. (Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities)

8. Landowner and Annexing Agency Consent:

The District has provided evidence that all property owners have given written consent and have 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 on all sides.

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. Find the proposal to be categorically exempt.
- B. Adopt this report and approve the proposal, to be known as the Carnevale Annexation to the Carpinteria Sanitary District
- C. Condition the annexation upon the territory being annexed be 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.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION