

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

March 6, 2008 (Agenda)

<u>LAFCO 07-17</u>	Bruun-Andersen Annexation to the Carpinteria Sanitary District with Expansion of the Carpinteria Sanitary District's Sphere of Influence
<u>PROPOSER:</u>	Board of Directors of the Carpinteria Sanitary District, by resolution
<u>ACREAGE & LOCATION</u>	Approximately one acre east of and adjacent to Toro Canyon Road, about one-half mile north of Via Real (256 Toro Canyon Road).
<u>PURPOSE:</u>	To obtain sewer service for a proposed single family home and to promote orderly governmental boundaries

INTRODUCTION

The Bruun-Andersen property is vacant. The site is contiguous to the District and adjacent to its Sphere of Influence. The construction of a single-family home is proposed.

PROPOSAL INFORMATION

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

The parcel is vacant. A single-family home is proposed. The site is zoned 1-E-1 (single-family residential; one-acre minimum lots). No change in planning or zoning is proposed.

The annexation area is not within the District Sphere of Influence and the District has submitted an application to amend the sphere to include this property.

There do not appear to be any environmental justice issues presented by this application.

Surrounding land uses, general plan and zoning designations are single-family residential, one-acre minimum lot size on all sides.

2. Conformity with Plans:

The proposed use conforms to the County General Plan that designates the area as Single-Family Residential, One Unit/Acre).

3. Topography, Natural Features and Drainage Basins

The site and surrounding areas slope gently to the south. No significant natural features affect the proposal.

4. Population:

There are no existing dwelling units. Construction of a single-family home is proposed.

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

The initiating agency's "Plan for Providing Services within the Affected Territory" is available in the LAFCO office as required by Government Code section 56653, as is the District's "Statement of Ability to Serve" the annexation area.

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

The area is in Tax Rate Area 59010. The assessed value is \$725,423 (2007-08 roll). The overall tax rate will not be changed by the annexation.

7. Environmental Impact of the Proposal:

The proposal is categorically exempt. (Class 19 – Annexation of Existing Facilities and Lots for Exempt Facilities)

8. Landowner and Annexing Agency Consent:

Written consent has been given by the property owner. The annexing district consents to waiving conducting authority proceedings.

9. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. A map sufficient to file with the State Board of Equalization is on file.

The territory is uninhabited; fewer than 12 registered voters reside in the affected territory.

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. Find the proposal to be categorically exempt.
- 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 Bruun-Andersen Annexation to the Carpinteria Sanitary District.
- D. Condition the annexation upon the territory being annexed being liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- E. Find: 1) all affected landowners have given written consent to the annexation and 2) the annexing agency has consented to waive conducting authority proceedings.
- F. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

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.**

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION