

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

January 9, 2014 (Agenda)

LAFCO 13-10: West Padaro Lane Reorganization: Annexation to the Carpinteria Sanitary District/Detachment from the Summerland Sanitary District
Expand the sphere of influence of the Carpinteria Sanitary District and Reduce the Summerland Sanitary District's sphere of influence.

PROPONENT: Board of Directors of the Carpinteria Sanitary District, by resolution. The Board of Directors of the Summerland Sanitary District supports the detachment from its district.

ACREAGE & LOCATION: Annexation of approximately 72 acres to the Carpinteria Sanitary District and detachment of approximately 42 acres from the Summerland Sanitary District (Exhibit A). All parcels affected by this proposal are located at the westerly end of Padaro Lane with the exception of a County owned beach access parking lot that was added to the reorganization boundaries. The County parking lot may require future connection to the sewer for a public restroom, and if it is not added would create an island between the district's boundaries and the Southern Pacific Railroad Racks and the State highway to the east. .

PURPOSE: To provide sewer service to the parcels in the reorganization area and remove on-site septic systems.

GENERAL ANALYSIS:

Description of Project

The Carpinteria Sanitary District proposes a reorganization involving annexation and detachment of several parcels from the Summerland Sanitary for the purpose of making public sewer service to the parcels in the annexation area. It is geography infeasible for the Summerland Sanitary District to serve the parcels proposed for detachment because its sewer mains are on the east side of the State Highway and Southern Pacific Railroad tracks. After annexation certain owners of properties in the annexation area will construct, to District specifications, an extension of the district's existing sewer main in Padaro Lane and offer the owners of all the parcels the opportunity to tie into the service. The district expects that the owners who construct the main extension will offer to dedicate it for public use and the district will accept the new main into its maintained system, entering into a reimbursement agreement with the owners who pay for the construction. Property owners along Padaro Lane would have the opportunity to abandon their current septic systems, or construct new laterals for future development, and pay for the construction of sewer laterals to tie in to the new sewer main line. Permitting and construction of individual sewer line laterals would occur incrementally, and would be addressed at that future

date. When individual property owners decide to connect to the sewer line, on-site septic systems will be removed in favor of public sewer service.

Sphere of Influence Revisions

Reorganization of the area involving detachment of several parcels from the Summerland Sanitary District and annexation of these and other parcels to the Carpinteria Sanitary District's services, makes it necessary to expand the Carpinteria District's Sphere of Influence and reduce the Summerland Sanitary District's sphere of influence. Presently the reorganization proposal is inconsistent with the district's respective spheres of influence.

Project Information

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

Most of the lots along Padaro Lane are developed with Single Family Residential and accessory uses with wastewater services being provided by private on-site septic tanks. Several lots are undeveloped.

The proposed reorganization is in conformity with the County of Santa Barbara Comprehensive Plan, including Coastal Land Use Development Policy #2, which states: "Annexation of a rural area(s) to a sanitary district or extensions of sewer lines into rural area(s) as defined on the land use plan maps shall not be permitted unless required to prevent adverse impacts on an environmentally sensitive habitat, to protect public health, or as a logical extension of services." The subject parcels are located within the Rural Area and adjacent to the ocean. The proposed project is considered to be beneficial to public health and the environment.

The actions to extend sewers to the properties would be consistent with the Santa Barbara County Toro Canyon Plan Policy WW-TC-1 and related development standards that direct the implementation of wastewater treatment systems that reduce future reliance on septic systems with connections to the District sewer.

2. Environmental Justice:

The reorganization will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

3. Topography, Natural Features and Drainage Basins:

The topography of the Padaro Lane area is relatively flat. These parcels are situated on a coastal bluff and are not at or near sea level. An engineered connection to the sewer is feasible for each of the parcels.

4. Population:

There are 15 registered voters in the reorganization area making it inhabited (12 or more registered voters). There are 16 residences in the reorganization area. Several of the sites are vacant.

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

The Carpinteria Sanitary District's "Plan for Providing Services within the Affected Territory" as required by Government Code Section 56653 is attached, **(Exhibit B)**. Staff has reviewed the Services Plan and believes it adequately addresses the information required.

6. Impact on Prime Agricultural Land, Open Space and Agriculture:

The project site is not prime agricultural land as defined in Government Code Section 56064, nor is there agricultural production on the site.

7. Assessed Value, Tax Rates and Indebtedness:

The assessed value and tax rate of the property will not be affected by this change. The proposal is within Tax Rate Area 059010 and 059048. Several of the property owners own multiple parcels.

The proponent requests the subject territory, upon annexation, be liable for payment of its share of existing indebtedness to be repaid by user charges, which the staff recommends be included as a condition of approval.

8. Environmental Impact of the Proposal:

The Carpinteria Sanitary District, as lead agency, in consultation with LAFCO and other responsible agencies, prepared a Mitigated Negative Declaration for the West Padaro

Lane Main Sewer Extension Project. State Clearing House Number 2013071001, dated August 9, 2013.

Annexation of the West Padero Lane area is reviewed as a key component of the West Padero Lane Main Sewer Extension Project which will extend an approximately 4,100-foot long extension of a Carpinteria Sanitary District sewer main line along the 21 parcels fronting the western portion of Padero Lane, in the unincorporated Capinteria area.

Copies of the Mitigated Negative Declaration have been sent to the members of the Commission under separate cover and are available on the Commission's website (www.sblafco.org). Copies may also be inspected at 105 East Anapamu Street, Room 407, Santa Barbara, CA, 93101. The district's Notice of Determination is included as **Exhibit C**.

9. Landowner and Annexing Agency Consent:

Most of the property owners in the project area consent to the annexation. A few have not signed the consent form, but have not objected to the reorganization. The Carpinteria and Summerland Sanitary District have both consented to the proposed reorganization.

Government Code Section 56663 allows the Commission to waive protest proceedings unless written opposition to the proposal is received from any landowner or registered voter within the affected territory before the conclusion of the commission proceedings on the proposal. In this regard a notice to landowners and property owners is required to advise that there is potential for the extension or continuation of a previously authorized charge, fee, assessment, or tax by the local agency in the affected territory. In order to waive the protest hearing, written opposition to the proposal from landowners or registered voters within the affected territory must be received before the conclusion of Commission proceedings on the proposal.

10. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. The property is contiguous to the District. The site is inhabited; namely, there are more than 12 registered voters in the reorganization area.

The boundaries are definite and certain.

EXHIBITS:

- | | |
|------------------|--|
| Exhibit A | Map of the Proposed Reorganization |
| Exhibit B | District Plan for Providing Services |
| Exhibit C | District Notice of Determination |
| Exhibit D | Proposed Commission Resolution Approving the Reorganization |

ALTERNATIVES FOR COMMISSION ACTION:

After reviewing this report and any testimony or materials that are presented, the Commission can follow one of the following options:

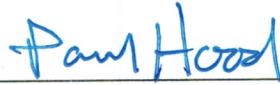
OPTION 1 – APPROVE Resolution No. 13-10 that will take the following actions:

- A. Certify your Commission has reviewed and considered the information contained in the West Padaro Lane Main Sewer Extension Project Final Mitigated Negative Declaration.
- B. Approve Expansion of the Sphere of Influence of the Carpinteria Sanitary District and Reduce the Sphere of Influence for the Summerland Sanitary District to follow the proposed Reorganization boundaries.
- C. Approve the proposal known as the West Padaro Lane Reorganization involving Annexation to the Carpinteria Sanitary District and Detachment of a corresponding portion of the Summerland Sanitary District, subject to the conditions in the Resolution, including that the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- D. Find that if no written opposition to the proposal is received from any landowner or registered voter within the affected territory before the conclusion of the Commission hearing on this matter, waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 –Deny the proposal.

OPTION 3 - Continue the proposal to a future meeting for additional information.

EXECUTIVE OFFICER'S RECOMMENDATION: APPROVE OPTION 1



PAUL HOOD
Executive Officer
LOCAL AGENCY FORMATION COMMISSION

EXHIBIT A

West Padaro Lane Annexation to the Carpinteria Sanitary District
LAFCO 13-10

CARPINTERIA SANITARY DISTRICT
STATEMENT OF ABILITY TO SERVE

Pursuant to California Government Code Section 56668

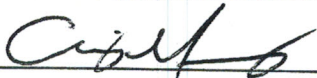
To Whom It May Concern:

The Carpinteria Sanitary District has sufficient capacity within its wastewater collection, treatment and disposal facilities to provide sanitary sewer service to those parcels within the West Padaro Lane Annexation area boundaries. Projected revenue from users within the project area is believed to be adequate to provide service to those users following the proposed boundary change.

CERTIFICATION

I certify the information included herein is true and correct to the best of my knowledge.

Name (please print) Craig M. Murray, P.E.

Signature  Date August 9, 2013

NOTICE OF DETERMINATION

To: County Clerk, Recorder and Assessor
County of Santa Barbara
Hall of Records, 1100 Anacapa St.
Santa Barbara, CA 93101

From: Carpinteria Sanitary District
5300 Sixth Street
Carpinteria, CA 93013

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

Project Title: West Padaro Lane Main Sewer Extension Project

State Clearinghouse Number: 2013071001

Contact Person: Craig Murray, P.E., General Manager (805) 684-7214


Project Location: Unincorporated Santa Barbara County, California

Project Description: The project involves extension of public sewer service to residential properties located on Padaro Lane. Approximately 4,100 linear feet of 8-inch diameter polyvinyl chloride (PVC) sewer pipe and 12 maintenance holes would be constructed within Padaro Lane. The new pipeline would begin at an existing District manhole just east of Garrapata Creek and terminate at a point adjacent to 2781 Padaro Lane. The alignment would deviate from the paved area only at the point where the pipe crosses Toro Canyon Creek, at which point it would be attached to the north side of the concrete bridge structure. The project also involves construction of 4-inch diameter PVC lateral sewers and appurtenant cleanout structures, also within the Padaro Lane right of way. Annexation of 21 discrete parcels (72 acres) within the project area into the Carpinteria Sanitary District service area boundary, and concurrent detachment of 6 parcels (42 acres) from the Summerland Sanitary District is also proposed.

This is to advise that the Carpinteria Sanitary District (Lead Agency) approved the above project on August 6, 2013 and has made the following determinations regarding the project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration (MND) was prepared for the project pursuant to the provisions of the California Environmental Quality Act (CEQA), and was reviewed and considered by the decision-making body prior to its decision on the project. The MND and record of project approval is available to the public at: Carpinteria Sanitary District, 5300 Sixth Street, Carpinteria, California 93013, (805) 684-7214.
3. Mitigation measures were made conditions of approval of the project.
4. A mitigation monitoring and reporting program was adopted for the project.
5. Findings pursuant to Section 15091 of the CEQA Guidelines have been made.

This is to certify that the final MND is available to the general public at the above address.



Craig Murray, P.E., General Manager
Carpinteria Sanitary District

August 9, 2013
Date

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COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS

RESOLUTION NO. R-266

**A RESOLUTION OF THE GOVERNING BOARD OF
CARPINTERIA SANITARY DISTRICT
ADOPTING A MITIGATED NEGATIVE DECLARATION FOR
THE WEST PADARO LANE MAIN SEWER EXTENSION PROJECT
AND APPROVING THE PROJECT AND RELATED ACTIONS**

WHEREAS, the Carpinteria Sanitary District, hereinafter referred to as “District,” prepared an Initial Study to identify potentially significant effects that may result from the construction of the West Padaro Lane Main Sewer Extension Project, hereinafter referred to as “Project”; and

WHEREAS, the Initial Study determined that the Project may have certain potentially significant impacts on the environment; and

WHEREAS, the District prepared a Draft Mitigated Negative Declaration based on the findings of the Initial Study; and

WHEREAS, mitigation measures were identified in the Draft Mitigated Negative Declaration that avoid potentially significant impacts or mitigate the effects to a point where no significant environmental impact would occur; and

WHEREAS, the District released the Draft Mitigated Negative Declaration for public review commencing on June 28, 2013, and provided a notice of intent to adopt a Mitigated Negative Declaration in accordance with Section 15072 of the CEQA guidelines; and

WHEREAS, the District provided a public review period of not less than 30 days and sent copies of the Draft Mitigated Negative Declaration to the State Clearinghouse in accordance with Section 15073 of the CEQA Guidelines; and

WHEREAS, the District, as lead agency, received and considered oral and written comments on the Draft Mitigated Negative Declaration and prepared written responses to said comments which were integrated into a proposed Final Mitigated Negative Declaration; and

WHEREAS, the District published a notice in the newspaper on July 26, 2013 advising the general public of the District’s Board of Director’s consideration on August 6, 2013, to consider approval and adoption of the Final Mitigated Negative Declaration and approval of the Project; and

WHEREAS, on August 6, 2013 the Board of Directors of the District held a duly noticed public meeting to consider adoption of a Final Mitigated Negative Declaration for the Project, at which time evidence, both oral and written, including the Final Mitigated Negative Declaration and staff report, was presented and received and testimony was heard from all interested parties appearing on the matter.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District certifies that the Final Mitigated Negative Declaration has been completed in compliance with CEQA; that the information contained in the Final Mitigated Negative Declaration was reviewed and considered by the District’s Board of Directors before approval; that on the basis of the whole record before it, there is no substantial evidence in the record that the Project will have a significant effect on the environment; that the Final Mitigated Negative Declaration reflects the independent judgment and analysis of the District as lead agency for the proposed Project; and that the Board of Directors hereby adopts the Final Mitigated Negative Declaration for the West Padaro Lane Main Sewer Extension Project.

BE IT FURTHER RESOLVED that the Board of Directors of the District approves of and imposes the mitigation measures set forth in the Final Mitigated Negative Declaration and hereby adopts the Mitigation Monitoring and Reporting Program for the West Padaro Lane Main Sewer Extension Project as set forth in Appendix B of the Final Mitigated Negative Declaration, and further finds that the mitigation measures are fully enforceable through permit conditions, agreements or other measures.

BE IT FURTHER RESOLVED that the Board of Directors of the District hereby approves project findings as set forth in Attachment A of this resolution in accordance with Section 15074 of the CEQA Guidelines.

BE IT FURTHER RESOLVED that the Board of Directors of the District hereby approves the West Padaro Lane Main Sewer Extension Project and finds that the Project is consistent with the County of Santa Barbara Comprehensive Plan, the Coastal Land Use Plan, the Toro Canyon Plan and the Summerland Community Plan.

BE IT FURTHER RESOLVED that the documents and other materials that constitute the record of the proceedings upon which the District's decision is based are located at the District's office located at 5300 Sixth Street, Carpinteria, CA 93013. The custodian of the records is the Board Secretary.

BE IT FURTHER RESOLVED that the foregoing recitals are hereby incorporated by reference.

PASSED AND ADOPTED by the Governing Board of the Carpinteria Sanitary District on the 6th day of August 2013 by the following vote to wit:

AYES: Graf, Modugno, Moorhouse, Damron, ~~Velasco~~

NAYS: None

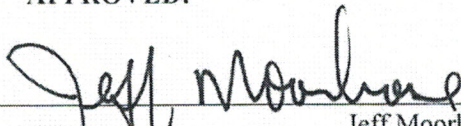
ABSENT: ~~None~~ Velasco

ABSTENTIONS: None


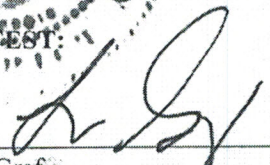
Resolution No. R-266 was thereupon declared, carried, and adopted.

Dated this 6th day of August 2013

APPROVED:



Jeff Moorhouse
President of the Governing Board of
CARPINTERIA SANITARY DISTRICT

Lin Graf
Secretary of the Governing Board of
CARPINTERIA SANITARY DISTRICT

ATTACHMENT A

CEQA FINDINGS WEST PADARO MAIN SEWER EXTENSION PROJECT

FINDINGS OF FACT PURSUANT TO SEC 21081 OF THE PUBLIC RESOURCES CODE and SECTION 15074 OF THE STATE CEQA GUIDELINES.

A. Consideration of the MND

The Mitigated Negative Declaration / Initial Study (MND) has been presented to the Board of the Carpinteria Sanitary District (Board) and each member present has reviewed and considered the MND prior to approval of this project. The MND reflects the independent judgment of the Board and meets the standards for adequacy of an MND as stated within the Guidelines for the California Environmental Quality Act (CEQA) as amended, and is adequate for this proposed project.

B. Full Disclosure and Adequacy of the MND

The Board finds that the MND constitutes a complete, accurate, and adequate good faith effort at full disclosure under CEQA and contains sufficient information and analysis to intelligently take into account the environmental consequences of the project. The Board hereby adopts the MND.

C. Findings Addressing the Significant Impacts Identified in the MND

The Board approves the West Padaro Lane Main Sewer Extension Project, which is a project within the meaning of CEQA (Public Resources Code Section 21065 et seq.), requiring the preparation of an MND. The Board has prepared and adopted an MND that satisfies all CEQA requirements.

The MND identifies significant project-specific impacts to biological resources, hazardous materials, transportation/circulation, and water resources. The MND identifies mitigation measures to mitigate impacts to biological resources, hazardous materials, transportation/ circulation, and water resources to less than significant levels, as discussed below.

Biological Resources

Incidental impacts to specimen trees and/or native trees within the construction corridor, particularly in proximity to Toro Canyon Creek could occur. The potential to impact nesting birds within or adjacent to the work area also exists. These potential impacts are considered potentially significant. The following mitigation measures would reduce the Project's biological resource impacts to a less than significant level:

BIO-1: Tree Protection Plan – Construction Component. The Applicant shall submit a Tree Protection Plan (TPP) prepared by a P&D-approved arborist and/or biologist and designed to protect existing native coast live oak trees. The Applicant shall comply with and specify the following as notes on the Grading Plans:

- a. Fencing of all trees to be protected at least six feet outside the dripline with highly visible construction fencing at least 3 ft high, staked to prevent any collapse, and with signs identifying the protection area placed in adjacent to the bridge.
- b. Fencing/staking/signage shall be maintained throughout construction activities.
- c. If any trimming of coast live oak trees is necessary as part of project construction, it shall be completed only by hand and under the direction of a P&D-approved arborist/biologist:

The following activities are not permitted:

1. Cutting any roots of one-inch in diameter or greater.
2. Tree removal.

Plan Requirements: The Applicant shall: (1) submit the TPP; (2) include all applicable components in the TPP; (3) include as notes or depictions all plan components listed above, graphically depicting all those related construction, and temporarily and/or permanently installed protection measures. **Timing:** The Applicant shall comply with this measure prior to issuance of the Coastal Development Permit. Plan components shall be included on all plans prior to the issuance of grading and building permits. The Applicant shall install tree protection measures on-site prior to issuance of grading and building permits and pre-construction meeting. **Monitoring:** The Applicant shall demonstrate that trees identified for protection were not damaged or removed or, if damage or removal occurred, that correction is completed as required by the TPP.

BIO-2: Tree Protection Plan-Unexpected Damage and Mitigation. In the event of unexpected damage to oak trees, the damaged trees shall be mitigated on a minimum 3:1 ratio. Any performance securities required for installation and maintenance of replacement trees shall be released after its inspection and approval of such installation and maintenance.

Plan Requirements: The Applicant shall include this as a note on the TPP. **Timing:** The Applicant shall comply with this measure prior to issuance of the Coastal Development Permit. Plan components shall be included on all plans prior to the issuance of grading permits. **Monitoring:** The Applicant shall demonstrate that trees identified for protection were not damaged or, if damage occurred, that correction is completed as required by the TPP.

BIO-3: Nesting Birds. The applicant shall retain and pay for a qualified biologist to inspect and monitor the Project site for bird and raptor nesting activity. If construction is to take place during the raptor nesting season (March to September), a qualified biologist shall conduct a pre-construction bird and raptor nesting inspection not more than one week prior to the proposed beginning of construction activity. If birds or raptors are determined to be nesting on or within the vicinity of the project site, no construction activities, including, but not limited to grading or heavy equipment operation, shall take place within 500 feet of the raptor nest or within 300 feet (or the property line, whichever is closer) of a bird nest. Certain construction activities may be allowed on a case-by-case basis.

Plan Requirements and Timing: At a minimum of two days prior to the proposed beginning of construction activity, the results of the survey shall be reviewed and approved. This condition shall be printed on all final grading building plans. **Monitoring:** Site inspections shall be performed throughout the construction phase.

Hazardous Materials / Risk of Upset

Potentially significant environmental impacts could result from inadvertent spills of fuels or other hazardous materials during the construction activities. The following mitigation measure would reduce the project's effects regarding hazardous materials and/or risk of upset to a less than significant level:

HAZ-1 Fuel Handling. Construction equipment fuels shall be stored, handled, and disposed of in a manner which minimizes the potential for risk of upset.

Plan Requirements and Timing: Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the grading plans submitted to the County of Santa Barbara prior to start of construction.

Monitoring: The Applicant shall site inspect prior to the commencement of and as needed during all grading and construction activities.

Noise

Short term increases in noise levels resulting from construction activities could have potentially significant impacts on neighboring residents or public receptors. The following mitigation measure would reduce the project's noise impacts to a less than significant level:

NOI-1. Work Hour Limitations. Construction activity for the installation of the sewer line shall be limited to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. **Plan Requirements:** Three signs stating these restrictions shall be provided by the applicant and posted on site. **Timing:** Signs shall be in place prior to beginning of and throughout grading and construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspectors shall spot check and respond to complaints.

Transportation / Circulation

Short term impacts to local area traffic flow during construction of the proposed pipeline could potentially be considered significant. The following mitigation measure would reduce the project's transportation / circulation impacts to a less than significant level:

CIRC-1. Construction Traffic Control Plan. A Construction Traffic Control Plan (CTCP) shall be prepared and implemented, which shall be approved by the County of Santa Barbara. The CTCP shall include, but not be limited to the following:

- (1) Provide traffic controls (e.g., flaggers, signs, and orange cones) when west bound lane is closed due to pipeline construction;
- (2) Close the pipeline trench for the non-work hours with approved plating, and surround the trench with safety barriers, if necessary; and
- (3) Notify residents or owners of any properties within 1,000 feet and/or adjacent to the pipeline ROW of the construction schedule at least one week before construction in their vicinity;
- (4) Provide access to the affected properties during construction; and

- (5) No construction parking will occur in the public parking lot (e.g., Loon Point County Parking Lot).

Plan Requirements: Flaggers, signs, and cones shall be provided by the applicant and posted at the project site. **Timing:** Signs, orange cones, and flaggers shall be in place prior to beginning of and throughout construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspectors and Permit Compliance shall spot check and respond to complaints.

CIRC-2: Road Encroachment Permit. The applicant shall obtain all necessary roadway encroachment permits from the County Public Works Department for construction of the sewer pipeline in the rights-of-way of Padaro Lane. **Timing:** A copy of the encroachment permit shall be provided to P&D prior to commencement of construction activities. The road encroachment permit shall include/define the specific measures to be included as part of Traffic Control Plan for the project.

Water Resources

Construction activities could potentially result in the discharge of sediment or other contaminants into surface waters or area storm drains with associated potentially significant impacts. The following mitigation measures would reduce the project's impact to a less than significant level:

WATER-1: Erosion and Sediment Control Plan. The applicant shall make every attempt to limit excavation to the dry season of the year (i.e., April 15 to November 1). In the event that construction occurs within the rainy season of the year, an erosion control plan shall be designed to minimize erosion within 100 feet of Toro Canyon Creek and Garrapata Creek. Best Management Practices (BMPs) such as silt fencing, straw bales, and sand bags, shall be installed prior to work involving ground disturbance. **Plan Requirements and Timing:** This requirement shall be noted on all grading plans. **Monitoring:** The applicant shall site inspect throughout the construction period to ensure proper use and maintenance of the BMPs.

WATER-2: Wash Out Location Standards. During construction, washing or refueling/servicing of concrete trucks, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, water body including Toro Canyon Creek and Garrapata Creek, or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to P&D, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans. The washout area(s) shall be in place and maintained throughout construction. **Monitoring:** The applicant shall check plans and site inspect throughout the construction period to ensure proper use and maintenance of the washout area(s).



Carpinteria Sanitary District

Board of Directors Meeting

STAFF REPORT

TO: Board of Directors

FROM: Craig Murray, P.E. - General Manager

SUBJECT: Resolution No. R-266: Adoption of Final Mitigated Negative Declaration West Padaro Lane Main Sewer Extension Project

DATE: August 6, 2013

REQUESTED ACTION: Adopt Resolution No. R-266, adopting a Mitigated Negative Declaration for the West Padaro Lane Main Sewer Extension Project and approving related actions.

BACKGROUND: The West Padaro Lane Main Sewer Extension Project involves construction of approximately 6,100 linear feet of 8-inch diameter gravity sewer main located primarily within the paved travel lanes of Padaro. At the crossing of Toro Canyon Creek, the sewer pipeline will be attached to the existing concrete bridge structure, above the 100-year floodplain elevation. The work also includes construction of a number of lateral sewers from the new main to the bordering property line of those parcels that will be connected to the new sewer in the near future.

The project is being proposed by CalProp 1 LLC (CalProp), the record owner of one of the westernmost residential parcels on Padaro Lane. The District has previously entered into a Sewer Construction Agreement, through which CalProp agreed to pay all of the project costs, including planning, permitting and construction. Although CalProp is responsible for the costs associated with environmental review, the District is the Lead Agency for this project for purposes of compliance with the California Environmental Quality Act (CEQA).

CalProp engaged Dudek, Inc. to prepare an Initial Study and Mitigated Negative Declaration (MND) for the project in accordance CEQA. The Draft MND was completed in June 2013. The document was sent to the State Clearinghouse, placed on the District's website, and circulated for public review. A Notice of Intent to Adopt a Mitigated Negative Declaration was filed with the Santa Barbara County Clerk and published in the local newspaper of record. A public comment period ran from June 28, 2013 to August 5, 2013 in conformance with State law.

The District received written comments on the Draft MND from the Native American Heritage Commission and Mr. Patrick Tumamait. Dudek and the District collaboratively prepared responses to the comments and incorporated these into a Final MND document. The comments and responses are included as Appendix A.

A complete copy of the Final MND for the West Padaro Lane Main Sewer Extension Project is included herewith for reference. Also attached to this staff report is Resolution No. R-266. This resolution, if approved, authorizes the following basic actions:

1. Adopts the Final Mitigated Negative Declaration
2. Adopts a Mitigation Monitoring and Reporting Program for the Project (Appendix B)
3. Approves Project Findings
4. Approves the Project and Finds it to be Consistent with the County General Plan
5. Identifies the Location of the Project Record as the District Administration Office

If Resolution No R-266 is adopted by the Board, District staff will file a Notice of Determination within the statutory time requirements.

A Coastal Development Permit and a Conditional Use permit from the County of Santa Barbara will be required for this project and will be obtained by CalProp. This permit process will include public hearings in accordance with Government Code requirements. Although not strictly required, notice of tonight's meeting and consideration of this item was printed in the Santa Barbara News Press on July 26, 2013.

Representatives from Dudek and CalProp will be on hand to provide an overview of the Final MND and to address any comments or questions raised by the Board or by members of the public.

RECOMMENDATION: Staff recommends that the Board adopt Resolution No. R-266 adopting a Final Mitigated Negative Declaration for the West Padaro Lane Main Sewer Extension Project and approving the project and related actions.

SUGGESTED MOTION: I move that the Board adopt Resolution No. R-266 adopting a Final Mitigated Negative Declaration for the West Padaro Lane Main Sewer Extension Project and approving the project and related actions.

M _____ S _____

Ayes: _____ Nays: _____ Abstentions: _____

Prepared By:  _____
Craig Murray, P.E. - General Manager

- Attachments: 1) West Padaro Lane Main Sewer Extension Project Final Mitigated Negative Declaration.
2) Resolution No. R-266

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LAFCO 13-10

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING A MITIGATED
NEGATIVE DECLARATION, SPHERE OF INFLUENCE AMENDMENTS, AND
REORGANIZATION INVOLVING ANNEXATION TO THE CARPINTERIA SANITARY
DISTRICT AND DETACHMENT OF A PORTION OF THE SUMMERLAND SANITARY
DISTRICT

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Santa Barbara Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code); and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the Commission's consideration of the proposal; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County.

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Local Agency Formation Commission of Santa Barbara County as follows:

(1) The proposal has been reviewed and it is found that the Mitigated Negative Declaration prepared by the Carpinteria Sanitary District as Lead Agency is adequate for the sphere of influence revisions and the reorganization pursuant to the California Environmental Quality Act.

(2) The subject proposal is assigned the distinctive short-form designation:
WEST PADARO LANE REORGANIZATION INVOLVING SPHERE OF
INFLUENCE REVISIONS AND ANNEXATION TO THE CARPINTERIA
SANITARY DISTRICT AND DETACHMENT OF A PORTION OF THE
SUMMERLAND SANITARY DISTRICT

- (3) Said territory is found to be inhabited.
- (4) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A, attached hereto and made a part hereof.
- (5) The proposal is subject to the following terms and conditions:
 - (a) The subject territory shall be liable for its pro rata share of the existing bonded indebtedness of the Carpinteria Sanitary District.
 - (b) The subject territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the current District boundaries.
- (6) If no written protests are received prior to the conclusion of the Commission hearing on this matter, waive conducting authority proceedings and direct staff to complete the proceeding.
- (7) All subsequent proceedings in connection with this annexation shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.

This resolution was adopted on January 9, 2014, and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: _____

Chair
Santa Barbara Local Agency Formation Commission

ATTEST




Jacquelyne Alexander, Clerk
Santa Barbara Local Agency Formation Commission

LAFCO

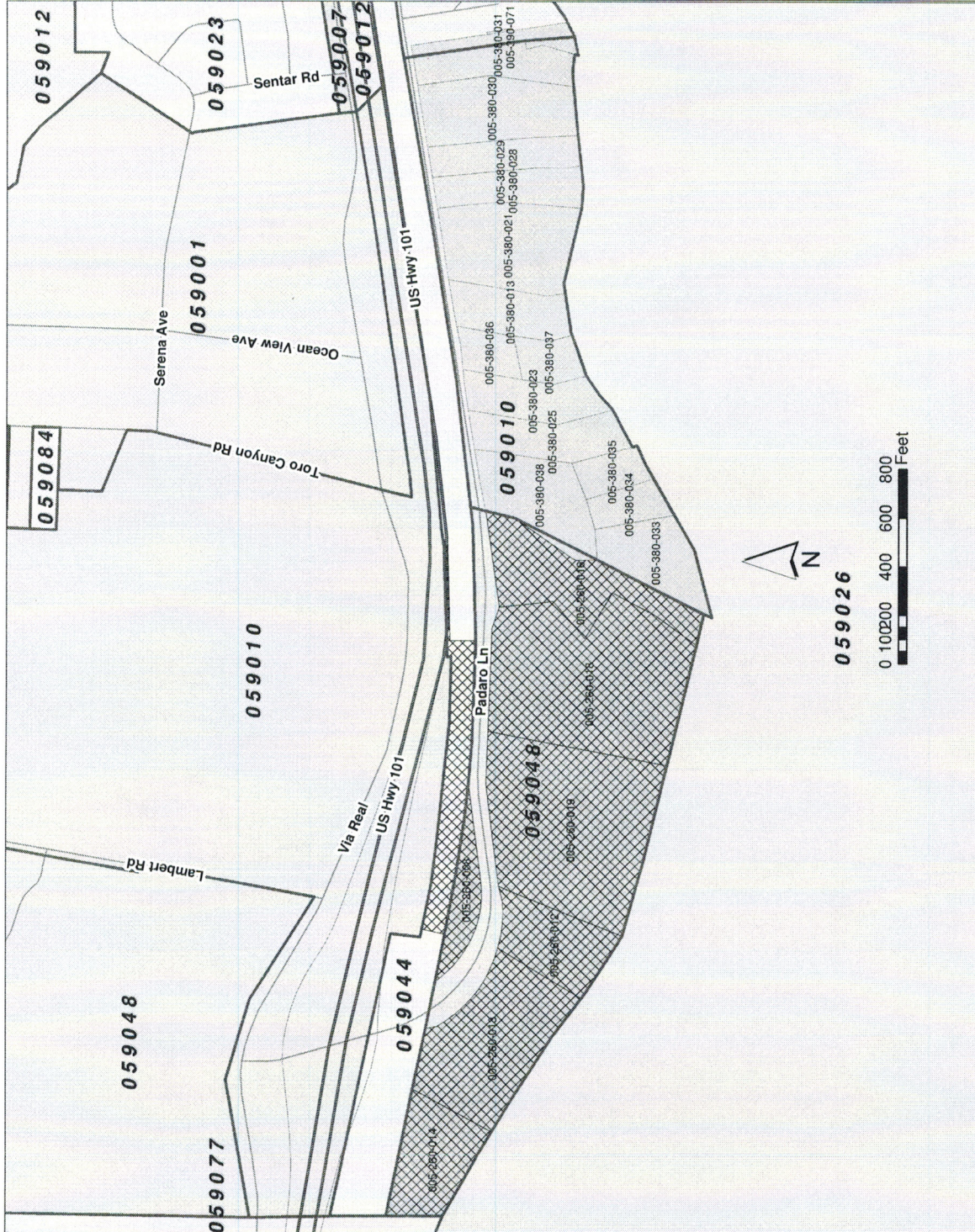
2013-10

WEST PADARO LN. Detachment from the Summerland Sanitary District and Annexation to the Carpinteria Sanitary District

Legend

-  TRA Boundaries
-  Detachment Parcels
-  Annexation Parcels

059048 TRA Numbers
059010




**OFFICE OF THE
CLERK-RECORDER-ASSESSOR**
 Joseph E. Holland
 Clerk-Recorder-Assessor
 Assessor's Cadastral Base Map
 Compiled: December 11, 2013
 Prepared by: Duane Gower
 Assessor's Mapping Division

Note: This map is accurate to the best of our knowledge and belief. This should not be used for any other purpose without the express written consent of the Assessor's Mapping Division.