

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

February 5, 2009 (Agenda)

- LAFCO 08-2 Lagunitas Annexation to the Carpinteria Sanitary District and Expansion of the Sphere of Influence of the Carpinteria Sanitary District
- PROPONENT: Board of Directors of the Carpinteria Sanitary District, by resolution
- ACREAGE & LOCATION Approximately 25 acres located north of and adjacent to Via Real between Lomita Way and Bega Way (6380 Via Real, Carpinteria)
- PURPOSE: To allow sanitation service for development of 73 residential units and an office building.

INTRODUCTION

Annexation the Carpinteria Sanitary District will allow the property to connect to the District's sewage collection, treatment and disposal system.

The annexation area is within the City of Carpinteria. It includes an approved project of 73 residential units, - 37 single-family homes and 36 condominiums in groupings of 12 three-plex buildings - and an 85,000 square foot office building.

PROPOSAL INFORMATION

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

The annexation area is vacant. The approved project of 73 single-family homes and 85,000 square foot office building is compatible with the City general plan designation of RDI – Research Development Industrial and zoning of M-RP, Industrial/Research Park District, with a Residential Overlay.

No changes in general plans or zoning will result from or are related to the annexation.

The surrounding uses are industrial to the east and west, State Route 101 to the south and single-family residential in the unincorporated area to the north.

2. Topography, Natural Features and Drainage Basins

The topography slopes slightly towards the south with no significant features that would affect the proposal. The surrounding properties have similar characteristics.

3. Population:

There are no dwelling units within the proposal area. The City has approved tract that will result in the construction of 73 single-family homes.

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

The District's "Plan for Providing Services within the Affected Territory," as required by Government Code section 56653, is enclosed. Also enclosed is the District's "Statement of Ability to Serve" the annexation area.

5. Assessed Value, Tax Rates, Indebtedness and boundaries:

The area is within tax rate area 005019. The assessed value is \$662,448 (2007-08 roll). Overall tax rates will not be changed by the annexation.

6. Environmental Impact of the Proposal:

The City of Carpinteria as lead agency determined that significant environmental effects may result from the proposal. An Environmental Impact Report (EIR) and Addendum EIR were prepared and certified by the City. Copies have been distributed to the members of the Commission.

The City Council notes in its Findings for Approval of the project, "An Addendum to the SEIR and Addendum dated August 2008 identify environmental impacts and provide measures to mitigate all impacts to a less than significant level." (Emphasis added)

City Council Resolution No. 5150 accepting the addendum to the previously certified Subsequent EIR is enclosed with that portion of Exhibit B making CEQA findings.

7. Landowner Consent and Registered Voters:

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

The District certifies that written consent to the annexation has been given by all affected property owners and requests that the Commission waive a protest hearing.

8. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. A map sufficient to file with the State Board of Equalization has not yet been received.

ALTERNATIVES FOR COMMISSION ACTION

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.

- A. Certify it has reviewed and considered the information contained in the SEIR and Addendum prepared and certified by the City of Carpinteria.
- B. Amend the District Sphere of Influence to include the proposed annexation area.
- C. Adopt this report and approve the proposal, to be known as the Lagunitas Annexation to the Carpinteria Sanitary District.
- D. Condition the annexation upon the territory being liable for the indebtedness of the annexing agency and any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- E. 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.
- F. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 – Adopt this report and DENY the proposal.

OPTION 3 - CONTINUE this proposal to a future meeting for additional information.

RECOMMENDED ACTION:

Approve **Option 1.**



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BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION



14. Government Services and Controls – Plan for Providing Services (per §56653)

- A. Describe the services to be extended to the affected territory by this proposal.  
***The services will extend to the affected territory sewage collection, maintenance, treatment and disposal.***
- B. Describe the level and range of the proposed services.  
***District-owned wastewater collection and conveyance facilities will be constructed within public and private roadways and easements. Service laterals will be constructed on private property in conjunction with the public improvements. The properties will be treated equally as other properties served by the District once public sewer service is available.***
- C. Indicate when the services can feasibly be provided to the proposal area.  
***Once LAFCO has approved both the Annexation and Change of Sphere applications, final design of sewer facilities, permitting and construction activities can be initiated.***
- D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal.  
***Additional improvements other than 73 new single family homes, an 85,000 square foot commercial building and public wastewater conveyance facilities being proposed are new roads, new water facilities and a new bridge that will cross over Lagunitas Creek.***
- E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.  
***The applicant is responsible to finance all the required sewer improvements for his property; approximately 370' of existing public sewer main is newly proposed within the development roadway which is proposed to intersect with Via Real in lieu of tying into an existing sewer main across the west property boundary due to its difficult accessibility and constructability factors; the District will finance the construction of this new sewer main through capital improvement funds; approximately 140' of existing 10" sewer main will be abandoned in place in preparation for the installation of the new sewer main.***  
***Long term operation and maintenance costs will be financed through collection of Sewer Service Charges which are collected through the Santa Barbara County tax rolls annually.***
- F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.  
***The only alternative would be to install a septic system, but the City of Carpinteria's Municipal Code does not allow the installation of new private sewage disposal systems (Title 15, Chapter 15.32.020 I).***

LAFCO - 08-XX

CSD Project #: APN 001-190-017

CSD Project Name: *Lagunitas Annexation to the Carpinteria Sanitary District*

**CARPINTERIA SANITARY DISTRICT  
STATEMENT OF ABILITY TO SERVE  
ITEM No. 15 OF LAFCO APPLICATION**

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To Whom It May Concern:

It is the intent of the Carpinteria Sanitary District to provide public sewer service to the subject parcel. Adequate capacity exists in the District's wastewater treatment facility to serve the proposed development known as Lagunitas (73 single family dwellings and an 85,000 sq. ft. commercial office building). The project proponent, as a condition of service, shall perform a hydraulic study of the existing sewer system to identify any capacity limitations that may exist, and shall fund requisite infrastructure improvements.

**CERTIFICATION**

I certify the information included herein is true and correct to the best of my knowledge.

Name (please print) CRAIG MURRAY

Signature  Date 3/10/08



**RESOLUTION NO. 5150**

**A RESOLUTION OF THE CITY OF CARPINTERIA CITY COUNCIL ACCEPTING  
AN ADDENDUM TO A PREVIOUSLY CERTIFIED SUBSEQUENT  
ENVIRONMENTAL IMPACT REPORT AND APPROVING A VESTING TENTATIVE  
TRACT MAP, VESTING TENTATIVE PARCEL MAP, DEVELOPMENT PLAN  
PERMIT AND COASTAL DEVELOPMENT PERMIT (CASE NO. 07-1407-  
TM/TPM/DP/CDP) TO DEVELOP A 25-ACRE PARCEL WITH 37 SINGLE-FAMILY  
DETACHED HOMES, 36 CONDOMINIUM UNITS, AND AN OFFICE BUILDING OF  
84,550 SQUARE FEET  
LOCATED AT 6380 VIA REAL**

**CARPINTERIA BUSINESS PARK INVESTORS, LLC  
APN 001-190-017**

**WHEREAS**, the City of Carpinteria received an application for a Vesting Tentative Tract Map, Vesting Tentative Parcel Map, Development Plan Permit and Coastal Development Permit, filed by Carpinteria Business Park Investors, LLC, on November 1, 2007; and

**WHEREAS**, said application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on February 29, 2008; and

**WHEREAS**, the Architectural Review Board conducted a public hearing on July 17, 2008 and received oral testimony regarding the project site design and architecture; and

**WHEREAS**, an Addendum pursuant to CEQA Guidelines §15164 dated August 2008 was reviewed by the Environmental Review Committee at a public hearing on August 26, 2008 and recommended for approval by the City Council; and

**WHEREAS**, the City Council conducted a public hearing and received oral and written testimony regarding the application for a Vesting Tentative Tract Map, Vesting Tentative Parcel Map, Development Plan Permit and Coastal Development Permit; and

**WHEREAS**, in accordance with the California Environmental Quality Act, an Addendum dated August 2008 to a previously certified Subsequent Environmental Impact Report (EIR) dated October 2006 (State Clearinghouse No. 1999081019) has been prepared for the project; and

**WHEREAS**, the City Council reviewed the project in light of the relevant policies of the General Plan and Coastal Plan and the Zoning Code standards and recommended adoption of the Addendum and approval of the project; and

**WHEREAS**, the City Council conducted a public hearing on September 8, 2008 and reviewed the Architectural Review Board's and Environmental Review Committee's recommendations.

**NOW THEREFORE, THE CITY COUNCIL HEREBY RESOLVES AS FOLLOWS:**

The Vesting Tentative Tract Map, Vesting Tentative Parcel Map, Development Plan Permit and Coastal Development Permit (Exhibit A) are approved based upon the Findings (Exhibit B) and subject to the conditions of approval (Exhibit C) herein.

The Addendum dated August 2008 is hereby adopted, along with the Mitigation Monitoring and Reporting Program from the certified SEIR dated October 2006. The Mitigation Monitoring and Reporting Program shall be referenced for necessary implementation for the project including but not limited to project approval and conditioning, final plan development and review, development and approval of CC&Rs and HOA Articles of Incorporation, project construction and project maintenance.

All project approvals are subject to and contingent upon the City Council's approval.

**PASSED, APPROVED AND ADOPTED** this 8th day of September 2008, by the following called vote:

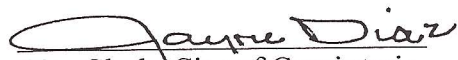
AYES: COUNCILMEMBERS: Stein, Carty Armendariz, Ledbetter

NOES: COUNCILMEMBER(S): Clark

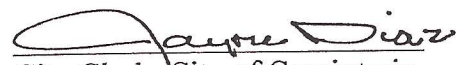
ABSENT: COUNCILMEMBER(S): None

  
Mayor, City of Carpinteria

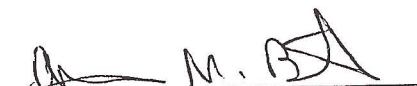
ATTEST:

  
City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the 8th day of September 2008.

  
City Clerk, City of Carpinteria

APPROVED AS TO FORM:

  
City Attorney



**EXHIBIT B**  
**FINDINGS**  
**(Carpinteria Business Parks Investors, LLC)**

**I. FINDINGS PURSUANT TO PUBLIC RESOURCES CODE §21801 AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES §15090 AND 15091.**

**A. Consideration of the Subsequent Environmental Impact Report and Addendum.**

The Final Subsequent Environmental Impact Report (SEIR), SCH#1999081019, dated October 2006, was certified by the City Council on October 23, 2006. In addition, an Addendum dated August 2008 and prepared pursuant to CEQA Guidelines §15164 has been adopted by the Council. All voting members have reviewed and considered testimony, written and oral, presented during the public comment period. The SEIR and Addendum reflect the independent judgment of the City Council. The Addendum dated August 2008 is adequate for the proposed project and the Council finds that the reduced project does not have the potential to create any new significant effects on the environment.

**B. Full Disclosure.**

The City Council finds and certifies that the Final Subsequent EIR and the August 2008 Addendum constitute a complete, accurate, adequate and good faith effort at full disclosure under CEQA. The City Council further finds and certifies that the Addendum has been completed in compliance with CEQA.

**C. Location of Record of Proceedings.**

The document and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Community Development Director, located at 5775 Carpinteria Avenue, Carpinteria, California, 93013. This information is provided in compliance with Public Resources Code §21081.6(d).

**D. Compliance with CEQA and Certification.**

The Carpinteria City Council has reviewed and considered the SEIR dated October 2006 and the Addendum dated August 2008, and finds that the documents have been completed in compliance with the requirements of CEQA and hereby certifies that these documents constitute a complete, accurate, adequate and good faith effort at disclosure under CEQA, and reflect the independent judgment and analysis of the City Council consistent with the requirements of State CEQA Guidelines §15132.