

LAFCO 21-17

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING THE 3270 TO  
3284 BEACH CLUB ROAD INVOLVING AMENDMENT OF THE SPHERES OF  
INFLUENCE AND ANNEXATIONS TO CARPINTERIA 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, on October 8, 2021, the Executive Officer issued a Certificate of Filing regarding LAFCO Application No. 21-02. The application proposes annexation of the property known as the 3270 to 3284 Beach Club Road involving sphere of influence amendment and annexation to the Carpinteria Sanitary District (Annexation No. 136); 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, a staff report was prepared, and the public hearing was duly conducted under the Assembly Bill 361 meetings laws; 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 Commission has considered all factors required to be considered by Government Code Sections 56668 et seq.

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Commission as follows:

- (1) 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 individual small parcels for facilities exempted by Section 15303;
- (2) The Commission's written determination pursuant to Government Code Section 56425(e) (1-5) include:

- a) Present and planned land uses in the area, including agriculture, and open space lands:

The present and planned uses for this Sphere of Influence Amendment are consistent with the County's General Plan, for Toro Canyon Planning Area approved by the County. The plan for providing services for this area include services from the Carpinteria Sanitary District for sewer services to single-family residences. The Carpinteria Valley Water District would provide water services. The County's approval requires the existing septic system to be removed as a condition and then annexation into the sanitary district. Overall, the County's General Plan clearly identifies community goals, objectives, policies and standards. The policy document and development approval provide for the logical and orderly growth of the Sanitary District. The annexation contains no agricultural resources or changes to land use as a result.

- b) Present and probable need for public facilities and services in the area:

The present need for public services in the proposed SOI area consist of services for an existing single-family residence and the potential for buildout of two vacant parcels under common ownership. Water services would be provided by the Carpinteria Valley Water District and sewer services would be provided by Carpinteria Sanitary District. Fire would be provided Carpinteria/Summerland Fire Protection District. The five parcels already resides within these other services provider boundaries. Much of the neighboring lots within Beach Club Road were annexed into the Sanitary District as part of West Padaro lane Reorganization. The primary purpose is to allow for extension of public sanitary sewer service to the identified properties.

- c) Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide:

Sanitary services identical to other users currently within Carpinteria Sanitary District could be provided within six months of annexation. An 8-inch diameter gravity sewer would be constructed from the existing gravity sewer main in Padaro Lane southward in Beach Club Road, within an existing utility easement. Private sewage ejector pumps and private force mains would be required from the individual parcels based on area topography. Public and private sewer improvements would be paid for by the applicant. The public sewer main extension would be dedicated to the Carpinteria Sanitary District for future operation and maintenance. Once annexed, the applicant would pay a development impact fee (DIF) and an annual sewer service charge for each parcel that is connected to the public sewer system. The Sanitary District has stated it has the adequate capacity to provide services to all five parcels.

- d) Existence of social or economic communities of interest in the area if the Commission determines that they are relevant to the agency:

The Sphere of Influence areas Carpinteria Sanitary District are linked to the City of Carpinteria and Summerland communities social and economic interest. Residential development is proposed in the Sphere amendment and the District or surrounding areas provide places for shopping and services for the people living in the area. Areas to recreate, schools, places of worship and cultural events would also be available to the areas in the Sphere of Influence that include residential development. The district will

also gain assessment advantages or sewer service charges with the annexation.

- e) Present and probable need for public facilities and services of Disadvantage Unincorporated Communities:

The Carpinteria area has a variety of economic diversity within the community and surrounding area including within or adjacent to the Sphere of Influence. A Disadvantaged Unincorporated Community is defined as a community with an annual median household income that is less than 80 percent of the statewide annual median household income. This amendment of the Sphere of Influence is currently developed with existing single-family residence and vacant land. The surrounding Beach Club Road area exceeds the median household income for the surrounding community of Carpinteria, which has a median household income of \$88,381 as of 2020. This does not qualify as a disadvantage unincorporated community for the present and probable need for public facilities and services.

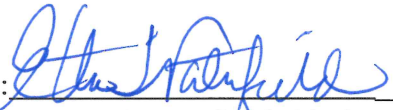
- (4) The proposal is found to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County;
- (5) The Carpinteria Sanitary District's spheres of influence is revised to include the properties known as 3270 to 3284 Beach Club Road as set forth in Exhibit C;
- (6) The subject proposal is assigned the distinctive short-form designation:  
3270 to 3284 Beach Club Road Sphere and Annexation;
- (7) Said territory is found to be uninhabited;
- (8) The boundaries of the affected territory as revised are found to be definite and certain as set forth in Exhibits A and B, attached hereto and made a part hereof, subject to the condition that prior to the Executive Officer executing and recording the Certificate of Completion, the proponent shall obtain the County Surveyor's final approval of the legal description and map and submit such approval to the Executive Office.
- (9) The proposal is subject to the terms and conditions that the annexed territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to other properties presently within the District.
- (10) All affected landowners have given written consent to the annexations and the annexing agency have consented to waive conducting authority proceedings.
- (11) The conducting authority proceedings are waived and staff is directed to complete the proceedings, subject to compliance with all conditions of this Resolution;
- (12) All subsequent proceedings in connection with this reorganization shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this Resolution.
- (13) The Sphere of Influence amendments and annexation shall become final upon

the recordation of the Certificate of Completion.

This resolution is hereby adopted this 4<sup>th</sup> day of November, 2021 in Santa Barbara, California.

AYES: Commissioner Aceves, Freeman, Geyer, Hartmann, Lavagnino,  
Stark, and Waterfield  
NOES: None  
ABSTAIN: None

Santa Barbara County Local Agency Formation Commission

By:   
Etta Waterfield, Chair  
Date: 11-4-21

ATTEST:

  
Jacquelyne Alexander, Clerk  
Santa Barbara County Local Agency Formation Commission

EXHIBIT "A"  
LAFCO 21-02  
BEACH CLUB FAMILY TRUST ANNEXATION TO THE  
CARPINTERIA SANITARY DISTRICT

THAT PORTION OF THE OUTSIDE PUEBLO LANDS OF THE CITY OF SANTA BARBARA, IN THE COUNTY OF SANTA BARBARA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY TERMINUS OF THE 37TH COURSE RECITED AS NORTH 81°20'00" EAST, 444.50 FEET, SAID NORTHEASTERLY TERMINUS BEING THE SOUTHWESTERLY TERMINUS OF THE 38TH COURSE IN EXHIBIT A OF THE WEST PADARO LANE REORGANIZATION ANNEXATION TO THE, CARPINTERIA SANITARY DISTRICT, LAFCO # 13-10, INSTRUMENT No. 2014-0034566, RECORDED FEBRUARY 10, 2014 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE, NORTH 63°12'00" EAST ALONG SAID 38TH COURSE, 100.00 FEET TO THE TRUE POINT OF BEGINNING, SAID TRUE POINT OF BEGINNING BEING THE SOUTHWESTERLY CORNER OF LAND BEING A POINT ON THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN DESCRIBED IN THE DEED TO RICHARD C. HOLLOWAY, ET UX., RECORDED SEPTEMBER 23, AS INSTRUMENT No. 14613, IN BOOK 685, PAGE 370 OF OFFICIAL RECORDS; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID HOLLOWAY LAND.

1ST: NORTH 10°10'00" WEST 239.14 FEET; THENCE,

2ND: NORTH 59°44'30" EAST 142.40 FEET TO A POINT ON THE WESTERLY LINE OF LOT II OF SERENA BEACH CLUB, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN BOOK 45, PAGES 18 AND 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE.

3RD: NORTH 10°10'00" WEST, 157.45 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT II; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT II THE FOLLOWING TWO COURSES,

4TH: SOUTH 48°30'00" EAST 100.06 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 99.94 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE.

5TH: 68.54 FEET THROUGH A CENTRAL ANGLE OF 39°17'30" TO THE NORTHWESTERLY CORNER OF LOT 13 OF SAID SERENA BEACH CLUB SAID NORTHWESTERLY CORNER BEING A POINT ON SAID CURVE; THENCE CONTINUING SOUTHEASTERLY ALONG THE ARC OF SAID CURVE.

6TH: 29.14 FEET THROUGH A CENTRAL ANGLE OF 16°42'30" TO THE NORTHEASTERLY CORNER OF SAID LOT 13; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 13.

7TH: SOUTH 10°10'00" EAST 258.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 13; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 13.

8TH: SOUTH 63°07'00" WEST 77.27 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 13 SAID SOUTHWESTERLY CORNER BEING THE SOUTHEASTERLY CORNER OF LOT 12 OF SAID SERENA BEACH CLUB; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE.

9TH: SOUTH 49°10'00" WEST 86.03 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 12;  
THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 12.

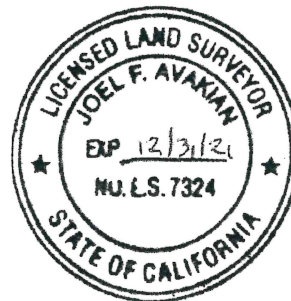
10TH: NORTH 10°10'00" WEST 61.96 FEET TO THE SOUTHEASTERLY CORNER OF SAID HOLLOWAY  
LAND AS SHOWN ON A RECORD OF SURVEY FILED IN THE OFFICE OF THE COUNTY RECORDER  
OF SAID COUNTY IN BOOK 38, PAGE 17; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY  
LINE OF SAID HOLLOWAY LAND THE FOLLOWING TWO COURSES.

11TH: SOUTH 51°43'00" WEST 131.34 FEET; THENCE.

12TH: SOUTH 63°12'00" WEST 18.66 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 1.81 ACRES, 78,933 SQ. FT.

Joel F. Avakian 06/06/2021  
JOEL F. AVAKIAN L.S. 7324 DATED:



APPROVED AS TO FORM AND SURVEY CONTENT

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ALEKSANDAR JEVREMOVIC, PLS 8378 DATED:  
COUNTY SURVEYOR  
LIC. EXP. -----

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Parcel name: 13

North: -54.6449      East : -2716.7675  
Line Course: N 10-10-00 W Length: 239.14  
North: 180.7403      East : -2758.9787  
Line Course: N 59-44-30 E Length: 142.40  
North: 252.4956      East : -2635.9789  
Line Course: N 10-10-00 W Length: 157.45  
North: 407.4734      East : -2663.7708  
Line Course: S 48-30-00 E Length: 100.06  
North: 341.1716      East : -2588.8302  
Curve Length: 68.54      Radius: 99.94  
Delta: 39-17-39      Angle: 35.68  
Chord: 67.20      Course: S 68-08-49 E  
Course In: N 41-30-00 E      Course Out: S 02-12-21 W  
RP North: 416.0222      East : -2522.6080  
End North: 316.1563      East : -2526.4546  
Curve Length: 29.14      Radius: 99.94  
Delta: 16-42-21      Angle: 14.67  
Chord: 29.04      Course: N 83-51-10 E  
Course In: N 02-12-21 E      Course Out: S 14-30-00 E  
RP North: 416.0222      East : -2522.6080  
End North: 319.2656      East : -2497.5850  
Line Course: S 10-10-00 E Length: 258.00  
North: 65.3166      East : -2452.0449  
Line Course: S 63-07-00 W Length: 77.27  
North: 30.3770      East : -2520.9642  
Line Course: S 49-10-00 W Length: 86.03  
North: -25.8747      East : -2586.0558  
Line Course: N 10-10-00 W Length: 61.96  
North: 35.125      East : -2596.9925  
Line Course: S 51-43-00 W Length: 131.34  
North: -46.2593      East : -2700.0887  
Line Course: S 63-12-00 W Length: 18.66  
North: -54.6727      East : -2716.7444  
Line Course: N 40-04-21 W Length: 0.04  
North: -54.6421      East : -2716.7701

Perimeter: 1370.03 Area: 78,933 Sq Ft 1.81Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0038      Course: N 42-52-47 W  
Error North: 0.00277      East : -0.00257

Precision 1: 360,534.21

VICINITY MAP

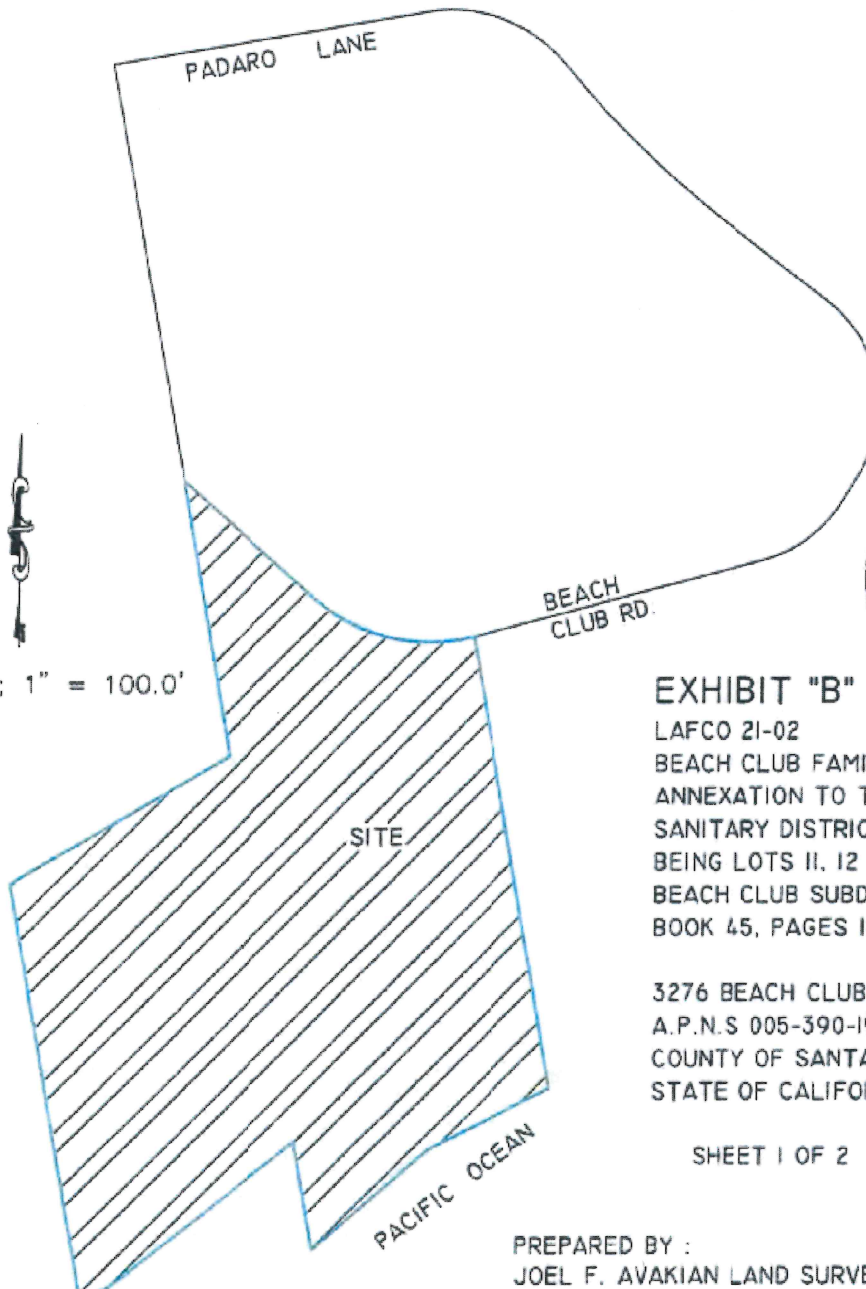
APPROVED AS TO FORM  
AND SURVEYING CONTENT

STATE HIGHWAY U.S. 101

S.P.R.R.

ALEKSANDER JEVREMOVIC PLS 8378  
SANTA BARBARA COUNTY SURVEYOR

PADARO LANE



SCALE : 1" = 100.0'

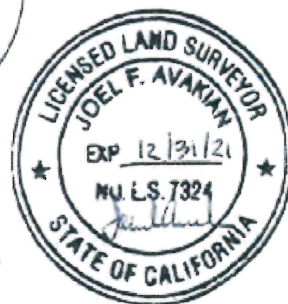


EXHIBIT "B"

LAFCO 21-02  
BEACH CLUB FAMILY TRUST  
ANNEXATION TO THE CARPINTERIA  
SANITARY DISTRICT  
BEING LOTS II, 12 AND 13 OF THE SERENA  
BEACH CLUB SUBDIVISION PER  
BOOK 45, PAGES 18 & 19 OF MAPS

3276 BEACH CLUB ROAD  
A.P.N.S 005-390-19, 20, 21  
COUNTY OF SANTA BARBARA  
STATE OF CALIFORNIA

SHEET 1 OF 2

PREPARED BY :  
JOEL F. AVAKIAN LAND SURVEYOR L.S. 7324  
208 PARK RD. OJAI, CA, 93023 PH. (805) 646-7242






# EXHIBIT "B"

LAFCO 21-02  
 BEACH CLUB FAMILY TRUST ANNEXATION TO THE  
 CARPINTERIA SANITARY DISTRICT

3276 BEACH CLUB ROAD  
 SHEET 2 OF 2

## LEGEND

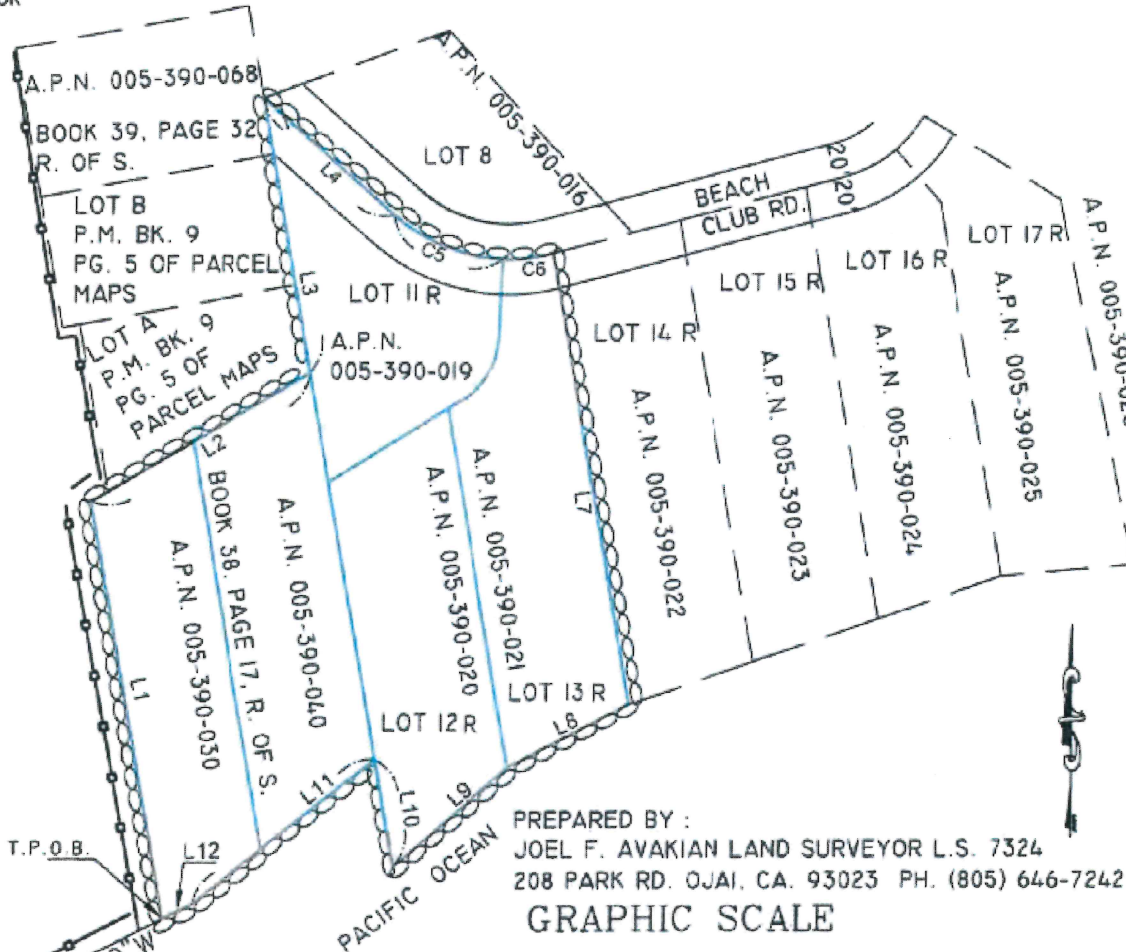
-  = EXISTING SANITARY DISTRICT BOUNDARY
-  = PROPOSED CARPINTERIA SANITARY DISTRICT BOUNDARY
-  = BOUNDARY LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	239.14	N10°10'00"W
L2	142.40	N59°44'30"E
L3	157.45	N10°10'00"W
L4	100.06	S48°30'00"E
L7	258.00	S10°10'00"E
L8	77.27	S63°07'00"W
L9	86.03	S49°10'00"W
L10	61.96	N10°10'00"W
L11	131.34	S51°43'00"W
L12	18.66	S63°12'00"W

P.O.C. = POINT OF COMMENCEMENT  
 T.P.O.B. = TRUE POINT OF BEGINNING  
 R = 45 MB 18.19  
 P.M. = PARCEL MAP  
 BK. = BOOK  
 PG. = PAGE  
 MB = MAP BOOK

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C5	68.54	99.94	39°17'30"
C6	29.14	99.94	16°42'30"

WEST PADARO LANE REORG. ANNEXATION TO THE CARPINTERIA  
 SANITARY DISTRICT, LAFCO #13-10 INSTRUMENT #2014-0034566.  
 RECORDED 2-10-2014



PREPARED BY:  
 JOEL F. AVAKIAN LAND SURVEYOR L.S. 7324  
 208 PARK RD. OJAI, CA. 93023 PH. (805) 646-7242  
**GRAPHIC SCALE**



Southwesterly Terminus Of Course 38  
 West Padaro Lane Rearrangement

( IN FEET )  
 1 inch = 100 ft.