

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

August 7, 2014 (Agenda)

LAFCO 13-8 Railroad Corridor Annexation to the Carpinteria Valley Water District

PROPONENT: Board of Directors of the Carpinteria Valley Water District (CVWD), by resolution.

ACREAGE & LOCATION The Annexation area consists of approximately 100 acres of which 93 acres located on the western edge of the Carpinteria Valley Water District to the southeast edge of the District's boundaries are owned by Union Pacific Railroad (UPRR). The remaining 7 acres are former Union Pacific Railroad parcels located between Elm Avenue and Palm Avenue. These parcel are adjacent to the current Union Pacific Railroad parcels mentioned above **(Exhibits A and B)**.

PURPOSE: To include territory in the district that is receiving District services and is surrounded by the district's boundaries. The annexation will promote orderly governmental boundaries and allow voters to participate in district elections. No change in land use or development potential will be affected by this annexation.

GENERAL ANALYSIS:

Description of Project

The Carpinteria Valley Water District is requesting annexation of Assessor's Parcel Numbers (APNs) 001-010-001, 00-010-018, 001-010-019, 001-010-020, 001-010-021, 001-010-022, 001-010-023, 001-010-031, 001-010-032, 001-220-091, 001-220-092, 001-220-093, 003-010-001, 003-010-002, 003-010-006, 003-010-007, 003-010-011, 004-105-015, 005-010-024, 005-010-025, and 005-010-026. These 23 Union Pacific Railroad parcels span the western edge of the Water District boundary to the southeast edge of the boundary. The CVWD is also requesting annexation of the following APN's: 004-105-003, 004-105-004, 004-105-005, 004-106-011, 004-105-012, and 004-105-014. These seven former Union Pacific Railroad parcels are located between Elm Avenue and Palm Avenue and are adjacent to the current UPRR property.

The proposed annexation is to include territory with the CVWD that is already receiving district water services. Additionally, including the 23 parcels owned by UPRR will eliminate an island by including territory that is surrounded by the district and within its sphere of influence.

There is one multi-unit apartment serving approximately 20 residents. The complex is already receiving water service from the district.

### Sphere of Influence

The area proposed for annexation is within the sphere of influence of the Carpinteria Valley Water District.

### Project Information

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

The existing land uses are in conformance with the existing City of Carpinteria General Plan. No changes in land use are proposed in connection with this annexation.

The area proposed for annexation has a variety of land uses. These include: commercial, warehousing, mineral processing, office buildings, utility, parks, apartments, and miscellaneous other uses. No land use changes are proposed as a result of the annexation. Since the annexation area is within the City of Carpinteria, the County General Plan does not apply. The City of Carpinteria General Plan designates the former UPRR parcels as general commercial, general industrial and open space/recreation. The current UPRR parcels traverse through the following Carpinteria City General Plan areas: visitor-serving, commercial, research development industrial, open space/recreation, planned unit development, coastal dependent industrial, medium density residential, public facility, and general commercial. Based on the Carpinteria General Plan Land Use Map, almost every parcel is adjacent to, or completely within, Open Space recreation areas.

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 former UPRR parcels are located in a flat coastal area. The elevation ranges between 10-15 feet above mean sea level with a minimal slope of approximately 1.5%.

The UPRR parcels span the entirety of the CVWD's boundaries from east to west. The easternmost parcels are located on generally flat coastal bluffs at an approximate elevation of 100 feet above sea level. The elevation mainly declines at a slope of less than 1% to the lowest elevation of 5 feet above mean sea level, located throughout the Carpinteria City boundaries.

4. Population:

There are 22 registered voters in the annexation area making it inhabited (12 or more registered voters). There are 987 registered voters within 300 feet of the exterior boundary of the proposed annexation area. Therefore there are 1,009 registered voters in total.

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

The Carpinteria Valley Water District's "Plan for Providing Services within the Affected Territory" as required by Government Code Section 56653 does not apply to this change of organization. This is because the CVWD is already providing water service to the seven inhabited parcels.

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 05002. The net assessed valuation is \$380,671. The Union Pacific Railroad property is separate from the residential valuation.

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:

As CEQA lead agency, the Carpinteria Valley Water District has approved a Categorical Exemption (Class 19 – Annexation of Existing Facilities and Lots for Exempt Facilities, Section 15319) prepared by the Carpinteria Valley Water District as lead agency, dated February 11, 2013. A copy of the Notice of Exemption is included with this staff report as

**Exhibit C** and may be inspected at the following location: 105 East Anapamu Street, Room 407, Santa Barbara, CA, 93101. Additionally, a copy of the document is posted online at: [www.sblafco.org](http://www.sblafco.org).

9. Notice:

Government Code Section 56157(h) states that if the total number of notices required to be mailed to landowners and registered voters 1,000, then notice may instead be provided by publishing a display advertisement of at least one-eighth page in a newspaper, at least 21 days prior to the hearing. Since there are 1,009 registered voters and 8 property owners in the annexation area, and within 300 feet of the annexation area, the display advertisement was published in the Santa Barbara News-Press on July 14, 2014.

10. Landowner and Annexing Agency Consent:

The owners of the seven parcels not owned by UPRR, (APN's: 004-105-003, 004-105-004, 004-105-005, 004-106-011, 004-105-012, and 004-105-014), have files consent to annexation forms. These are attached to this staff report as **Exhibit D**. In addition, Union Pacific Railroad was sent a Notice of the Hearing, as required by Government Code Section 56662 (c)(2).

11. Protest Proceedings:

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.

12. Boundaries, Lines of Assessment and Registered Voters:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. The property is contiguous and surrounded by the District. The site is inhabited; namely, there are more than 12 registered voters in the annexation area.

13. Conclusion:

The proposed annexation represents a logical expansion of the boundaries of the Carpinteria Valley Water District. It will include seven parcels that are already receiving water service from the district and property owned by the Union Pacific Railroad that is surrounded by the district. The residents of the apartment building will be allowed to vote in district elections after the annexation is completed. Although the railroad properties do not receive water from the district, annexation eliminates an island within the district.

**EXHIBITS**

<b>Exhibits A&amp;B</b>	<b>Maps of the Proposed Annexation</b>
<b>Exhibit C</b>	<b>District Notice of Exemption</b>
<b>Exhibit D</b>	<b>Landowner Consent Form</b>
<b>Exhibit E</b>	<b>Proposed Commission Resolution Approving the Annexation</b>

**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. 13-8 (**Exhibit E**) that will take the following actions:

- A. Certify your Commission has reviewed and considered the information contained in the Categorical Exemption (Class 19 – Annexation of Existing Facilities and Lots for Exempt Facilities, Section 15319) prepared by the Carpinteria Valley Water District as lead agency, dated February 11, 2013.
- B. Approve the proposal known as the Railroad Corridor Annexation to the Carpinteria Valley Water 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.
- C. 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.

RECOMMENDED ACTION:

Approve OPTION 1.

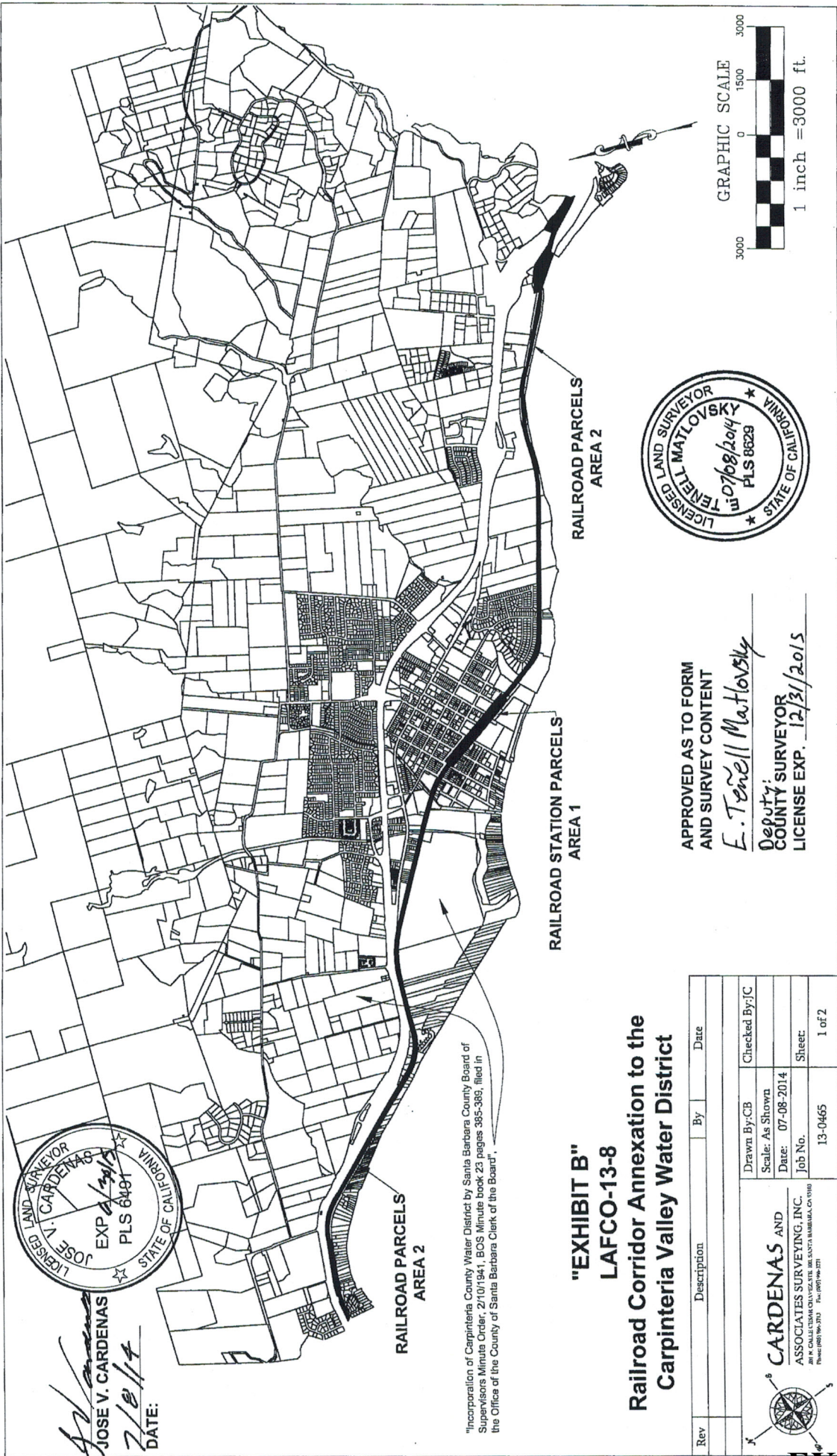


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PAUL HOOD

Executive Officer

LOCAL AGENCY FORMATION COMMISSION



LICENSED LAND SURVEYOR  
 JOSE V. CARDENAS  
 EXP. 2/28/14  
 PLS 6491  
 STATE OF CALIFORNIA

JOSE V. CARDENAS  
 2/28/14  
 DATE:

RAILROAD PARCELS  
 AREA 2

"Incorporation of Carpinteria County Water District by Santa Barbara County Board of Supervisors Minute Order, 2/10/14, BOS Minute book 23 pages 355-363, filed in the Office of the County of Santa Barbara Clerk of the Board".

RAILROAD STATION PARCELS  
 AREA 1

RAILROAD PARCELS  
 AREA 2

**"EXHIBIT B"**  
**LAFCO-13-8**  
**Railroad Corridor Annexation to the**  
**Carpinteria Valley Water District**

LICENSED LAND SURVEYOR  
 TENEIL MATLOVSKY  
 IN 07/08/2014  
 PLS 8629  
 STATE OF CALIFORNIA

APPROVED AS TO FORM  
 AND SURVEY CONTENT  
 E. Teneil Matlovsky  
 Deputy  
 COUNTY SURVEYOR  
 LICENSE EXP. 12/31/2015

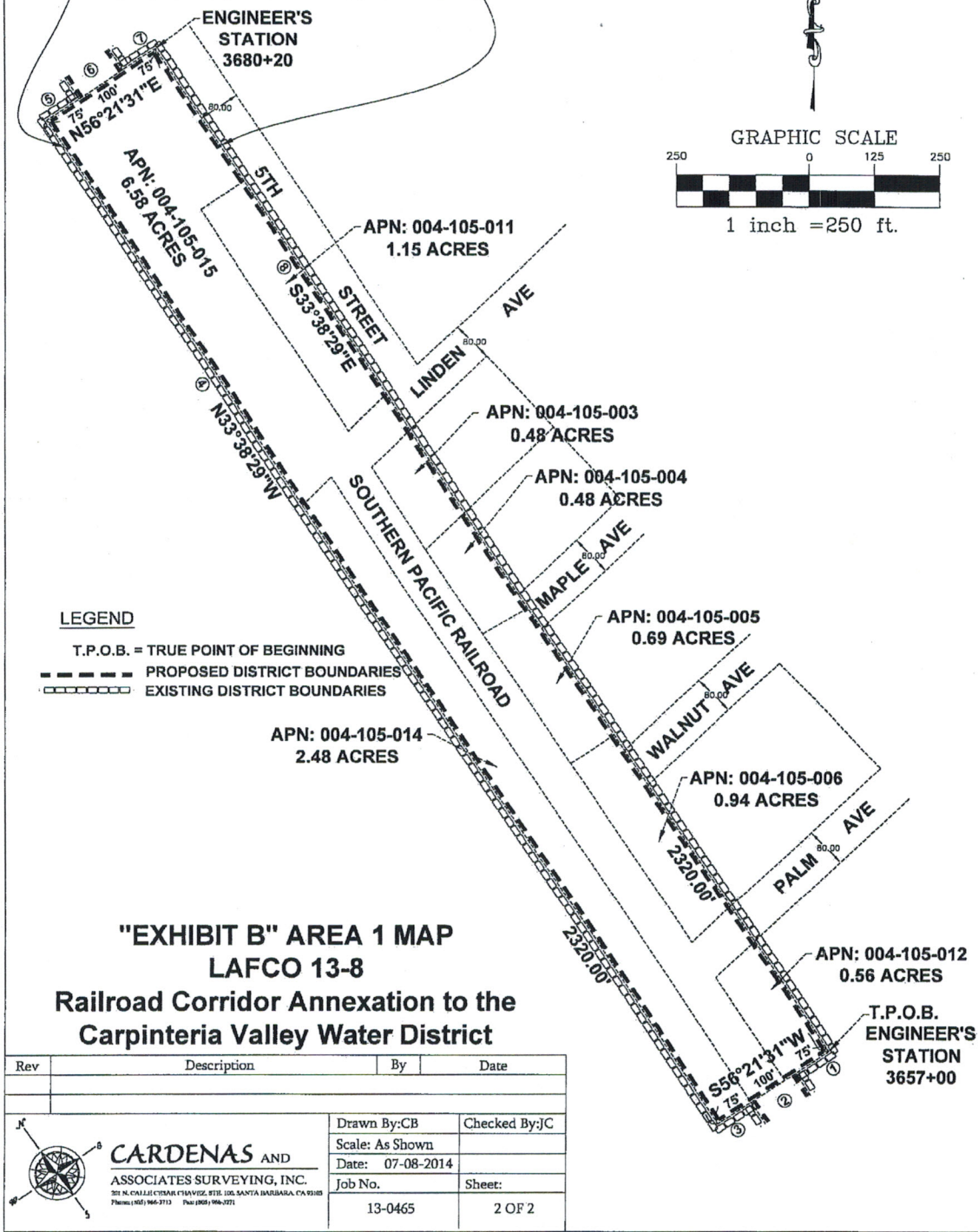
Rev	Description	By	Date

Drawn By: CB Scale: As Shown Date: 07-08-2014	Checked By: JC
Job No. 13-0465	Sheet: 1 of 2



"Incorporation of Carpinteria County Water District by Santa Barbara County Board of Supervisors Minute Order, 2/10/1941, BOS Minute book 23 pages 385-389, filed in the Office of the County of Santa Barbara Clerk of the Board",



**LEGEND**

- T.P.O.B. = TRUE POINT OF BEGINNING
- PROPOSED DISTRICT BOUNDARIES
- EXISTING DISTRICT BOUNDARIES

**"EXHIBIT B" AREA 1 MAP  
LAFCO 13-8  
Railroad Corridor Annexation to the  
Carpinteria Valley Water District**

Rev	Description	By	Date

<p><b>CARDENAS AND ASSOCIATES SURVEYING, INC.</b> 301 N. CALLE CIENAS TRAVIEZ, #110, LOS ANGELES, CA 90008 Phone: (818) 966-3713 Fax: (818) 966-3721</p>	Drawn By: CB	Checked By: JC
	Scale: As Shown	
	Date: 07-08-2014	
	Job No. 13-0465	Sheet: 2 OF 2





## **NOTICE OF EXEMPTION**

### **Filing of Notice of Exemption in Compliance with Section 21108 of the Public Resources Code**

**TO:** County Clerk  
County of Santa Barbara  
105 East Anapamu Street  
Santa Barbara CA 93101

**FROM:** Carpinteria Valley Water District  
1301 Santa Ynez Avenue  
Carpinteria, CA 93013  
(805) 684-2816

**Project Title:** Railroad Corridor Annexation to the Carpinteria Valley Water District

**Project Location – City:** Carpinteria                      **County:** Santa Barbara

17 Union Pacific Rail Road parcels within the Carpinteria Valley Water District boundary:

001-010-001, 001-010-020, 001-010-021, 001-010-031, 001-010-032, 001-220-092,  
001-220-093, 003-010-001, 003-010-002, 003-010-003, 003-010-006, 003-010-007,  
003-010-011, 004-105-015, 005-010-024, 005-010-025, 005-010-026

7 former Union Pacific Rail Road parcels within the Carpinteria Valley Water District boundary:

004-105-003, 004-105-004, 004-105-005, 004-105-006, 004-105-011, 004-105-012,  
004-105-014

**Description of Project:** To include within the Carpinteria Valley Water District boundary Union Pacific Railroad (UPRR) corridor owned land and also former UPRR owned parcels now receiving District services but not included within the District boundary.

**Name of Public Agency Approving Project:** Carpinteria Valley Water District

**Exempt Status:** CEQA Article 19 - Categorical Exemption Section 15319:

Annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities.

**Reason Why Project is Exempt:** The annexation and interim agreement are exempt under Section 15319 and will serve existing facilities which are exempt under Section 15301.

**Lead Agency Contact Person:** Michael Shaffer

**Telephone Number:** (805) 684-2816

  
Charles Hamilton, CVWD General Manager

Date: February 11, 2013



# Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013  
Phone (805) 684-2816

## BOARD OF DIRECTORS

*Matthew Roberts*  
President  
*Alonzo Orozco*  
Vice President  
*Richard Forde*  
*Polly Holcombe*  
*June Van Wingerden*

## GENERAL MANAGER

*Charles B. Hamilton*

Peter Lewis  
Parcel 004-105-012  
410 Palm Avenue

I hereby give written consent, as the land owner or recognized representative for the landowner, for the annexation of parcel 004-105-012 located at 410 Palm Avenue to the Carpinteria Valley Water District. I understand that the sole purpose of this annexation is to allow the inclusion of said parcel within the Water District's boundary.

Signature of Landowner or Representative

Date Signed

*Peter Lewis Manager*  
*Palm Ave Lofts, LLC.*

Printed Name of Landowner or Representative

*Manager*

Title

13-8

EXHIBIT D



# Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013  
Phone (805) 684-2816

## BOARD OF DIRECTORS

*Matthew Roberts*  
President  
*Alonzo Orozco*  
Vice President  
*Richard Forde*  
*Polly Holcombe*  
*June Van Wingerden*

## GENERAL MANAGER

*Charles B. Hamilton*

Caldwell Child's Trust  
550 Linden Ave  
Parcel 004-105-003

I hereby give written consent, as the land owner or recognized representative for the landowner, for the annexation of parcel 004-105-003 located at 550 Linden Ave to the Carpinteria Valley Water District. I understand that the sole purpose of this annexation is to allow the inclusion of said parcel within the Water District's boundary.

*Verna C. Carter*

Signature of Landowner or Representative

3/22/13

Date Signed

Verna C. Carter

Printed Name of Landowner or Representative

Owner Trustee

Title



# Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013  
Phone (805) 684-2816

BOARD OF DIRECTORS

*Matthew Roberts*  
President  
*Alonzo Orozco*  
Vice President  
*Richard Forde*  
*Polly Holcombe*  
*June Van Wingerden*

GENERAL MANAGER

*Charles B. Hamilton*

Caldwell Child's Trust

Parcel 004-105-006

I hereby give written consent, as the land owner or recognized representative for the landowner, for the annexation of parcel 004-105-006 to the Carpinteria Valley Water District. I understand that the sole purpose of this annexation is to allow the inclusion of said parcel within the Water District's boundary.

*Verna C. Carter*

Signature of Landowner or Representative

3/22/13

Date Signed

Verna C. Carter

Printed Name of Landowner or Representative

Owner/Trustee

Title

13-8

EXHIBIT D



# Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013  
Phone (805) 684-2816

BOARD OF DIRECTORS

*Matthew Roberts*  
President  
*Alonzo Orozco*  
Vice President  
*Richard Forde*  
*Polly Holcombe*  
*June Van Wingerden*

GENERAL MANAGER

*Charles B. Hamilton*

Caldwell Child's Trust  
5095 Sixth St  
Parcel 004-105-004

I hereby give written consent, as the land owner or recognized representative for the landowner, for the annexation of parcel 004-105-004 located at 5095 Sixth St to the Carpinteria Valley Water District. I understand that the sole purpose of this annexation is to allow the inclusion of said parcel within the Water District's boundary.

*Verna C. Carter*

Signature of Landowner or Representative

3/22/13

Date Signed

Verna C. Carter

Printed Name of Landowner or Representative

Owner Trustee

Title

13-8

EXHIBIT D



# Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013  
Phone (805) 684-2816

## BOARD OF DIRECTORS

*Matthew Roberts*  
President  
*Alonzo Orozco*  
Vice President  
*Richard Forde*  
*Polly Holcombe*  
*June Van Wingerden*

## GENERAL MANAGER

*Charles B. Hamilton*

City of Carpinteria  
499 Linden Ave  
Parcel 004-105-011

I hereby give written consent, as the land owner or recognized representative for the landowner, for the annexation of parcel 004-105-011 located at 499 Linden Ave to the Carpinteria Valley Water District. I understand that the sole purpose of this annexation is to allow the inclusion of said parcel within the Water District's boundary.

*Matthew Roberts*  
Signature of Landowner or Representative

*Feb 21 13*  
Date Signed

*Matthew Roberts*  
Printed Name of Landowner or Representative

*Parks Director*  
Title

13-8



## Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013  
Phone (805) 684-2816

### BOARD OF DIRECTORS


Matthew Roberts  
President  
Alonzo Orozco  
Vice President  
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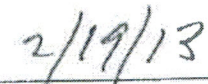
### GENERAL MANAGER


Charles B. Hamilton


Baker Investments, LLC  
500 Maple Ave  
Parcel 004-105-005

I hereby give written consent, as the land owner or recognized representative for the landowner, for the annexation of parcel 004-105-005 located at 500 Maple Ave to the Carpinteria Valley Water District. I understand that the sole purpose of this annexation is to allow the inclusion of said parcel within the Water District's boundary.

  
\_\_\_\_\_  
Signature of Landowner or Representative

  
\_\_\_\_\_  
Date Signed

  
\_\_\_\_\_  
Printed Name of Landowner or Representative

  
\_\_\_\_\_  
Title

13-8

EXHIBIT D



# Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013  
Phone (805) 684-2816

BOARD OF DIRECTORS

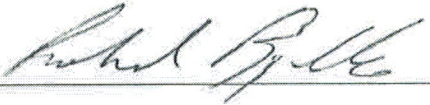
*Matthew Roberts*  
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*Alonzo Orozco*  
Vice President  
*Richard Forde*  
*Polly Holcombe*  
*June Van Wingerden*

GENERAL MANAGER

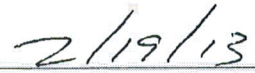
*Charles B. Hamilton*

California State Department of Parks and Recreation  
Carpinteria State Beach  
Parcel 004-105-014

I hereby give written consent, as the land owner or recognized representative for the landowner, for the annexation of parcel 004-105-014 located at the Carpinteria State Beach to the Carpinteria Valley Water District. I understand that the sole purpose of this annexation is to allow the inclusion of said parcel within the Water District's boundary.

  
\_\_\_\_\_

Signature of Landowner or Representative

  
\_\_\_\_\_

Date Signed

*RICHARD ROZZELCE*  
\_\_\_\_\_

Printed Name of Landowner or Representative

*DISTRICT SUPERINTENDENT*  
\_\_\_\_\_

Title

13-8

**EXHIBIT D**



LAFCO 13-8

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING THE RAILROAD  
CORRIDOR ANNEXATION TO THE CARPINTERIA VALLEY WATER 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, existing 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) Find the proposal to be categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15319, Annexation of Existing Facilities and Lots for Exempt Facilities ("Class 19").

(2) The subject proposal is assigned the following distinctive short-form designation:  
RAILROAD CORRIDOR ANNEXATION TO THE CARPINTERIA VALLEY  
WATER DISTRICT

(3) Approve the proposal subject to the following terms and conditions:

(a). The subject territory shall be liable for its pro rata share of any existing bonded indebtedness of the Carpinteria Valley Water District, and

(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.

(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 thereof.

(5) 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.

(6) 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 August 7, 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