

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

April 7, 2005 (Agenda)

LAFCO 05-3: Coleman 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 the Pacific Ocean and Southern Pacific Railroad; approximately 500 feet westerly of Sand Point Road, Santa Claus Lane area (849 Sand Point Road)

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

INTRODUCITON

The Coleman proposal contains less than an acre with an existing single-family home. Adjacent properties are currently served by the Carpinteria Sanitary District.

PROPOSAL INFORMATION

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

The site contains an existing single-family home. No change in land use is proposed.

Surrounding uses include the Pacific Ocean to the south, single-family homes to the east, ocean-front parcels to the west and the Southern Pacific Railroad to the north.

The site is within the District's Sphere of Influence.

Current zoning is Residential 10-R-1 (Single family Dwelling, 10,000 sq. ft. min. lot size) . No change in zoning is proposed. The existing use is compatible with the County General Plan and zoning designation.

2. Topography, Natural Features and Drainage Basins

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

3. Population:

There is one dwelling unit within the proposal area. No change in the number of dwelling units is 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 59030. The assessed value is \$1,391,325 (2004-05 roll). Overall tax rates will not be changed by the annexation.

6. Environmental Impact of the Proposal:

LAFCO is the lead agency. 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. A map sufficient for filing with the State Board of Equalization has not yet been received from the proponent.

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 Coleman 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**.

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BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION