

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

February 1, 2001 (Agenda)

LAFCO 01-1: Person Annexation to the Carpinteria Sanitary District

PROPONENT: Board of Directors of the Carpinteria Sanitary District, by resolution.

ACREAGE & LOCATION Approximately 1 acre located north of and adjacent to Foothill Road near Linden Avenue; 4998 Foothill Road, APN 004-004-022.

PURPOSE: To provide sewer service for an existing single-family home.

GENERAL ANALYSIS:

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

The site contains a single family home and two covered greenhouses. The property is in the City of Carpinteria and is within the District's Sphere of Influence.

The District reports that,

“The Persoon residence is experiencing a complete failure of their septic system leach field serving their residence and desires connection to the District’s sewer main as soon as possible. The connection will require the construction of a private sewer lateral (approximately 85 feet) and a privately operated lift station which will serve the single family residence only.”

The City General Plan designates the annexation area as Low Density Residential. Present zoning is 7-R-1 (Single Family Residential, 7,000 square foot minimum lot size). The existing uses conform with these designations.

Surrounding lands are agricultural (greenhouses) to the east, west and north. A church is adjacent to the property on the south.

3. Topography, Natural Features and Drainage Basins

The territory and surrounding areas have a gentle slope from the north, with no significant natural boundaries affecting the proposal.

4. Population:

There is dwelling units on the site; no additional homes will result from this proposal.

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

The initiating agency's "Plan for Providing Services Within the Affected Territory" is on file in the LAFCO office a required by the Government Code. The District has capacity to serve the project; an existing sewer main is within 300 feet.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 05003. The overall tax rate will not be affected by this change. The assessed value is \$369,021 (2000-01 roll).

The proponent reports that the subject territory, upon annexation, shall be liable for its share of existing indebtedness, to be repaid by sewer service charges that are collected on the property tax roll.

7. Environmental Impact of the Proposal:

LAFCO is the lead agency. The proposal has been found to be categorically exempt. (Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities).

8. Landowner and Annexing Agency Consent:

The proponent certifies that the property owner has given written consent. The annexing district has consented to the waiver of conducting authority proceedings.

9. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. The property is contiguous to the existing District boundary and is within the City of Carpinteria.

The boundaries are definite and certain, although containing minor errors. A map sufficient for filing with the State Board of Equalization has not yet been received.

The territory is uninhabited; namely, there are less than 12 registered voters.

ALTERNATIVES FOR COMMISSION ACTION

Following its review of any testimony or additional materials which are submitted the Commission should consider taking one of the following options:

To APPROVE the proposal, the Commission should:

- A. Ratify having this unpublished hearing.
- B. Find the proposal to be categorically exempt.
- C. Adopt this report and approve the proposal, to be known as the Persoon Annexation to the Carpinteria Sanitary District, conditioned upon the territory being annexed being liable for indebtedness of the annexing agency and for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- D. Find: 1) the subject territory is uninhabited, 2) all affected landowners have given written consent to the annexation and 3) the annexing agency has given written consent to the waiver of conducting authority proceedings.
- E. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

To DENY the application, it should adopt OPTION 2 to:

- A. Find the proposal to be categorically exempt.
- B. Adopt this report and deny the proposal.

If the Commission needs more information, it should CONTINUE this matter to a future meeting.

RECOMMENDED ACTION:

Approve OPTION 1 and direct the staff to complete the annexation.

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LOCAL AGENCY FORMATION COMMISSION