

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

February 7, 2002 (Agenda)

LAFCO 01-18: Prato Annexation to the Carpinteria Sanitary District

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

ACREAGE &
LOCATION Less than one acre located west of and adjacent to Santa Monica Road at its intersection with Via Real (1299 Santa Monica Road).

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

GENERAL ANALYSIS:

1. Concurrent Annexation to the City of Carpinteria

The Prato property is bordered by the City of Carpinteria on three sides but is outside of the City, as shown by the enclosed map.

The LAFCO staff issued the notice of hearing for this meeting to allow the Commission to modify the proposal to include the annexation to the City of Carpinteria as well as the annexation to the Carpinteria Sanitary District.

Our recommendation that the property be annexed to the City is intended to

- ❖ Promote orderly governmental boundaries; the property is within the City sphere of influence and is substantially surrounded by the existing City,
- ❖ Encourage participation in local government by including this residence in the City that makes various local governmental decisions, and
- ❖ Provide adequate municipal services, recognizing that an urbanized property needing sewer service may also benefit from other urban services such as local parks and recreation and police protection.

Both the Carpinteria City Council and the Board of Supervisors have approved a property tax exchange agreement for the Prato property allowing the Commission to consider and approve this annexation to the City.

Last, the affected property owner has consented to annex the property to the City as well as to the District.

2. Out-of-District Service Approval for the Prato Property

On November 28 the General Manager of the Carpinteria Sanitary District wrote to the Executive Officer, stating:

“Since the Prato property suffers from a failed septic system it is requested that LAFCO authorize our District to serve the property prior to annexation in accordance with the Commission’s “Standards for Out-of-Agency Agreements.” Immediate health-related conditions prevents against waiting for completion of the annexation.”

On December 6, 2001 in accordance with the Commission’s Guidelines and Standards the Chair authorized the District to provide service on an out-of-agency basis to the Prato property. A copy of that authorization is attached for your information.

3. Completion of Ogan Annexation to the Sanitary District

The Commission in December 1999 approved the Ogan annexation to Carpinteria Sanitary District (LAFCO 99-16). This 1.4 acre parcel is developed with a single-family home at 5191 Ogan Road and is located within the City of Carpinteria

The Ogan annexation was not completed due to an insufficient map and the proceeding became null and void. The simplest and least expensive way to correct this situation is to add the Ogan property to another proceeding such as the Prato Annexation.

The notice of hearing issued for this meeting allows the Commission to include the Ogan property as part of the annexation to the Carpinteria Sanitary District.

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

The Prato site contains a single-family home. No land use changes are proposed and anticipated as a result of this change.

The County General Plan designates the site as Coastal Plan. Present zoning is 7-R-1 (Single Family Residential, 7,000 sq. ft. min. lot size). The existing use conforms with this designation.

Adjacent land uses are commercial to the east, west and south and residential to the north.

5. Topography, Natural Features and Drainage Basins

The site and surrounding areas are level. There are no significant natural features.

6. Population:

The property contains an existing single-family home. No change in the number of dwelling units is proposed.

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

The Carpinteria Sanitary District is already serving the property.

Annexing the property to the City will enable the City to provide municipal services and receive revenues from the property and population being annexed.

8. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 59059. The overall tax rate will not be affected by this change. The assessed value is \$67,793 (2000-01 roll).

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

If annexed in the City the territory shall be liable for any authorized or existing City taxes, comparable to properties presently within the City

9. Environmental Impact of the Proposal:

LAFCO is the lead agency. The annexation to the Carpinteria Sanitary District has been found to be categorically exempt. (Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities). The same is true of annexing this property to the City.

The Ogan annexation approved in 1999 is also categorically exempt from CEQA under the same category of exemption (Class 19).

8. Landowner and Annexing Agency Consent:

The owner of the Prato property has consented to annex the property to both the City and the District. The District and City agree to waive conducting authority proceedings.

The owner of the Ogan property has given consent to annex the property to the District. The District has agreed to waive conducting authority proceedings

9. Boundaries, Lines of Assessment and Registered Voters:

The boundaries for the Prato property are definite and certain, although containing minor errors. There are no conflicts with lines of assessment or ownership. It is contiguous to the existing District and City boundaries. A map sufficient for filing with the State Board of Equalization has not yet been received.

The Ogan property is contiguous to the existing District boundary and is within the City. The boundaries are definite and certain. A map sufficient for filing with the State Board of Equalization is on file.

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

ALTERNATIVES FOR COMMISSION ACTION

Following its review of this staff report and any testimony or additional material that is submitted, the Commission should consider taking one of the following options:

OPTION 1 – APPROVE this proposal.

- A. Find the proposal to be categorically exempt.
- B. Adopt this report and approve the proposal as submitted plus:
 - 1. The annexation of the Prato property to the City of Carpinteria, and
 - 2. The annexation of the Ogan property to the Carpinteria Sanitary District

- C. Assign the following title "Prato Reorganization: Annexation to the Carpinteria Sanitary District/Annexation to the City of Carpinteria," conditioned upon:
1. The territory being annexed to the District being liable for the indebtedness of the District, to be repaid by sewer service charges that are collected on the property tax roll, and
 2. The territory being annexed to the City being liable for any authorized or existing City taxes, charges, fees or assessments comparable to properties presently within the City.
- D. Find: 1) the subject territory is uninhabited, 2) all affected landowners have given written consent to the annexation and 3) the annexing agencies have given written consent to waive conducting authority proceedings.
- E. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 - DENY this proposal.

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

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

RECOMMENDED ACTION:

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

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION

Executive Officer's Report

LAFCO 01-18

February 7, 2001 (Agenda)

Page 7