

Santa Barbara LAFCO

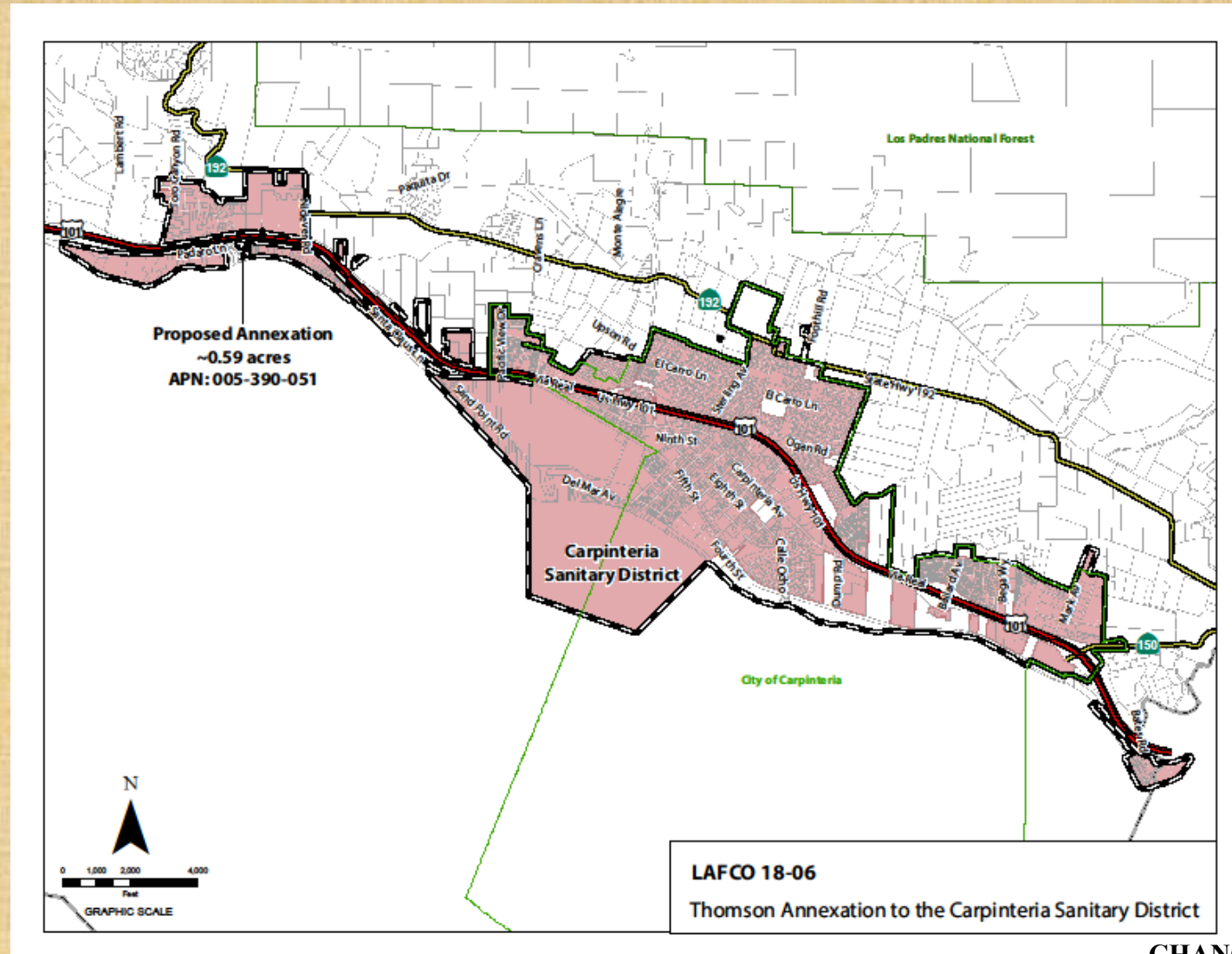
Thomson Sphere of Influence Revision and
Annexation to the Carpinteria Sanitary District

January 3, 2019

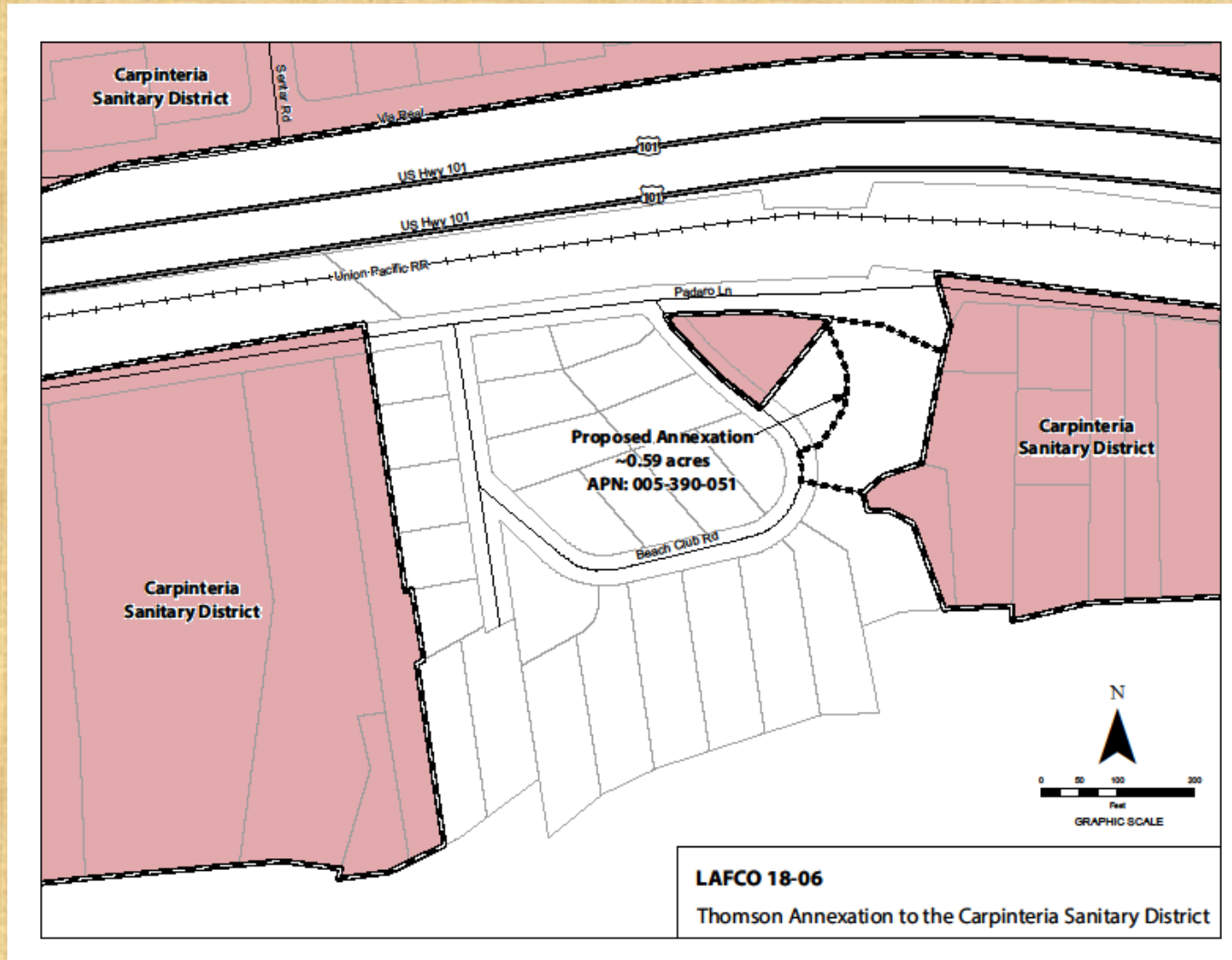
Background

- Applicant: Board of Directors of the Carpinteria Sanitary District, by resolution
- Location: The property is located at 3240 Beach Club Road (APN 005-390-056) and is comprised of one parcel of approximately 0.59 acres to the Carpinteria Sanitary District.
- Purpose: To provide sewer service to the parcel to the parcel for demolition and rebuilding of a single-family dwelling. The existing structure is currently serviced by an on-site septic system.
- Sphere of Influence: The proposal area is outside the District's Sphere of Influence.

Vicinity Map



Annexation/SOI Revision Map



Land Use, Planning and Zoning

- The land use of this parcel is Single-Family Residential 8-R-1. There will be no zoning changes as a result of the annexation. The existing residence and proposed new construction conform with the current zoning.
- The action to extend sewers to the properties in this area is 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. Thus, the proposed project is consistent with Coastal Land Use Plan Policy 2-6, in addition the policies within the Comprehensive Plan and the of the Toro Canyon Area Plan.

Plan for Services

- The Carpinteria Sanitary District's "Plan for Providing Services within the Affected Territory" as required by Government Code Section 56653 indicates that wastewater service to the residence will not be an impact. Once the annexation is complete, the owner will be responsible for financing all of the required sewer improvements to serve the property. Operation and maintenance will be financed via the sewer service charge which are collected annually through the Santa Barbara County tax rolls.

Environmental Determination

- The Carpinteria Sanitary District, as lead agency, in consultation with LAFCO, has prepared a Notice of Exemption pursuant to Public Resources Code Sections 21083 and 21084, Section 15319.

Conclusion

- The sphere of influence revision and annexation represents a logical and reasonable extension of the boundaries of the Carpinteria Sanitary District.

Recommendation Options

- 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.
 - OPTION 2 - CONTINUE this proposal to a future meeting for additional information.
 - OPTION 2 - DENY the proposal

Recommendation

- OPTION 1 – APPROVE the proposal and resolution as follows:
- Find the proposal to be Categorically Exempt (Class 19) from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15319.
- Revise the Carpinteria Sanitary Districts sphere of influence to include the parcel located at 3240 Beach Club Road.
- Approve the proposal, known as the Thomson Annexation to the Carpinteria Sanitary District, subject to the condition the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District
- Find the subject territory is uninhabited, all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings.
- Waive the conducting authority proceedings and direct the staff to complete the proceeding.