

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

April 12, 2001 (Agenda)

LAFCO 01-3: Hanna-Kirwan Annexation to the Carpinteria Sanitary District

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

ACREAGE & LOCATION: Approximately 1.4 acres located south of and adjacent to Sand Point Road, about 100 easterly of the intersection with Santa Claus Lane (APN 005-460-025).

PURPOSE: To provide sewer service for a proposed single-family home.

GENERAL ANALYSIS:

1. Introduction

This is one of the last vacant parcels located on Sand Point Road. Almost all of the other parcels have been developed with single-family homes that are served by individual disposal systems.

Connection to the District sewage collection and treatment system is supported by the County Environmental Health Department, considering the high water table in this area and the reasonable distance to the nearest District sewer main.

Approximately two years ago other Sand Point Road property owners were approached about connecting to the District sewer main. None agreed to abandon their septic systems and bear the expense to connecting to the community sewers. It therefore appears that there are no other properties that should be included in this annexation.

Attached for the Commission's information is correspondence with the County Planning and Development Department regarding this matter. The proposed construction will require the issuance by the County of a Coastal Development Permit.

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

The site is vacant. A single-family home is proposed.

The County General Plan designates the site as Residential, 3.3 units per acre. Present zoning is 10-R-1 (Single Family Residential, 10,000 square foot minimum lot size). The proposed use conforms with this designation.

There are single -family homes zoned 10-R-1 to the east and west, the Pacific Ocean is to the south and the Carpinteria Salt Marsh is to the north.

3. Topography, Natural Features and Drainage Basins

The site and surrounding areas are level, adjacent to the ocean. The Carpinteria Salt Marsh is located immediately to the north.

4. Population:

The site is vacant. One single-family home is proposed for construction.

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

The initiating agency'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 the project; an existing sewer main is within 300 feet.

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 \$1,350,000 (2000-01 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:

LAFCO is the lead agency. 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 proponent certifies that the property owner has given written consent. The annexing district has consented to the waiver of conducting authority proceedings.

9. Boundaries, Lines of Assessment and Registered Voters:

The boundaries are definite and certain, although containing minor errors. There are no conflicts with lines of assessment or ownership. A map sufficient for filing with the State Board of Equalization has not yet been received.

The property is not contiguous to the existing District boundary; however, non-contiguous territory may be annexed to the District if, in the opinion of the District board, the land would be benefited by annexation.

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 Hanna-Kirwan 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.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION