

Santa Barbara LAFCO

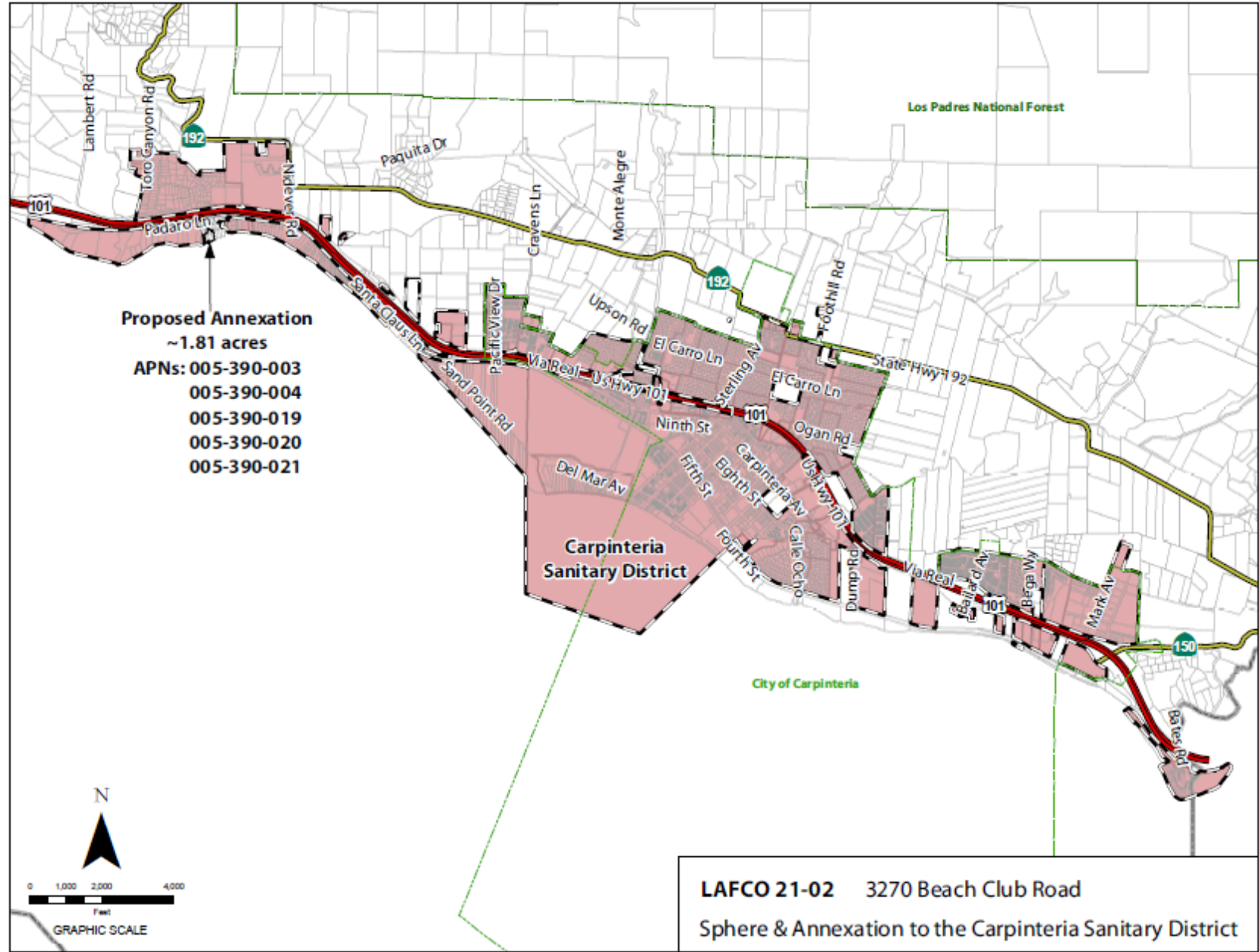
3270 to 3284 Beach Club Road
Annexation to the Carpinteria Sanitary District

November 4, 2021

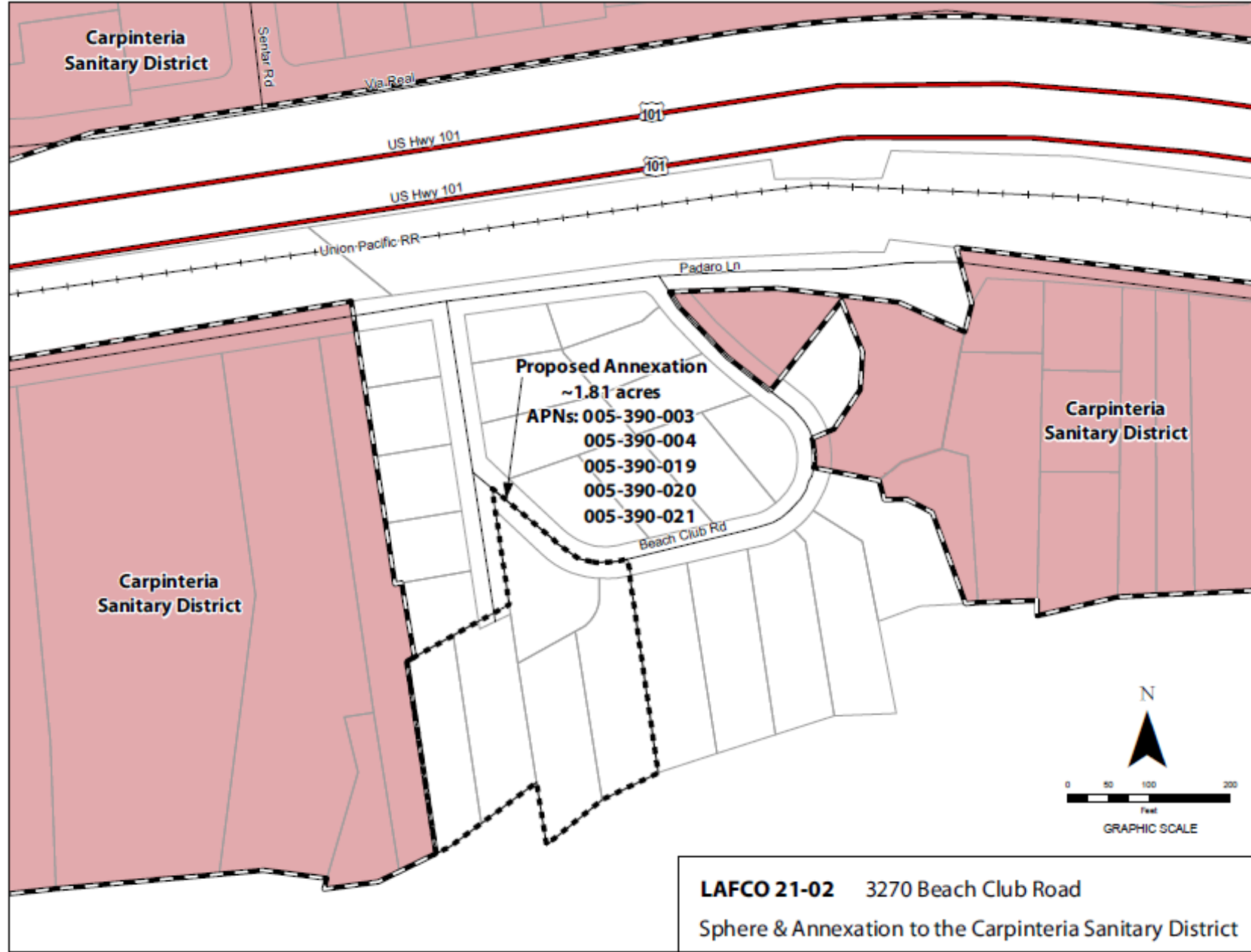
Background

- Applicant: District, by Resolution
- Location: Five parcels are located between 3270 & 3284 Beach Club Road (APNs 005-390-003, 004, 019, 020, & 021) total 1.76 acres
- Purpose: Annex into the Carpinteria Sanitary District to provide sanitary sewer services to an existing single-family residence and future service for other parcels
- Sphere of Influence: The proposal area is outside of the District's Sphere of Influence (Updated in 2017)

Vicinity Map



Annexation Map



Land Use, Planning and Zoning

- The land use is residential with three developed parcels with one Single-Family residence and two vacant parcels
- No changes in land use will be facilitated by the proposed boundary change
- Land use designations and zoning are residential in the County (Residential 4.6 Zoned 8-R-1)

Plan for Services

- The District's Plan for Services outline the adequate services, facilities, and improvements
- The Plan for Services address the provision of governmental services and financing of improvements
- Plan for Services found in Attachment F
- Existing sewer line is northerly on Padaro Lane at approx. 200 lineal feet

Environmental Determination

LAFCO

Santa Barbara Local Agency
Formation Commission

- The proposal is Categorical Exemption pursuant to Public Resources Code Sections 21000, Section 15319, Class 19 & Section 15303, Class 3
- Annexation of individual small parcels for facilities exempt by Section 15303

Change of Organization Item
No 1

District and Landowner Consent

- Parcel is “uninhabited” – less than 12 voters (GC sec. 56079.5)
- The District has consented to waving conducting authority proceedings
- The Property owners have also consented to the annexation
- Therefore, the annexation can proceed without notice, hearing and election

Conclusion

- The site is located in an area that allows the District to best provide services in the future
- The proposed annexation represents a reasonable and logical extension of district services

Recommendation

OPTION 1 – APPROVE the proposal and resolution as follows:

- Find the proposal to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15303, Class 3 New Construction or Conversion of Small Structures and 15319, Class 19 Annexations of Existing Facilities and Lots for facilities Exempt Facilities.
- Amend the Spheres of Influence of the annexing agency to include all five properties;
- Approve the proposal, to be known as 3270-3284 Beach Club Road SOI and Annexation to the Carpinteria Sanitary District;
- Condition approval upon the annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees and assessments of the Carpinteria Sanitary 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; and.
- Waive the conducting authority proceedings and direct the staff to complete the proceeding.