

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

June 6, 2013 (Agenda)

LAFCO 13-3 Rincon Beach Park Annexation to the Carpinteria Sanitary District and
Expand the sphere of influence of the Carpinteria Sanitary District

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

ACREAGE &
LOCATION Approximately seven acres located a the southern terminus of Bates Road,
between Highway 101 and the Pacific Ocean near the border between
Santa Barbara County and Ventura County

PURPOSE: Provide sewer service to the public restroom at Rincon Beach Park.

GENERAL ANALYSIS:

Description of Project

The public restrooms at the County's Rincon Beach Park are served by an on-site septic system. Extension of Carpinteria Sanitary District sewers makes it possible to connect these restrooms to a community sewer system.

The Rincon Point residential community has already been annexed to the District. Sewer service is being requested for this County-owned parcel only.

Project Information

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

Annexation is a logical extension of the District, although it is necessary to expand the District Sphere of Influence to include this contiguous parcel.

The site is an existing day-use public park owned and operated by the County of Santa Barbara. No change in land use is proposed.

The proposed use conforms to the General Plan designation Recreation/Open Space and the existing zoning designation is REC (Recreation). No change in zoning is proposed.

Surrounding uses include the Pacific Ocean to the west, single family homes to the south and the Highway 101 transportation corridor to the north and east.

2. Environmental Justice:

Annexation 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 property is located on a marine terrace approximately 60 feet above Rincon Beach, with beach access provided via a staircase and ramp. No significant natural boundaries other than these affect the proposal.

4. Population:

There are no dwelling units and none are anticipated.

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

The initiating agency's "Plan for Providing Services Within the Affected Territory" as required by Government Code Section 56653 is attached. (Exhibit A) Staff has reviewed the Services Plan and believes it adequately addresses the information required.

5. 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.

6. 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 59015. Since the property is owned by the County there is no assigned assessed value on the 2012-2013 roll.

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.

7. Environmental Impact of the Proposal:

The Carpinteria Sanitary District, as lead agency, in consultation with LAFCO and other responsible agencies, prepared an Environmental Impact Report and Supplemental Reports, for the South Coast Beach Communities Septic to Sewer Project.

Annexation of the Rincon Beach Park is considered in the Third Addendum that was distributed to members of the Commission for their review prior to this meeting.

8. Landowner and Annexing Agency Consent:

The County of Santa Barbara, as the property owner, consents to the annexation.

The Carpinteria Sanitary District consents to waive the 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 District. The site is uninhabited; namely, there are fewer than 12 registered voters.

The boundaries are definite and certain. If approved by the Commission, staff will not record the annexation until the County Surveyor approves a map sufficient for filing with the State Board of Equalization.

EXHIBITS

- Exhibit A District Plan for Providing Services
- Exhibit B District Notice of Determination
- Exhibit C Map of the Proposed Annexation
- Exhibit D Proposed Resolution Approving the Annexation

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 the proposal as follows:

- A. Certify your Commission has reviewed and considered the information contained in the Third Addendum to the Final EIR and Final Supplemental EIR.
- B. Expand the Sphere of Influence of the Carpinteria Sanitary District to include the proposed annexation area.
- C. Adopt this report and approve the proposal, known as the Rincon Beach Park Annexation to the Carpinteria Sanitary District, subject to the condition the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- D. Find the subject territory is uninhabited, all affected landowners have given written consent and 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.

OPTION 2 –Deny the proposal.

OPTION 3 - Continue the proposal to a future meeting for additional information.

RECOMMENDED ACTION:

Approve OPTION 1.



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 existing public restroom will be connected to the Carpinteria Sanitary District's public sewer system. A gravity sewer lateral will connect the restroom to a proposed wastewater pump station that will be located within the Rincon Beach Park parcel.

- B. Describe the level and range of the proposed services.

The restroom will be served by a 6-inch diameter lateral sewer pipeline.

- C. Indicate when the services can feasibly be provided to the proposal area.

The services can be provided by the first half of 2014.

- 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.

A wastewater pump station, force main and low pressure sewer collection system are being constructed as part of a separate project to provide public sewer service to the Rincon Point residential community. The pump station will be located within the proposal area, but annexation of the Rincon Beach Park parcel is only required in order to provide public sewer service for the existing public restroom. Improvements for this purpose are described in Paragraph 14.A, above.

- E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

The facilities will be financed through a one-time Development Impact Fee and recurring annual sewer service charges pursuant to District ordinances. The capital improvements have agreed to be paid by the District. The District connection fee and annual service charges have agreed to be paid by the County.

- 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 feasible alternative to the provision of public sewer service would be to retain the existing on-site septic system and dry well disposal system for the public restroom facility. While this may be cost effective in the short term, septic systems in proximity to the Pacific Ocean and Rincon Creek have been implicated in surface water quality degradation. It is in the public interest to implemenent the septic to sewer conversion project for this high use public facility.

Notice of Determination

Appendix D

TO:

Office of Planning and Research

For U.S. Mail:

P.O. Box Box 3044
Sacramento, CA 95812-3044

Street Address:

1400 Tenth Street
Sacramento, CA 95814

FROM:

Public Agency: Carpinteria Sanitary District

Address: 5300 Sixth Street

Carpinteria, CA 93013

Contact: Craig Murray, General Manager

Phone: 805-684-7214

Lead Agency (if different from above):

Address: _____

Contact: _____

Phone: _____

County Clerk

County of: _____

Address: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2003071115

Project Title: South Coast Beach Communities Septic to Sewer Project

Project Location (include county): Rincon Point, Sandyland Cove & Sand Point Road Beach Communities - Santa Barbara, Ventura Counties

Project Description: Addendum to address an alternative location for the central pump station to serve the Rincon Point community; potential siting of grinder pump tanks outside the footprint of existing septic tanks and incorporating additional archaeological findings.

This is to advise that the Carpinteria Sanitary District has approved the above described ^{Third Addendum} ~~project~~ Lead Agency or Responsible Agency

on July 17, 2012 and has made the following determinations regarding the above (Date)

described project:

1. The project [will will not] have a significant effect on the environment. ^{X Third Addendum was prepared}
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the ~~final EIR with comments and responses and record of project approval, or the Negative Declaration~~ ^{Final EIR with comments and responses and record of project approval, or the Negative Declaration} is available to the General Public at:

Carpinteria Sanitary District, 5300 Sixth Street, Carpinteria, CA 93013

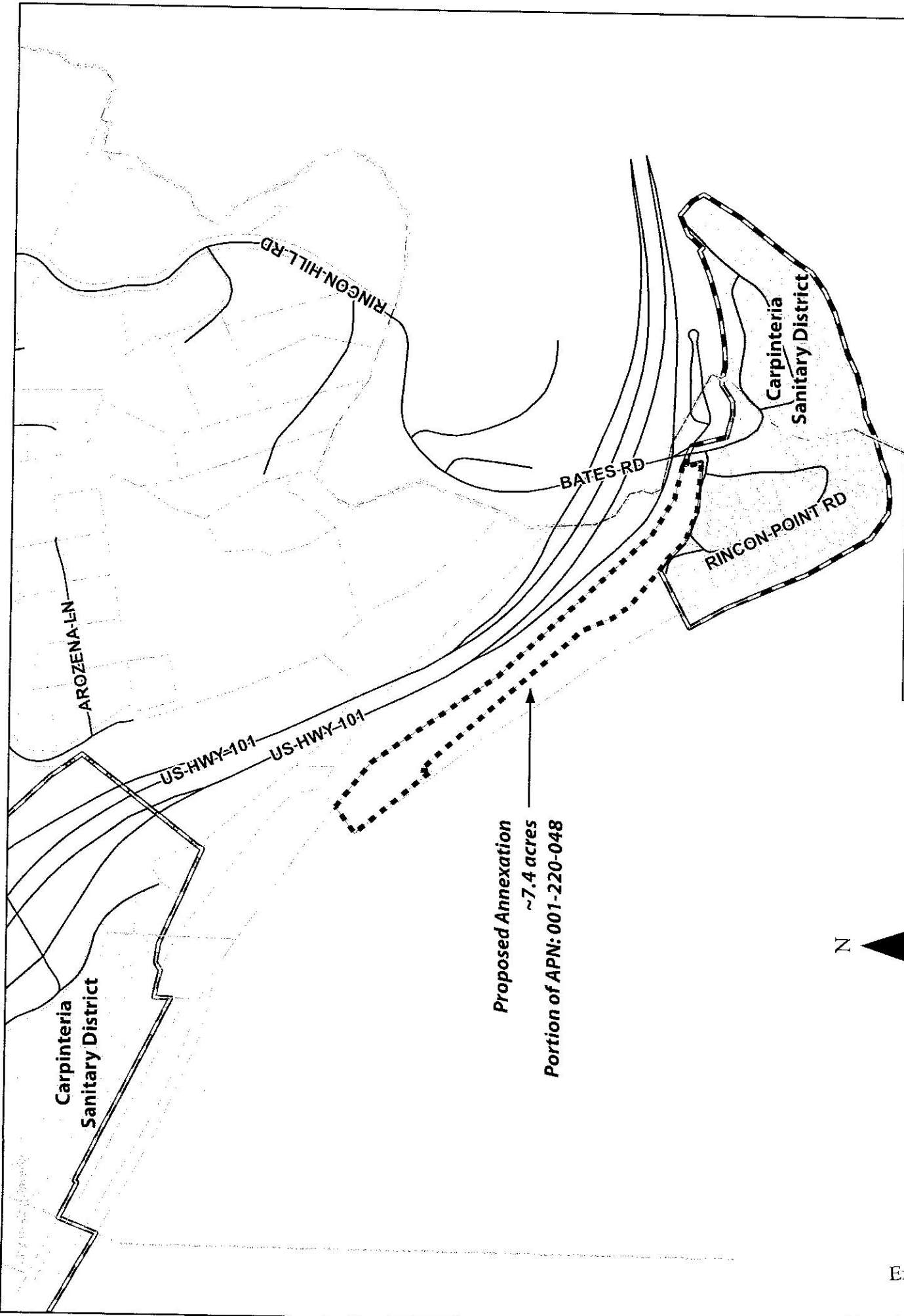
Signature (Public Agency) [Signature] Title: General Manager

Date: July 18, 2012

Date Received for filing at OPR: _____

Authority cited: Section 21083, Public Resources Code.
Reference: Sections 21000-21174, Public Resources Code.

Revised 2005



Proposed Annexation
~7.4 acres
Portion of APN: 001-220-048



GRAPHIC SCALE

Exhibit C

LAFCO 13-3

Ricon Beach Park Annexation to the Carpinteria Sanitary District

LAFCO 13-3

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE RINCON BEACH
PARK ANNEXATION TO THE 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, 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, 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) The Carpinteria Sanitary District is the lead agency. The Commission certifies it has reviewed and considered information contained in the Environmental Impact Report for the South Coast Beach Communities Septic to Sewer Project, Third Addendum.
- (2) The subject proposal is assigned the distinctive short-form designation:
RINCON BEACH PARK ANNEXATION TO THE CARPINTERIA
SANITARY DISTRICT
- (3) Said territory is found to be uninhabited.
- (4) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibits A and B, attached hereto and made a part hereof, such description and map shall not be recorded until reviewed and approved by the County Surveyor.

- (5) The proposal is subject to the following terms and conditions:
- (a) The subject territory shall be liable for its pro rata share of the existing bonded indebtedness of the Carpinteria Sanitary District.
 - (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.
- (6) Satisfactory proof having been given that the subject area is uninhabited, all landowners within the affected territory have given their written consent to the proposal and the annexing agency has given written consent to the waiver of conducting authority proceedings, said conducting authority proceedings are hereby waived.
- (7) 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 June 6, 2013 and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: _____

Chair

Santa Barbara Local Agency Formation Commission

ATTEST

Mary Everett, Clerk
Santa Barbara Local Agency Formation Commission

Exhibit A

Rincon Beach Park Annexation to the Carpinteria Sanitary District Rincon Point Parking Lot LAFCO No. 12-XX

Legal Description

That portion of the Rancho El Rincon, in the County of Santa Barbara, State of California, as described in the Director's Deed from the State of California to the County of Santa Barbara recorded in the office of the County Recorder of said County February 19, 1975 as Instrument No. 4935 in Book 2552, Page 1310 of Official Records, described more particularly as follows;

Beginning at an angle point in the northeasterly line of the parcel annexed to the Carpinteria Sanitary District as described in the document recorded in the office of said County Recorder June 10, 2008 as Instrument No. 2008-0034566 of Official Records, and having a LAFCO designation of 07-5, being also a point in the southwesterly line of the Santa Barbara County parcel above-referenced, said point being the southeasterly terminus of the 13th course in said Director's Deed, recited as having a bearing and distance of "South 52°42'25" East, 285.24 feet";

Thence, 1st, along said northeasterly line of said Sanitary District Annexation 07-5, North 52°42'25" West, 60.06 feet to the most northerly corner of said Annexation;

Thence, 2nd, leaving said Annexation boundary and continuing along the boundary of said Director's Deed parcel the following twelve (12) courses:

2nd, North 52°42'25" West, 225.18 feet;

3rd, North 35°23'55" West, 94.69 feet;

4th, North 23°03'50" West, 154.70 feet;

5th, North 41°26'03" West, 994.04 feet;

6th, South 02°16'10" West, 52.83 feet;

7th, North 39°31'50" West, 453.69 feet;

8th, North 52°41'10" East, 151.15 feet;

9th, South 51°36'26" East, 261.59 feet;

10th, South 34°41'46" East, 706.30 feet;

11th, South 43°11'03" East, 982.32 feet;



12th, South 58°06'59" East, 191.25 feet;

13th, South 76°03'59" East, 154.76 feet to an angle point in said Sanitary District Annexation boundary hereinabove referenced;

Thence, along said last-mentioned boundary, the following four (4) courses:

14th, South 14°56'57" East, 90.00 feet;

15th, North 85°24'08" West, 226.91 feet;

16th, North 66°48'30" West, 155.82 feet;

and 17th, North 43°33'15" West, 108.68 feet to the point of beginning.

Containing 7.26 acres, more or less.



Prepared by:
Kenneth J. Wilson
PLS 7911
License expiration
date: 12/31/13

Kenneth J. Wilson
2-25-2013



EXHIBIT "B"

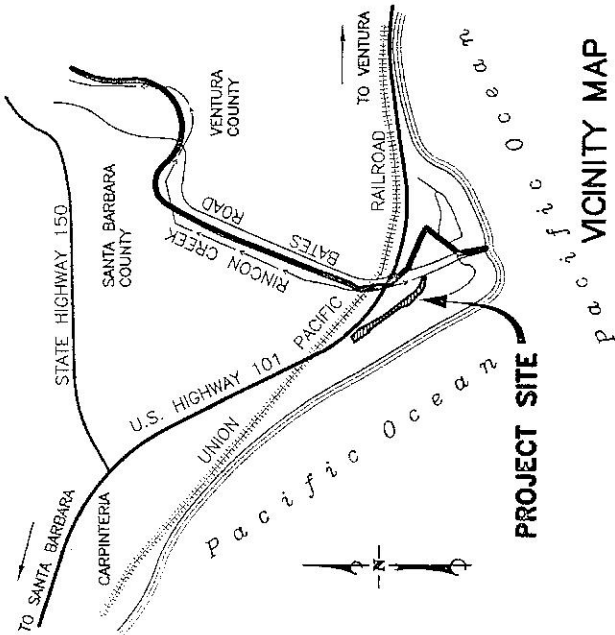
SHEET 1 OF 2

MARCH 28, 2013

APPROVED AS TO FORM
AND SURVEYING CONTENT

ALEKSANDAR JEVREMOVIC PLS 8378
SANTA BARBARA COUNTY SURVEYOR

ALL DISTANCES SHOWN HEREON
ARE EXPRESSED IN US SURVEY FEET



PROJECT SITE
VICINITY MAP
NOT TO SCALE

PREPARED BY:
KENNETH J. WILSON
PLS 7911
LICENSE EXPIRATION
DATE: 12/31/13



Penfield & Smith
Engineering · Surveying · Planning
· Construction Management ·

111 East Victoria Street,
Phone: (805) 963-9532
Santa Barbara, CA 93101
Fax: (805) 966-9801

W.O. 16269.40 16269.40\SURVEY\16269 RINCON PKG LOT ANNEX.dwg



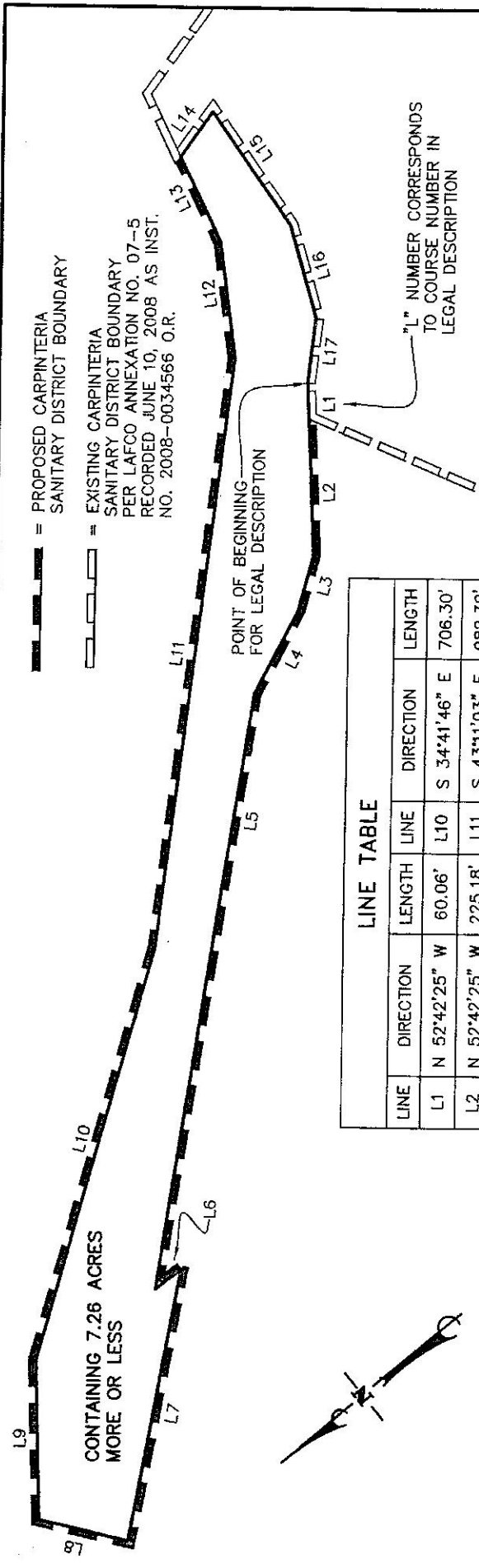
Kenneth J. Wilson
3/28/2013

RINCON BEACH PARK ANNEXATION TO THE
CARPINTERIA SANITARY DISTRICT
LAFCO NO. 13-XX

A PORTION OF THE RANCHO EL RINCON
AS DESCRIBED IN THE DIRECTOR'S DEED TO THE
COUNTY OF SANTA BARBARA
RECORDED IN THE OFFICE OF THE SANTA BARBARA
COUNTY RECORDER FEBRUARY 19, 1975
AS INSTRUMENT NO. 4935, BOOK 2552, PAGE 1310
OF OFFICIAL RECORDS

COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

13-3



LINE TABLE

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N 52°42'25" W	60.06'	L10	S 34°41'46" E	706.30'
L2	N 52°42'25" W	225.18'	L11	S 43°11'03" E	982.32'
L3	N 35°23'55" W	94.69'	L12	S 58°06'59" E	191.25'
L4	N 23°03'50" W	154.70'	L13	S 76°03'59" E	154.76'
L5	N 41°26'03" W	994.04'	L14	S 14°56'57" E	90.00'
L6	S 02°16'10" W	52.83'	L15	N 85°24'08" W	226.91'
L7	N 39°31'50" W	453.69'	L16	N 66°48'30" W	155.82'
L8	N 52°41'10" E	151.15'	L17	N 43°33'15" W	108.68'
L9	S 51°36'28" E	261.59'			

EXHIBIT "B"

SHEET 2 OF 2

**RINCON BEACH PARK ANNEXATION TO THE
 CARPINTERIA SANITARY DISTRICT
 LAFCO NO. 13-XX**

Penfield & Smith
 Engineering · Surveying · Planning
 · Construction Management ·

111 East Victoria Street, Santa Barbara, CA 93101
 Phone: (805) 963-9532 Fax: (805) 966-9801

W.O. 16269.40 16269.40\SURVEY\16269 RINCON PKG LOT ANNEX.dwg

13-5

MARCH 28, 2013