

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

June 2, 2005 (Agenda)

LAFCO 05-7 Johnson Annexation to the Carpinteria Sanitary District

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

ACREAGE & Less than one acre located north of Highway 101, south of Via Real and
LOCATION east of and adjacent to Santa Ynez Avenue (1280 Cramer Circle)

PURPOSE: To provide sewer service for an existing single-family home

INTRODUCTION

The Johnson proposal is within the City of Carpinteria, contains less than an acre and is bounded on all side by the District. It will be developed with a single-family home and attached guest unit. Adjacent properties are currently served by the Carpinteria Sanitary District.

PROPOSAL INFORMATION

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

The site is vacant. It is proposed to construct a single-family home and guest unit.

Surrounding uses include Highway 101 to the south, single family homes to the north and west and a ramp leading to a freeway overpass on the east.

The site is within the District's Sphere of Influence and is an "island" within the District.

Current zoning is Residential 4-R-1 (Single family Dwelling, 4,000 sq. ft. min. lot size) . No change in zoning is proposed and the proposed use is compatible with this designation.

2. Topography, Natural Features and Drainage Basins

The site and surrounding areas are level. No significant features affect the proposal.

3. Population:

There are no dwelling unit within the proposal area and two dwelling units are proposed.

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 on file in the LAFCO office.

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

The annexation area is in tax rate area 05003. The assessed value is \$18,091 (2004-05 roll). Overall tax rates will not be changed by the annexation.

6. Environmental Impact of the Proposal:

The proposal is found to be categorically exempt. (Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities).

7. Landowner Consent and Registered Voters:

The territory is uninhabited; namely, there are fewer than 12 registered voters.

The District has provided evidence that all property owners have given written consent and the District has consented to the waiver of conducting authority proceedings.

8. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. The annexation area is contiguous to the District on all sides. A map sufficient to file with the State Board of Equalization has not yet been received.

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 annexation.

- A. Find the proposal to be categorically exempt.
- B. Adopt this report and approve the proposal, to be known as the Johnson Annexation to the Carpinteria Sanitary District.
- C. Find: 1) all affected landowners have given written consent to the annexation and 2) the annexing agency has consented to waive conducting authority proceedings.

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

Option 2 Adopt this report and DENY the proposal.

Option 3 If the Commission needs more information, it should CONTINUE this matter to a future meeting.

RECOMMENDED ACTION:

Approve **Option 1.**

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION