

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

March 2, 2023 (Agenda)

LAFCO 22-09: 3266 Beach Club Road involving sphere of influence amendment and annexation to the Carpinteria Sanitary District.

PROPONENT: Board of Directors, Carpinteria Sanitary District, by Resolution No. R-360, adopted at its regular meeting held on October 18, 2022.

ACREAGE & LOCATION The proposed sphere amendment and annexation includes 0.43 acres located at 3266 Beach Club Road and contains one parcel. The major cross street is Padaro Lane. (APN's 005-390-022). (**Attachment A**).

PURPOSE: Annexation to the Carpinteria Sanitary District is to provide sanitary sewer services to an existing single-family residence that is currently in the process of obtaining a building permit from the County of Santa Barbara to remodel the existing residence. The residence is currently utilizing an on-site septic system.

GENERAL ANALYSIS:

As a requirement of County building permit approval, the existing residence is in the process of obtaining a building permit in order to undergo a remodel that requires an upgrade to the inadequate on-site wastewater (septic) system. The static groundwater elevation documented in the September 9, 2020 Ground Water Depth Report by GeoSolutions, Inc. indicates a high elevation and does not support a conventional septic system. The proximity of the Pacific Ocean also indicates that a public sewer connection would be more productive of nearshore water quality.

Description of Project

At the request of the property owner, the Carpinteria Sanitary District is proposing this sphere amendment and annexation. Connection to the public sewer will comprise of a new private sewer ejector pump and lateral from the property to the existing sewer main in Padaro Lane.

1. Land Use and Zoning - Present and Future:

The property includes one developed parcel located at 3266 Beach Club Road (APN 005-390-022). The County General Plan designates the site as Residential, Res 4.6 within the Toro Canyon Planning Area subject to the Toro Canyon Specific Plan. Current zoning is 8-R-1. The proposed uses conform with this designation. No changes in land use will be facilitated by the proposed boundary change.

2. Sphere of Influence:

The site is not within the Districts' spheres of influence and it is proposed to expand the spheres to include this property. (**Attachment B**)

The parcel proposed for annexation is outside the sphere of influence of Carpinteria Sanitary District. The neighboring lots, part of the West Padaro lane Reorganization were added to the SOI in 2014. APN 005-090-056 was another neighboring lot that was annexed in 2017, along with APN's 005-390-003, 004, 019, 020, & 021 which were also recently annexed in 2021. The current Municipal Service Review and SOI Update for Water, Wastewater, and Stormwater services also recommends the area be added to the SOI and documents similar determinations for the remaining Beach Club Road area. The CKH Act requires that the following factors be addressed according to Government Code Section 56425(e) (1-5):

- 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 property is within the boundary of the Carpinteria Valley Water District, which will provide water services. The County's approval requires the existing septic system to be removed and 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.

- 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. Water services will be provided by the Carpinteria Valley Water District and sewer services would be provided by Carpinteria Sanitary District. Fire protection services will be provided Carpinteria/Summerland Fire Protection District. The parcel 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 property.

- 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 the parcel that is connected to the public sewer system. The Sanitary District has stated it has the adequate capacity to provide services to the parcel.

- 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 for 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 are 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.

- 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 an existing single-family residence. The surrounding Beach Club Road area exceeds the median household income for the surrounding community of Carpinteria, which has a median household income of \$83,974 as of 2022. This does not qualify as a disadvantaged unincorporated community for the present and probable need for public facilities and services.

3. 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.

4. Topography, Natural Features and Drainage Basins

The parcels southern boundary is the Pacific Ocean with direct beach access. The topography generally slopes downward towards the Pacific Ocean. The private sewage disposal system is not practical since the water table is very shallow beneath the site. The subject parcel is bordered on three sides by developed single-family residences and the surrounding topography is similar. Garrapato Creek is approximately 350 feet east of the parcel.

5. Impact of Agricultural Resources

The annexation will have no impact on Agricultural Resources.

6. Population:

The parcel is uninhabited as less than 12 registered voters reside in the area. Although the residence is occupied.

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

Sewer laterals would connect the property to the main sewer line. The District has stated it has the capacity to serve the property. The property will receive the same level and range of service as other properties currently served by the District. The existing sewer line is northerly on Padaro Lane at approximately 200 lineal feet. Due to local topography, a gravity sewer connection is not feasible for the subject property and a grinder pump system is proposed. Private sewage ejector pumps and private force mains would be required from the individual parcels based on area topography. All other utilities are provided by the respective utility companies and no extension of services would be required.

8. Assessed Value, Tax Rates, Indebtedness and Exchange:

The property is presently within Tax Rate Area 059012. The assessed value of the parcel 005-390-022 is \$3,335,604 for the land and \$1,009,082 for improvements. (Tax roll 2022-2023.) The overall tax rate will not be affected by this change. The annexing agencies has existing indebtedness related to 2012 Wastewater Revenue Bonds.

9. Environmental Impact of the Proposal:

The Carpinteria Sanitary District, as the lead agency, in consultation with LAFCO, has prepared a Notice of Exemption pursuant to Public Resources Code section 21000 et seq. ("CEQA") pursuant to CEQA Guidelines 15319, Class 19 Annexations of individual small parcels for facilities exempted by Section 15303. LAFCO has added section 15303, Class 3 New Construction or Conversion of Small Structures. (**Attachment D**)

10. Landowner and Annexing Agency Consent:

The landowners and the Carpinteria Sanitary District have consented to the annexation in Resolution No. R-360, dated October 18, 2022. (Attachment B) and (Attachment E).

11. Boundaries, Lines of Assessment and Registered Voters:

The property is contiguous to the District. There are no conflicts with lines of assessment or ownership. The site is uninhabited; namely, there are fewer than 12 registered voters residing in the annexation area.

The boundaries are definite and certain. The County Surveyor has approve a map and legal description sufficient for filing with the State Board of Equalization.

12. Applications; County Department Reportbacks.

The applicant's application for SOI amendment and annexation of the Property was submitted on November 4, 2022. Pursuant to LAFCO's processing procedure, LAFCO requested "Reportbacks" from interested County Departments. Reportback's were received from the Surveyor, Auditor Controller, Fire Department, Planning & Development, Public Works, and the Assessor on December 22, 2022.

Public Noticing:

A 21-day public notice was sent to the required affected agencies and interested parties. A Notice of Hearing and public review period was published in a newspaper of general distribution (The Santa Barbara Press) as required by the CKH Act. The notice was also mailed directly to interested agencies and parties. The documents were also mailed directly to the Districts, interested parties and agencies. The documents are also available at the Santa Barbara LAFCO website, www.sblafco.org. The noticing requirements of the CKH Act and CEQA has been met.

Conclusion:

The area proposed for annexation will also amend the districts sphere of influence. Annexation of 3266 Beach Club Road property owned by The Hunter Family LLC to the Carpinteria Sanitary District represents a reasonable and logical expansion of the District. The area proposed for annexation will be amended to be within the District's sphere of influence.

The site is located in an area that allows the District to best provide sewer services in the future. The District serves the areas to north, east and west of the parcel. District infrastructure (wastewater pipes) is located within a reasonable distance in the area. The sites are already served by the Carpinteria Valley Water District for water.

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 sphere of influence amendment and annexation as submitted.

- A. 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;
- B. Amend the Spheres of Influence of the annexing agency to include the property;

- C. Approve the proposal, to be known as 3266 Beach Club Road SOI and Annexation to the Carpinteria Sanitary District;
- D. Condition approval upon the annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees and assessments of the Carpinteria Sanitary District;
- E. Find the subject territory is uninhabited; all affected landowners have given written consent to the annexations and the annexing agencies have given written consent to the waiver of conducting authority proceedings; and.
- 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 consideration of the proposal to a future meeting.

RECOMMENDED ACTION:

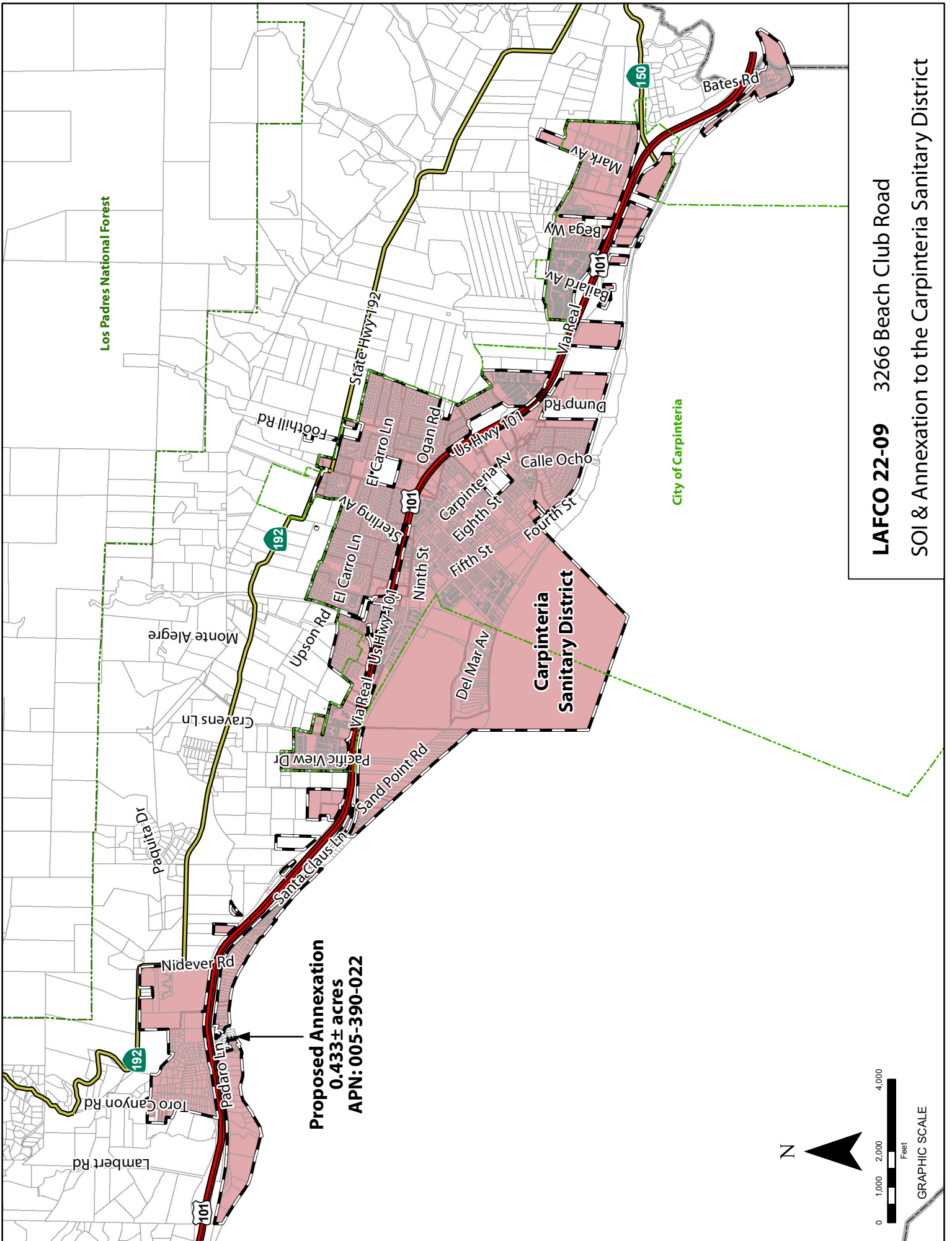
Approve **OPTION 1**



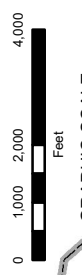
Mike Prater
Executive Officer
LOCAL AGENCY FORMATION COMMISSION

ATTACHMENTS

Attachment A	Maps of the Proposed SOI & Annexation
Attachment B	Board Resolutions R-360 initiating action & application
Attachment C	LAFCO Legislative Factors-Government Code Section 56668 (a-q)
Attachment D	CEQA Exemption Section 15319 & 15303
Attachment E	Consent to Waive Conducting Authority Proceedings
Attachment F	Plan for Services
Attachment G	LAFCO Resolution Approving the Sphere of Influence and Annexation

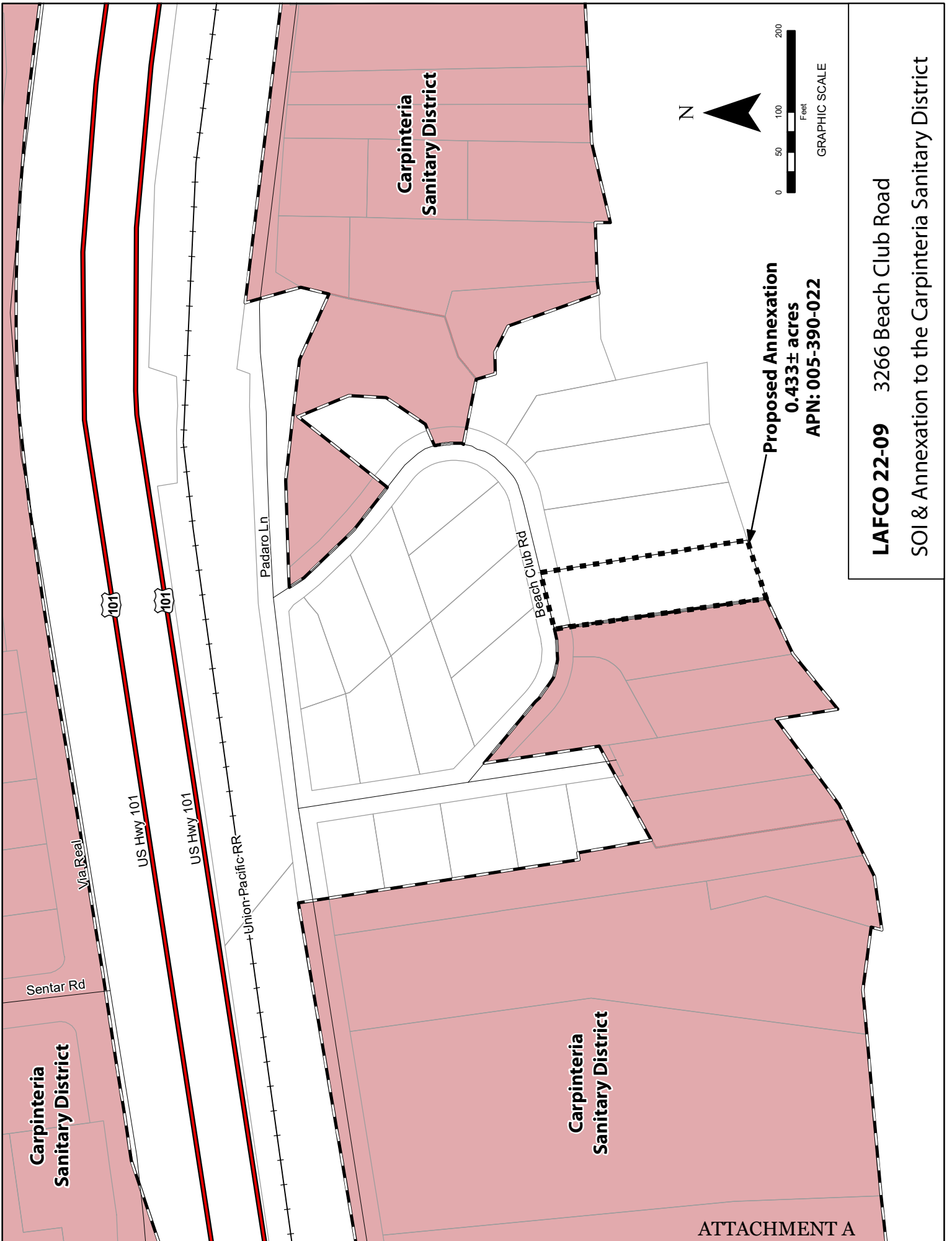


Proposed Annexation
0.433± acres
APN: 005-390-022



GRAPHIC SCALE

LAFCO 22-09 3266 Beach Club Road
 SOI & Annexation to the Carpinteria Sanitary District



LAFCO 22-09 3266 Beach Club Road

SOI & Annexation to the Carpinteria Sanitary District



CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

Phone (805) 684-7214 • Fax (805) 684-7213

October 31, 2022

Mike Prater, Executive Officer
Santa Barbara LAFCO
105 East Anapamu Street
Santa Barbara CA 93101

Subject: 3266 Beach Club Road Sphere of Influence Amendment and Annexation to the Carpinteria Sanitary District

Dear Mr. Prater:

The undersigned hereby requests approval of the proposal described in the attached materials. It is proposed to process this application under the provisions of the Cortese/ Knox/Hertzberg Local Government Reorganization Act (Government Code Section 56000 et seq.)

Enclosed in support of this proposal are the following:

1. Resolution No. 360: Resolution of application adopted by the Carpinteria Sanitary District on October 18, 2022.
2. Completed LAFCO Annexation Proposal Justification Questionnaire.
3. Completed LAFCO Questionnaire for Amending Sphere of Influence
4. Map and legal description of the proposed annexation.
5. Assessor Parcel Map showing proposal area outlined in red ink.
6. CEQA Notice of Exemption
7. Processing fee payable to "Santa Barbara LAFCO" for **\$ 3,000**.
8. Fee payable to Santa Barbara County Surveyor for **\$ 1,100**.
9. Cost Accounting Agreement.

All affected property owners have given written consent to this annexation and it is therefore requested that the Commission waive the protest hearing requirements.

If you have any questions regarding this proposal, please contact the undersigned.

Sincerely,
CARPINTERIA SANITARY DISTRICT

Craig Murray, P.E.
General Manager

RESOLUTION NO. R – 360

A RESOLUTION OF APPLICATION OF THE CARPINTERIA SANITARY DISTRICT INITIATING PROCEEDINGS FOR 3266 BEACH CLUB ROAD ANNEXATION TO THE CARPINTERIA SANITARY DISTRICT

WHEREAS, the CARPINTERIA SANITARY DISTRICT desires to initiate proceedings for the adjustment of boundaries specified herein;

NOW THEREFORE, the Board of Directors does hereby resolve and order as follows:

1. The proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with section 56000 of the California Government Code.
2. This proposal is an annexation to the CARPINTERIA SANITARY DISTRICT.
3. The proposal to annex is requested by the Hunter Family LLC. A description of the boundaries and a map of the affected territory are set forth in Exhibits A and B, attached hereto and by reference incorporated herein.
4. It is desired that the annexation be subject to the following terms and conditions:
 - A. That the territory proposed to be annexed shall be subject to its share of all of the indebtedness of the District, including bonded indebtedness of the District.
 - B. Connection to the public sewer will require shared use of privately owned sewer infrastructure in Beach Club Road, and the proponent shall be responsible for all improvements and entitlements necessary to make said connection.
5. The reasons for this proposal are as follows:
 - A. The CARPINTERIA SANITARY DISTRICT is empowered to and is engaged in the collection and disposal of sewage and has existing facilities for disposal of sewage from the territory proposed to be annexed.
 - B. The property owners desire to have sanitary sewer service and have requested connection to the District's sanitary sewer system for the parcel within the annexation area boundary.
6. The proposal is not consistent with the Sphere of Influence for the Carpinteria Sanitary District and a proposal to modify the District's Sphere of Influence is being processed concurrently.
7. The CARPINTERIA SANITARY DISTRICT consents to annex the territory once SANTA BARBARA LAFCO has approved the Change of Sphere application.
8. Consent is hereby given to the waiver of conducting authority proceedings.

9. The proposal is categorically exempt from the California Environmental Quality Act per Public Resources Code Sections 21083 and 21084 and 14 Cal. Regs. Section 15319, subsections (a) and (b) and the District General Manager is authorized to properly file a Notice of Exemption with the Clerk of the Board of Supervisors for Santa Barbara County.

PASSED AND ADOPTED at the regular meeting of the Board of Directors of the Carpinteria Sanitary District held October 18, 2022, carried by the following roll call vote:

AYES: Graf, Damron, Murphy, Velasco, Modugno

NAYS: None.

ABSTENTIONS: None.

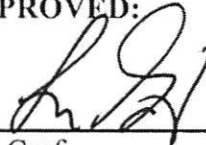
ABSENT: None.

Resolution No. R-360 was thereupon declared, carried, and adopted.

Dated this 18th day of October, 2022.

We certify that the above is a true and correct copy of Resolution No. R-360, adopted by the Board of Directors of the Carpinteria Sanitary District on October 18, 2022.

APPROVED:



Lin Graf
President, Board of Directors

ATTEST:



Michael Damron
Secretary, Board of Directors

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

**Proposal Justification Questionnaire for Annexations,
Detachments and Reorganizations**

(Attach additional sheets as necessary)

1. Name of Application: (The name should match the title on the map and legal description; list all boundary changes that are part of the application)

Applicant: The Hunter Family LLC

Application Name: 3266 Beach Club Road Annexation into Carpinteria Sanitary District

2. Describe the acreage and general location; include street addresses if known:

Address: 3266 Beach Club Road, Carpinteria, CA 93013-1111

Location Description: The parcel is located in the Beach Club Road Homeowner's Association. The major crossroad is Padaro Lane.

Acreage: 0.41

3. List the Assessor's Parcels within the proposal area:

APN: 005-390-022

4. Purpose of proposal: (Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.)

The purpose of this proposal is to annex the property located at 3266 Beach Club Road into Carpinteria Sanitary District service area boundary to allow for a public sewer connection. The owners of this parcel are in the process of obtaining a building permit from the County of Santa Barbara to remodel the existing residence. Part of the Building Permit Scope entails upgrading the failing Septic System that currently services the Parcel. Pursuant to the September 9, 2020 Ground Water Depth Report by GeoSolutions (for adjacent parcel), the static groundwater depth is too shallow for clearance of a traditional septic system.

5. Land Use and Zoning - Present and Future

A. Describe the existing land uses within the proposal area. Be specific.

Single Family Residential, Zoned 8-R-1

B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.

None

- C. Describe the existing zoning designations within the proposal area.
Single Family Residential, Zoned 8-R-1
- D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?
None.
- E. (For City Annexations) Describe the rezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this rezoning?
N/A
- F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements).
No land use entitlement applications pending. There is an Open Building Permit associated with the Parcel for Remodeling of the existing Residence.

6. Describe the area surrounding the proposal

Using Table A, describe existing land uses, general plans and zoning designations for lands adjacent to and surrounding the proposal area. The application is incomplete without this table.

Please reference completed Table A on Page 9 of this application.

7. Conformity with Spheres of influence

- A. Is the proposal area within the sphere of influence of the annexing agency? **No.**
- B. If not, include a proposal to revise the sphere of influence. **See enclosed.**

8. Conformity with County and City General Plans

- A. Describe the existing County General Plan designation for the proposal area.
The Parcel is located in the Toro Canyon Planning Area and subject to land use requirements set forth in the Toro Canyon Plan (specific plan).
- B. (For City Annexations) Describe the City general plan designation for the area. **N/A**
- C. Do the proposed uses conform with these plans? If not, please explain.
Yes. Extending sanitary sewer service to the subject parcel is consistent with Toro Canyon Plan guidelines and requirements, and preferred to continue use of on-site wastewater disposal systems.

9. Topography and Natural Features

- A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal.

The Parcel's southern boundary is the Pacific Ocean with direct beach access. The topography generally slopes downward towards the Pacific Ocean. As mentioned previously, the area is known to have relatively shallow groundwater and not conducive to continued, long-term use of on-site wastewater systems.

- B. Describe the general topography of the area surrounding the proposal.
The Parcel is immediately north of the Pacific Ocean. The parcel is surrounded on three sides by single-family residences. Garrapato Creek is approximately 350 feet east of the parcel.

10. Impact on Agriculture

- A. Does the affected property currently produce a commercial agricultural commodity? **No**
- B. Is the affected property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program? **No**
- C. Is the affected property Prime Agricultural Land as defined in Government Code §56064? **No**
- D. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract?
No
- 1) If "yes," provide the contract number and the date the contract was executed. **N/A**
- 2) If "yes", has a notice of non-renewal be filed? If so, when? **N/A**
- 3) If this proposal is an annexation to a city, provide a copy of any protest filed by the annexing city against the contract when it was approved. **N/A**

11. Impact on Open Space

Is the affected property Open Space land as defined in Government Code Section 65560? **No**

12. Relationship to Regional Housing Goals and Policies (City annexations only)

If this proposal will result in or facilitate an increase in the number of housing units, describe the extent to which the proposal will assist the annexing city in achieving its fair share of regional housing needs as determined by SBCAG. **N/A**

13. Population

- A. Describe the number and type of existing dwelling units within the proposal area.
There is an existing 3,543 SF Single Family Dwelling Unit on the Parcel.
- B. How many new dwelling units could result from or be facilitated by the proposal?
- C. **No new dwelling units are proposed.**

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.

Public sanitary sewer service would be made available to the parcel.

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

Sanitary sewer services identical to other users currently within the Carpinteria Sanitary District service area.

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

Sewer services could be extended within a few months.

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 sewer lateral extension from Padaro Lane to 3266 Beach Club Road.

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

The Applicant will pay for the cost of installing private sewer line and a sewer pump from the subject parcel to the adjacent force main, and main sewer lateral located on Padaro Lane. The Applicant will be responsible for all costs associated with the sewer installation. After installation, the Applicant will be responsible for paying annual sewer service charges on the County Property Tax rolls.

G. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.

A private septic system is the only alternative sewage disposal method. The existing septic system that services the parcel is failing. Efforts have been made to replace the existing septic system but it has been determined this alternative method is unviable. Pursuant to the September 9, 2020 Ground Water Depth Report by GeoSolutions, the static groundwater depth is too shallow for clearance of a traditional septic system.

15. Ability of the annexing agency to provide services

Attach a statement from the annexing agency describing its ability to provide the services that are the subject of the application, including the sufficiency of revenues (per Gov't Code §56668j).

See attachment from the Carpinteria Sanitary District.

16. Dependability of Water Supply for Projected Needs (as per §56653)

If the proposal will result in or facilitate an increase in water usage, attach a statement from the retail water purveyor that describes the timely availability of water supplies that will be adequate for the projected needs.

The proposal will not result in or facilitate an increase in water usage.

17. Bonded indebtedness and zones – These questions pertain to long term debt that applies or will be applied to the affected property.

- A. Do agencies whose boundaries are being changed have existing bonded debt?
If so, please describe.
**Coastal Districts Financing Authority (Carpinteria Sanitary District) 2012
Wastewater Revenue Bonds.**
- B. Will the proposal area be liable for payment of its share of this existing debt? N/A
If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.)
- C. Should the proposal area be included within any 'Division or Zone for debt repayment?
N/A
If yes, please describe.
- D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? N/A.
If yes, please describe.

18. Environmental Impact of the Proposal

- A. Who is the "lead agency" for this proposal? **Carpinteria Sanitary District**
- B. What type of environmental document has been prepared?
None, Categorically Exempt pursuant to Public Resources Code Sections 21083 and 21084, Section 15319.
EIR _____ Negative Declaration _____ Mitigated ND _____
Subsequent Use of Previous EIR _____ Identify the prior report. _____
- C. If an EIR has been prepared, attach the lead agency's resolution listing significant impacts anticipated from the project, mitigation measures adopted to reduce or avoid significant impacts and, if adopted, a "Statement of Overriding Considerations."

19. Boundaries

- A. Why are these particular boundaries being used? Ideally, what other properties should be included in the proposal?
The proposed application boundaries are limited to the single parcel located at 3266 Beach Club Road, Carpinteria, CA.
- B. If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included. N/A

20. Final Comments

- A. Describe any conditions that should be included in LAFCO's resolution of approval. **None.**
- B. Provide any other comments or justifications regarding the proposal.
Carpinteria Sanitary District has worked with property owners along Padaro Lane, and in other beachfront developments, to effect septic to sewer conversion. These projects have been supported by non-governmental organizations (e.g. Heal the Ocean), government agencies, and the public, based on beneficial impacts to water quality.
- C. Enclose all pertinent staff reports and supporting documentation related to this proposal. Note any changes in the approved project that are not reflected in these materials.
September 9, 2020 Ground Water Depth Report by GeoSolutions, Inc.

21. Notices and Staff Reports

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

	<u>Name</u>	<u>Address</u>
A.	Derek K. Hunter, Jr.	10121 Miller Ave., Ste. 200 Cupertino, CA 95014
B.	Carpinteria Sanitary District	5300 6th St., Carpinteria, CA 93013

Who should be contacted if there are questions about this application?

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Derek K. Hunter, Jr.	10121 Miller Ave., Ste. 200 Cupertino, CA 95014	408-255-4100
Craig Murray	5300 Sixth St. Carpinteria, CA 93013	805-684-7214 x112


Signature  Date 10/31/22

TABLE A

Information regarding the areas surrounding the proposal area

	Existing Land Use	General Plan Designation	Zoning Designation
East	Single Family Residential	Toro Canyon Plan	8-R-1
West	Single Family Residential	Toro Canyon Plan	8-R-1
North	Single Family Residential	Toro Canyon Plan	8-R-1
South	N/A – Pacific Ocean	N/A – Pacific Ocean	N/A – Pacific Ocean

Other comments or notations:



GROUNDWATER DEPTH REPORT

DATE:
September 9, 2020

PROJECT NUMBER:
SB01329-1

CLIENT:
Beach Club Family Trust
c/o Becker Studios Construction
Post Office Box 41459
Santa Barbara California 93140

PROJECT NAME:
3276 Beach Club Road
Road
APN: 005-390-020
Carpinteria Area,
Santa Barbara County, California

Dear Beach Club Family Trust:

This letter has been prepared to provide the results of measured groundwater depths to determine if a drywell waste water disposal system is suitable for the existing residence located at 3276 Beach Club Road, APN: 005-390-020 in the Montecito area of Santa Barbara County, California.

As requested, on September 2, 2020 GeoSolutions, Inc. set a three inch diameter perforated PVC piezometer wrapped in filter fabric and backfilled with clean pea gravel. The piezometer was installed to a depth of 28 feet below existing ground surface in the existing dirt parking area between the existing fenced garden and residence. See Figure 1 for approximate piezometer location. Utilizing a well meter, GeoSolutions, Inc. measured the depth to the

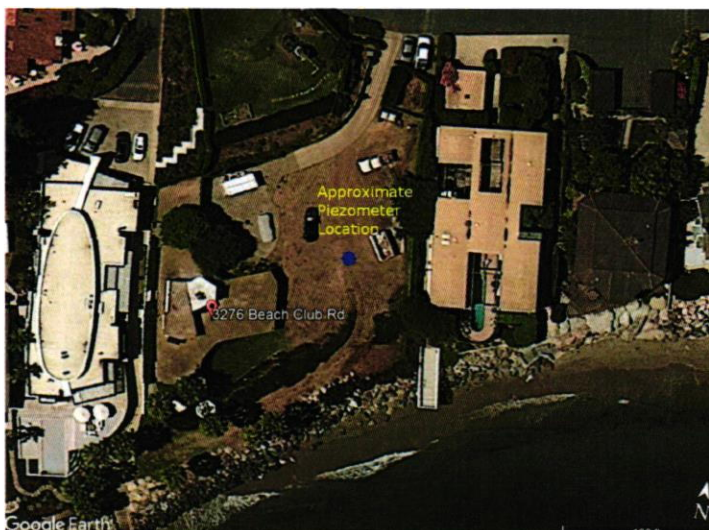


Figure 1: Approximate Piezometer Location

static groundwater level on September 4, and on September 8, 2020. Groundwater was measured to range from 17 to 17.5 feet below existing ground surface.

Based a static groundwater depth of 17 to 17.5 feet below existing ground surface and the County of Santa Barbara's standard 10 foot separation distance from the bottom of the drywell to the static groundwater table there is only 5 feet of usable drywell sidewall with a 2 foot holddown. Based on the existing site conditions and required setbacks there is not enough room on Site to have a drywell on site waste water disposal system that complies with the County of Santa Barbara design requirements. Therefore, it is the opinion of the office that the Site is not suitable for an onsite waste water disposal system and should be connected to the sewer line located in Padaro Lane.

If you have any questions or require additional assistance, please feel free to contact the undersigned at (805) 614-6333.

Sincerely,
GeoSolutions, Inc.

Bradley J. Bucher, PE
Principal, C81927



\\192.168.0.51\SB01000-SB01499\SB01329-1 - 3276 Beach Club Road\Environmental\SB01329-1 Groundwater Depth Report.doc

220 High Street
San Luis Obispo CA 93401
805.543.8539

1021 Tama Lane, Suite 105
Santa Maria, CA 93455
805.614.6333

201 S. Milpas Street, Suite 103
Santa Barbara, CA 93103
805.966.2200

info@geosolutions.net

sbinfo@geosolutions.net

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

Questionnaire for Amending a Sphere of Influence of the Carpinteria Sanitary District

(Attach additional sheets as necessary)

Purpose of the proposal

1. Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.
The purpose of this proposal is to amend the Carpinteria Sanitary District Sphere of Influence (SOI) of a residential parcel located on Beach Club Road in Carpinteria. The proposed SOI amendment is coordinated with a proposal to annex the parcel into the Carpinteria Sanitary District service area boundary, allowing for a public sewer connection at 3266 Beach Club Road. The existing residence on this parcel is undergoing a remodel and the building permit issued by Santa Barbara County requires the applicant to upgrade the inadequate on-site wastewater (septic) system. The static groundwater elevation in this location is high (as indicated in the September 9, 2020 Ground Water Depth Report by GeoSolutions, Inc.) and does not support a conventional septic system. The proximity to the Pacific Ocean also indicates that a public sewer connection would be more protective of nearshore water quality.

Consultation with the County (City sphere changes only)

2. Provide documentation regarding consultation that has occurred between the City and the County with regard to agreement on boundaries, development standards and zoning requirements for land in the proposed sphere as required by Government Code §56425.
N/A

Description of area to be included in the sphere

3. What area is proposed to be included in the sphere? Attach a map identifying the current sphere and the proposed addition. What is the acreage?
The address is 3266 Beach Club Road, Carpinteria, CA 93013. The major cross street is Padaro Lane. The acreage 0.41 acres.
4. Why was it decided to use these particular boundaries?
The proposed boundary for the SOI amendment is consistent with the parcel boundaries that desires public sanitary sewer service.
5. What are the existing land uses for the proposal area? Be specific.
Single-Family Residential, Zoned 8-R-1
6. Are there proposed land uses for the proposal area? Be specific.

Sphere of Influence Questionnaire (1-20-22)

This form can be downloaded from www.sblafco.org

ATTACHMENT B

No changes to land use designation or zoning designation are anticipated or proposed.

Relationship to Existing Plans

7. Describe current County general plan and zoning designations for the proposal area.
The parcel is located within the Toro Canyon Planning Area and subject to land use requirements set forth in the Toro Canyon Plan (specific plan). Zoning designation is 8-R-1.
8. Describe any City general plan and rezoning designations for the proposal area.
N/A

Environmental Assessment

9. What is the underlying project? Who is the lead agency? What type of environmental document has been prepared for the proposed project?
The underlying project is provision of public sewer service to the property located at 3266 Beach Club Road to replace an existing, failing septic system. The lead agency for this project is the Carpinteria Sanitary District. The project is Categorically Exempt pursuant to Public Resources Code Sections 21083 and 21084, Section 15319.

Justification

10. To assist LAFCO in making determinations pursuant to Government Code §56425, please provide information relevant to each of the following:
 - A. Present and planned uses in the area, including agricultural and open-space lands.
The present and planned use in the area is Single-Family Residential, Zoned 8-R-1. No changes to land use are anticipated as a result of the SOI amendment.
 - B. Present and probable needs for public facilities and services in the area.
The primary purpose of this proposal is to allow for extension of public sanitary sewer service to the parcel.
 - C. Present capacity of public facilities and adequacy of public services the affected agency provides or is authorized to provide.
The Carpinteria Sanitary District has, and will have, adequate capacity to provide sanitary sewer service to the proposed parcel.

- D. Existence of any social or economic communities of interest in the area.
None
- E. The present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing Sphere of Influence. **N/A**

Additional Comments

- 11. Provide any other comments or justifications regarding the proposal.
Carpinteria Sanitary District has worked with property owners along Padaro Lane, and in other beachfront developments, to effect septic to sewer conversion. These projects have been supported by non-governmental organizations (e.g. Heal the Ocean), government agencies, and the public, based on beneficial impacts to water quality.
- 12. Enclose any pertinent staff reports and supporting documentation related to this proposal.
September 9, 2020 Ground Water Depth Report by GeoSolutions, Inc. (for adjacent parcel)

13. Notices and Staff Reports

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

	<u>Name</u>	<u>Address</u>
1.	Derek K. Hunter, Jr.	10121 Miller Ave., Ste 200 Cupertino, CA 95014
2.	Craig Murray	5300 Sixth St. Carpinteria, CA 93013
3.		

Who should be contacted if there are questions about this application?

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Craig Murray	5300 Sixth Street, Carpinteria, CA 93013	805-684-7214 x112


Signature  Date 10/31/22

Exhibit A
Legal Description

LAFCO 22-_____
3266 Beach Club Road
Annexation to Carpinteria Sanitary District

APN 005-390-022

Lot 14 of the Serena Beach Club, in the County of Santa Barbara, State of California, as per map of the same filed in Map Book 45, Pages 18 and 19 in the office of the County Recorder of said County and State; described as follows:

Beginning at the northwesterly corner of said Lot 14, said point being on the centerline of Beach Club Road, 40.00 feet wide, said corner also being the northwesterly end of Course 8 of LAFCO 21-02, 3270-3284 Beach Club Road Annexation to the Carpinteria Sanitary District recorded January 27, 2021 as Instrument No. 2021-0004866 Official Records of said County and State; thence,

- 1) N75° 30' 00"E, departing said LAFCO 21-02 annexation boundary, along the centerline of said Beach Club Road and the northerly line of said Lot 14, as distance of 74.22 feet to the northeasterly corner of said Lot 14; thence,
- 2) S01° 10' 00"E, departing said centerline and along the easterly line of said Lot 14, a distance of 252.53 feet to the southeasterly corner of said Lot 14; thence,
- 3) S71° 19' 00"W, along the southerly line of said Lot 14, a distance of 74.83 feet to the southwesterly corner of said Lot 14, said corner also being the southerly end of said Course 8 of said LAFCO 21-02 Annexation; thence,
- 4) N01° 10' 00"W, along the westerly line of said Lot 4 and along said Course 8 a distance of 258.00 feet to the Point of Beginning.

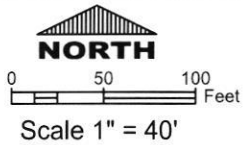
Containing 18,891 sq. ft./0.433 acres more or less

End of Description

Prepared by: Jon McKellar, PLS 7578

Approved As To Form
And Surveying Content

Aleksandar Jevremovic, PLS 8378
Santa Barbara County Surveyor



LEGEND

- Existing District
- ▬ Proposed Annex.
- ① Course in Legal Description
- OR Official Record

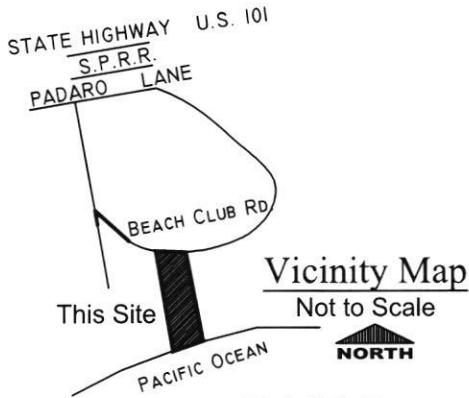
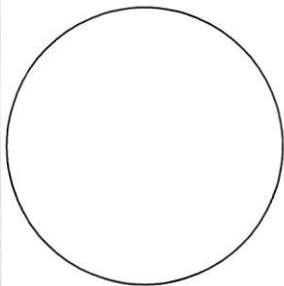


Exhibit B
LAFCO 22-_____
3266 Beach Club Road
Annexation to Carpinteria Sanitary District

APN 005-390-022
Lot 14 of Serena Beach Club
Book 45, Pgs 18-19 Maps
County of Santa Barbara, State of California



Approved As To Form And Surveying Content

Aleksandar Jevremovic, PLS 8378
Santa Barbara County Surveyor



A Professional Land Surveying & Consulting Company
PO Box 2341
Santa Maria, CA 93457
805-680-1895 bus.
jon@jonmckellar.com
http://www.jonmckellar.com

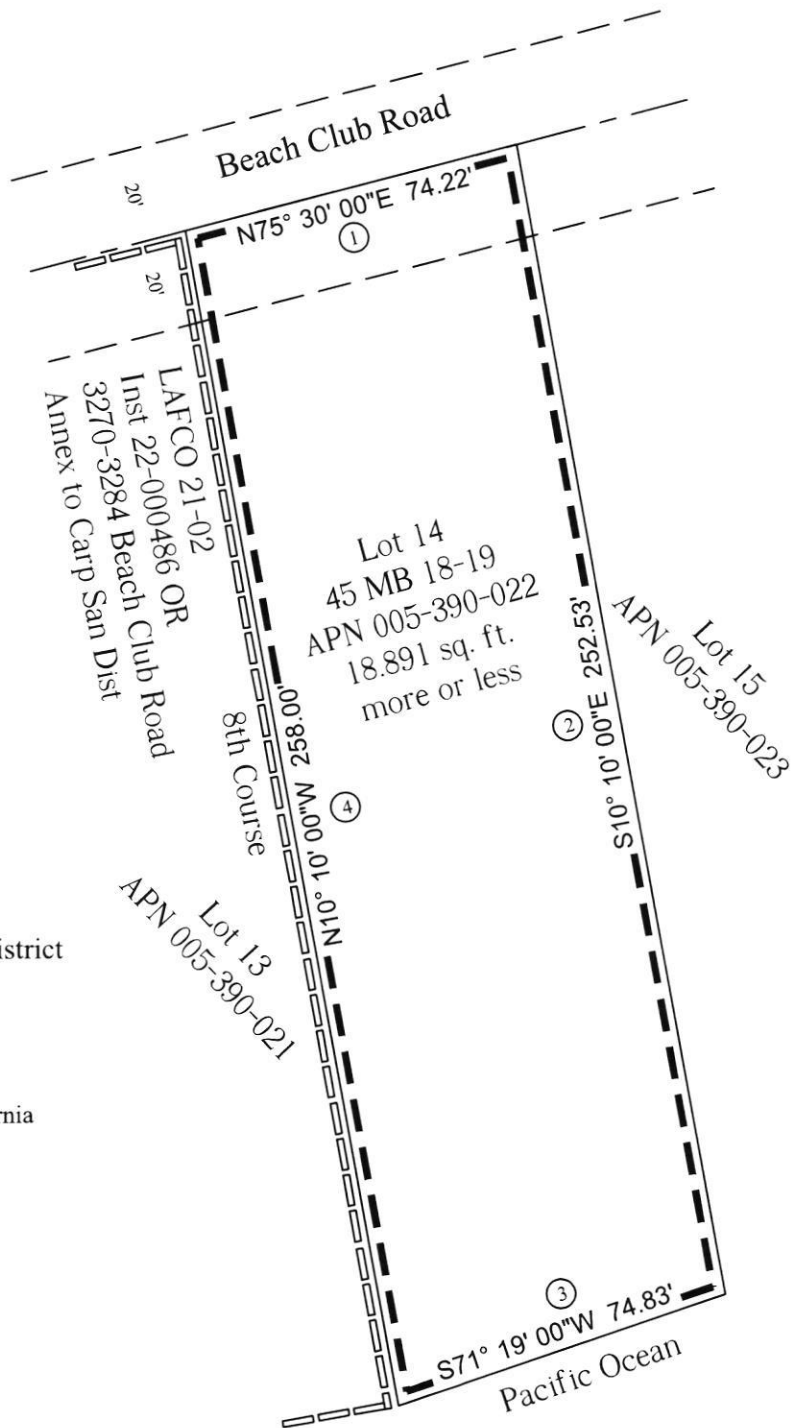


Exhibit C

LAFCO 22-_____
3266 Beach Club Road
Annexation to the Carpinteria Sanitary District

Street List Fronting LAFCO 22-_____

Beach Front Drive 74' +/-

005-39

POR. PUEBLO LANDS

US HWY 101

UNION

PACIFIC



RAILROAD

CO.



1" = 100'
scale



NOTICE
Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

OCEAN

PACIFIC

Assessor's Map Bk, 005-Pg, 39
County of Santa Barbara, Calif.

05/09/1958 R.M. Bk. 45 , Pg. 18-19 , Tract "Serena Beach Club"

LD/17 72 & 79 into 80

NOTICE OF EXEMPTION

To: County Clerk
County of Santa Barbara
105 East Anapamu Street
Santa Barbara, CA 93101

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

Project Title: 3266 Beach Club Road Annexation to the Carpinteria Sanitary District

Project Location-Specific: 3266 Beach Club Road

Project Location City: Unincorporated **Project Location County:** Santa Barbara County

Description of Nature, Purpose and Beneficiaries of Project: Annexation of single developed parcel meeting current zoning density criteria to the Carpinteria Sanitary District to allow for provision of public sanitary sewer service.

Name of Public Agency Approving Project: Carpinteria Sanitary District

Name of Person or Agency Carrying Out Project: Santa Barbara LAFCO

Exempt Status:


- Ministerial
- Declaration Emergency
- Emergency Project
- Categorical Exemption
- Statutory Exemption

Reason Why Project is Exempt: Categorical exemption per Public Resources Code Sections 21083 and 21084 and 14 Cal. Regs. Section 15319.

Lead Agency Contact Person: Craig Murray. **Area Code/Telephone Extension:** (805) 684-7214, x12

If filed by applicant: (Not Applicable)

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?



 Craig M. Murray, P.E.
 General Manager
 Carpinteria Sanitary District

10/20/22

 Date

COST ACCOUNTING AGREEMENT

Applicant: The Hunter Family LLC
Mailing Address: 10121 Miller Avenue, Suite 200
Cupertino, CA 95014
Telephone: (408) 255-4100
Fax: (408) 996-8425
E-mail Address: deke@hunterproperties.com

The cost of processing an application may exceed the initial deposit required. In order to recover any additional costs associated with processing your application, the Local Agency Formation Commission, LAFCO, has found it necessary to implement a provision of the Fee Schedule that provides full cost recovery for processing an application.

I, The Hunter Family LLC, the landowner and/or responsible Applicant, agree to pay the actual costs pursuant to the Fee Schedule attached hereto, plus copying charges and related expenses incurred in the processing of this application. I also understand that if payment on any billings prior to final action is not paid within thirty (30) days, I agree that processing of my application will be suspended until payment is received. In the event of default, I agree to pay all costs and expenses incurred by LAFCO in securing the performance of this obligation.

If the applicant is in non-compliance with an existing agreement, the applicant shall be subject to LAFCO Policy Guidelines and Standards XIV, which identifies additional steps that must be satisfied before a new application may be accepted.

In order to implement the cost accounting, please sign and date this statement indicating your agreement to the cost accounting procedure and agreement. This signed agreement is required for your application to be accepted for processing. Checks may be made payable to LAFCO and delivered or mailed to the LAFCO Office at 105 East Anapamu Street, Rm 407, Santa Barbara, CA 93101. If you have questions regarding your application, please contact the LAFCO Office at (805) 568-3391.


Applicant's Signature
Derek K. Hunter Jr. on behalf of
The Hunter Family LLC

October 24, 2022
Date

ATTACHMENT C

LAFCO Proposal Review Factors - Government Code 56668 3266 Beach Club Road Sphere and Annexation to the Carpinteria Sanitary District File No. 22-09

Factor (a) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

Response. The Beach Club Sphere and Annexation consist of one parcel APN 005-390-022 containing 0.43 acres with an existing single-family residence. The site is surrounded by residential uses situated immediately adjacent to the Pacific Ocean with direct beach access. The topography generally slopes southeast downward towards the Pacific Ocean and Garrapato Creek.

The existing land use is residential. Parcel 005-390-022 is developed with a 3,543 square foot single-family residence, 380 square foot guesthouse, and 462 square foot garage and pool. The property would abandon the existing septic system and connect to CSD main sewer line located approximately 200-feet from the parcel within Padaro Lane. The proposal is for continued residential uses. The land use designations and zoning are residential under County (Residential, Res 4.6; Zoned 8-R-1).

The district's collection system serves about 6,826 connections, of which 6,529 are residential and 297 are non-residential, representing 5,900 equivalent residential units (EDUs), representing a population of about 16,700. The District WWTP is currently permitted to treat an average daily flow of 2.5 MGD or 7,606 equivalent dwelling units. The treatment system consists of pretreatment, screening, grit removal, primary sedimentation, aerated activated sludge tanks, secondary sedimentation, chlorination, and dechlorination. Treated water is disposed via an ocean outfall located 1,000 feet out from the treatment plant from Discharge Point No. 001 to the Pacific Ocean. Currently, the influent flow rate at the WWTP is averaging approximately 1.143 MGD.

Wastewater volumes are projected to increase modestly to approximately 1.4 million gallons per day (MGD) by the year 2030, and ultimately to approximately 1.6 MGD. The ultimate buildout projections include annexation of several beach communities not currently served by the District.

Assessed Valuation: The property is presently within Tax Rate Area 059012. The assessed value of the parcel 005-390-022 is \$3,335,604 for the land and \$1,009,082 for improvements. (Tax roll 2022-2023.) The overall tax rate will not be affected by this change. The annexing agencies has existing indebtedness

related to 2012 Wastewater Revenue Bonds. No property tax exchange is required with this annexation.

Factor (b) The need for organized community services, the present cost and adequacy of governmental services and controls in the area, probable future needs for those services and controls, probable effect of the proposed incorporation, formation, annexation, or exclusion and alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

Response. The present cost and adequacy of services and controls for this property is the responsibility of the landowner under County for land use authority. The properties are currently served by a septic system. A new sewer lateral would connect the properties to the main sewer line. The District has stated it has the capacity to serve the properties. There are currently no moratoriums on new sewer connections. The property will receive the same level and range of service as other properties currently served by the District. The existing sewer line is northerly on Padaro Lane at approximately 200 lineal feet. The property is supplied water by Carpinteria Valley Water District.

Factor (c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

Response. The property will receive the same level and range of service as other properties currently served by the District. The existing sewer line is northerly on Padaro Lane at approximately 200 lineal feet. Due to local topography, a gravity sewer connection is not feasible for the subject property and a grinder pump system is proposed. Private sewage ejector pumps and private force mains would be required from the individual parcels based on area topography. Private sewage ejector pumps and private force mains would be required from the individual parcels based on area topography. No effects of this action would alter the existing social and economic interests.

Factor (d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

Response. The site is subject to the County's Toro Canyon Planning Area subject to the Toro Canyon Specific Plan which provides for the planned, orderly and efficient development of the area by regulating development via standards expressed in the plans and approving the entitlements and environmental documentation regarding proposals. Santa Barbara LAFCO does not have specific Policies for District Annexations however; the following are the Santa Barbara LAFCO general Policies for providing planned orderly development:

Policy 1. Any proposal for a change or organization or reorganization shall contain sufficient information to determine that adequate services, facilities, and improvements can be provided and financed by the agencies responsible for the provision of such services, facilities, and improvements.

Analysis. The District's Plan for Services for the properties outline the adequate services, facilities, and improvements.

Policy 2. All lands proposed for annexation to cities shall be pre-zoned prior to the submission of an application to the Local Agency Formation Commission. The City shall be lead agency for environmental review in such cases, and environmental documentation shall accompany the application.

Analysis. The properties would be annexed into the Carpinteria Sanitary District and not a City, pre-zoning is not required. The properties will be amended to be within the Districts Sphere of Influence.

Policy 3. Reorganization of overlapping and competing agencies or the correction of illogical boundaries dividing agency service areas is recommended. The Commission encourages reorganizations, consolidations, mergers, or dissolutions where the result will be better service, reduced cost, and/or more efficient and visible administration or services to the citizens.

Analysis. The properties would be made contiguous to the District. The District provides wastewater treatment for a 3.1 square mile area located in the Carpinteria Valley. No other competing agencies could provide sewer service.

Policy 4. In order to minimize the number of agencies providing services proposals for formation of new agencies shall be discouraged unless there is evidenced a clear need for the agency's services from the landowners and/or residents; there are no other existing agencies that are able to annex and provide similar services; and there is an ability of the new agency to provide for and finance the needed new services.

Analysis. An existing agency the Carpinteria Sanitary District is the most logical agency to provide sewer services. The CSD treatment plant has permitted capacity of 2.5 million gallons per day (based on average daily flow) pursuant to a National Pollutant Discharge Elimination System (NPDES) permit issued by the US Environmental Protection Agency (EPA) in concurrence with the

States' Central Coast Regional Water Quality Control Board (CCRWQCB).

Government Code Section 56377 states:

56377. In reviewing and approving or disapproving proposals which could reasonably be expected to include, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses, the commission shall consider all of the following policies and priorities:

(a) Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.

(b) Development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open-space uses which are outside of the existing sphere of influence or the local agency.

Analysis. The annexation to the District promotes the development of lands surrounded by the District, the annexation area does not have any agriculture land located within the boundaries of the annexation.

Factor (e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

Response. The proposed annexation boundary does not contain lands designated or used for agricultural purposes.

Factor (f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

Response. The annexation boundary follows lines of assessment and would create a contiguous annexation of a larger contiguous portion as part of a north-western boundary. The parcels would remain in the unincorporated territory no

changes are proposed. The proposal was reviewed and approved by the County Surveyor's for legal description and map.

Factor (g) A regional transportation plan adopted pursuant to Section 65080.

Response. The annexation of these small residential lots would not change the SBCAG RTP Connected 2050 planning document.

Factor (h) Consistency with appropriate City or County General and Specific Plans.

Response. The annexation is consistent with the County's General Plan. The County's Land Use designation for the property is Single-Family Residential Res 4.6 Zoned 8-R-1. No zoning changes were required for the allowed uses.

Factor (i) The Sphere of Influence of any local agency which may be applicable to the proposal being reviewed.

Response. The proposal site is outside of the Districts current Sphere of Influence. This proposal would amend the SOI concurrently with the annexation of the properties. The last SOI update was in 2017.

Efficient Service Provision. The site is located in an area that allows the District to best provide services in the future. The District serves the areas to east and west, and the broader surrounding areas. District infrastructure (wastewater pipes) are located within a reasonable distance to the area.

LAFCO Process. The Sphere recognizes that an area should receive services from a particular jurisdiction and the jurisdiction should plan to serve an area. The Sphere does not grant a jurisdiction the authority to serve a particular area. For the District to serve the area either an outside service agreement or an annexation would need to be approved by LAFCO. The landowner request for annexation to serve the site with wastewater and the District has indicated through its Resolution of Application that it has the ability to service the site. These approvals are subject to the Cortese-Knox-Hertzberg Act and local policies and procedures adopted by Santa Barbara LAFCO. LAFCO has discretion in making its decision regarding these actions. Annexation into the Carpinteria Sanitary District would include the following property; Assessor's Parcel Numbers 005-390-022.

Municipal Service Review. The Cortese-Knox-Hertzberg Act advises that a current Municipal Service Review (MSR) be used to analyze a Sphere of Influence. The CKH Act requires LAFCO to update the Spheres of Influence for all applicable jurisdictions in the County every five years or as necessary. The MSR is a study of the Agency's service capabilities and addresses seven factors described in Section 56430 of the CKH Act. LAFCO adopted a Sphere of

Influence Update and Municipal Services Review (SOI/MSR) for the Carpinteria Sanitary District in 2016. The current Municipal Service Review and SOI Update for Water, Wastewater, and Stormwater services also recommends the area be added to the SOI and documents similar determinations for the remaining Beach Club Road area. This adoption is scheduled for April 6, 2023.

Factor (j) The comments of any affected local agency or other public agency.

Response. No comments have been submitted by local agencies. Any comments will be addressed in the staff report.

Factor (k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

Response. The CSD is capable of providing services to the property within the annexation area. This is documented in the Plan for Services, Attachment E. The approved Master Property Tax Agreement states the exchange between sanitary districts and County shall be zero. This is because wastewater services are financed by connection fees and charges and not by property taxes.

As outlined in the most recent MSR Study, Carpinteria Sanitary service area's average annual wastewater collection demand generated for subsequent treatment and disposal at the Treatment Plant Facility has been approximately 1.2 million gallons a day over the last three years. Of this amount, it is estimated by LAFCO this represents 46% of permitted capacity. The District generally has adequate capacity for anticipated future needs. Significant individual projects may be required to perform loading and hydraulic studies to verify capacity in downstream pipelines and pump stations.

Factor (l) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

Response. The property water service is already provided by Carpinteria Valley Water District. CSD is a single-purpose agency authorized to provide wastewater collection and treatment service only.

Factor (m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

Response. The parcel will remain in the county continuing to contribute to the regional housing needs. Most homes within the Carpinteria Valley are priced well

above the average County resident income. The annexation would not affect any city or county progress towards achieving their share of the regional housing needs as established in the latest Regional Housing Needs Plan.

Factor (n) Any information or comments from the landowner or owners.

Response. The annexation application was filed by Resolution of Application at the request of the landowners.

Factor (o) Any information relating to existing land use designations.

Response. No changes in land use plans are associated with this proposal.

Factor (p) Environmental Justice. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

Response. 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.

Factor (q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.

Response. The Beach Club Annexation site located at 3266 Beach Club Road is identified as a moderate severity groundwater and high severity liquefaction area. A Groundwater Depth Report was prepared by GeoSolutions dated September 9, 2020 measuring groundwater at a depth of 17-feet. Fire hazard zone is low located immediately adjacent to the Pacific Ocean; and low or landslide risk as identified in the Multi-Jurisdictional Local Hazard Mitigation Plan. The site is located northwest of the City of Carpinteria and within the Toro Canyon Planning Area. The Toro Canyon Plan has approximately 1,000 parcels and the following land uses: 850 residential units; 61,665 sq. ft. of commercial and industrial space; 5,236,132 sq. ft. of greenhouses and related development; 88,545 sq. ft. of institutional/educational development; and 130,399 sq. ft. of other non-residential development. Major access roads into Toro Canyon include U.S. Highway 101, Via Real and State Route 192 (East Valley Road/Foothill Road). Residential development is scattered throughout Toro Canyon, generally with larger parcels to the north and smaller parcels to the south. Santa Claus Lane and Via Real at the eastern Padaro Lane/Highway 101 interchange are the only

commercial areas in Toro Canyon. Southern California Edison (SCE) provides power to the Southern parts of the County. The entire county is subject to energy shortages.

NOTICE OF EXEMPTION

To: County Clerk
County of Santa Barbara
105 East Anapamu Street
Santa Barbara, CA 93101

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

Project Title: 3266 Beach Club Road Annexation to the Carpinteria Sanitary District

Project Location-Specific: 3266 Beach Club Road

Project Location City: Unincorporated **Project Location County:** Santa Barbara County

Description of Nature, Purpose and Beneficiaries of Project: Annexation of single developed parcel meeting current zoning density criteria to the Carpinteria Sanitary District to allow for provision of public sanitary sewer service.

Name of Public Agency Approving Project: Carpinteria Sanitary District

Name of Person or Agency Carrying Out Project: Santa Barbara LAFCO

Exempt Status:


- Ministerial
- Declaration Emergency
- Emergency Project
- Categorical Exemption
- Statutory Exemption

Reason Why Project is Exempt: Categorical exemption per Public Resources Code Sections 21083 and 21084 and 14 Cal. Regs. Section 15319.

Lead Agency Contact Person: Craig Murray. **Area Code/Telephone Extension:** (805) 684-7214, x12

If filed by applicant: (Not Applicable)

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?



 Craig M. Murray, P.E.
 General Manager
 Carpinteria Sanitary District

10/20/22

 Date

NOTICE OF EXEMPTION

Filing of Notice of Exemption in Compliance with Section 21108 of the Public Resources Code

TO: County Clerk
County of Santa Barbara
105 East Anapamu Street
Santa Barbara CA 93101

FROM: Local Agency Formation Commission
105 East Anapamu Street, Room 407
Santa Barbara CA 93101
805/568-3391

PROJECT TITLE: **LAFCO 22-09** 3266 Beach Club Rd Annexation into Carpinteria Sanitary District

PROJECT LOCATION AND DESCRIPTION:

Project Location:

Area includes 0.43 acres located at 3266 Beach Club Road and contains one parcel.

Description of Nature, Purpose, and Beneficiaries of Project:

The Proposed Annexation and sewer service connection is to provide sanitary sewer services to an existing single-family residence that is currently in the process of obtaining a building permit from the County of Santa Barbara to remodel the existing residence. The residence is currently utilizing an on-site septic system. The landowners wish to connect to nearby sewer main line.

The existing residence is allowed under County zoning of single-family residential RS-4.6 within the Toro Canyon Planning Area. Activity is covered under existing zoning with connection to sewer system with no change in use. The proposal is categorically exempt from the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA") pursuant to CEQA Guidelines section 15303 (d), Class 3 New Construction or Conversion of Small Structures or Conversion of Small Structures and 15319, Class 19 Annexations of individual small parcels for facilities exempted by Section 15303.

Name of Person or Agency Carrying Out the Project:

Santa Barbara Local Agency Formation Commission

Reasons for Exemption. LAFCO's approval of the proposed annexation into the Carpinteria Sanitary District would be consistent with a Categorical Exemption Class 3 section 15303(d) and section 15319. The existing residence will extend sewer utility connections.

Mike Prater, Executive Officer

March 2, 2023
Date

The "project" is to provide sewer services from the Carpinteria Sanitary District to the existing residence located at 3266 Beach Club Road, within Santa Barbara County (0.43 acres) (APN 005-390-022). The property will be connecting a sewer lateral to an existing mainline. A Categorical Exemption Class 3 section 15303 (d), New Construction or Conversion of Small Structures or Conversion of Small Structures and 15319, Class 19 Annexations of individual small parcels for facilities exempted by Section 15303 would apply.

The Santa Barbara Local Agency Formation Commission will approve the above-referenced project on March 2, 2023 and has determined it to be exempt from further environmental review under the requirements of California Environmental Quality Act (CEQA) of 1970, as defined in the State and local Guidelines for the implementation of CEQA.

Exempt Status:

- Ministerial
- Statutory
- Categorical Exemption:
Project is sewer connections exempt from CEQA pursuant to CEQA Guidelines
Section 15303(d) Class 3 & Section 15319 Class 19
- Emergency Project
- No Possibility of Significant Effect [Sec. 15061 (b,3)]

By: _____
Executive Officer

Date: _____



CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

Phone (805) 684-7214 • Fax (805) 684-7213

October 31, 2022

Mike Prater, Executive Officer
Santa Barbara LAFCO
105 East Anapamu Street
Santa Barbara CA 93101

Subject: 3266 Beach Club Road Sphere of Influence Amendment and Annexation to the Carpinteria Sanitary District

Dear Mr. Prater:

The undersigned hereby requests approval of the proposal described in the attached materials. It is proposed to process this application under the provisions of the Cortese/ Knox/Hertzberg Local Government Reorganization Act (Government Code Section 56000 et seq.)

Enclosed in support of this proposal are the following:

1. Resolution No. 360: Resolution of application adopted by the Carpinteria Sanitary District on October 18, 2022.
2. Completed LAFCO Annexation Proposal Justification Questionnaire.
3. Completed LAFCO Questionnaire for Amending Sphere of Influence
4. Map and legal description of the proposed annexation.
5. Assessor Parcel Map showing proposal area outlined in red ink.
6. CEQA Notice of Exemption
7. Processing fee payable to "Santa Barbara LAFCO" for **\$ 3,000**.
8. Fee payable to Santa Barbara County Surveyor for **\$ 1,100**.
9. Cost Accounting Agreement.

All affected property owners have given written consent to this annexation and it is therefore requested that the Commission waive the protest hearing requirements.

If you have any questions regarding this proposal, please contact the undersigned.

Sincerely,
CARPINTERIA SANITARY DISTRICT

Craig Murray, P.E.
General Manager

COST ACCOUNTING AGREEMENT

Applicant: The Hunter Family LLC
Mailing Address: 10121 Miller Avenue, Suite 200
Cupertino, CA 95014
Telephone: (408) 255-4100
Fax: (408) 996-8425
E-mail Address: deke@hunterproperties.com

The cost of processing an application may exceed the initial deposit required. In order to recover any additional costs associated with processing your application, the Local Agency Formation Commission, LAFCO, has found it necessary to implement a provision of the Fee Schedule that provides full cost recovery for processing an application.

I, The Hunter Family LLC, the landowner and/or responsible Applicant, agree to pay the actual costs pursuant to the Fee Schedule attached hereto, plus copying charges and related expenses incurred in the processing of this application. I also understand that if payment on any billings prior to final action is not paid within thirty (30) days, I agree that processing of my application will be suspended until payment is received. In the event of default, I agree to pay all costs and expenses incurred by LAFCO in securing the performance of this obligation.

If the applicant is in non-compliance with an existing agreement, the applicant shall be subject to LAFCO Policy Guidelines and Standards XIV, which identifies additional steps that must be satisfied before a new application may be accepted.

In order to implement the cost accounting, please sign and date this statement indicating your agreement to the cost accounting procedure and agreement. This signed agreement is required for your application to be accepted for processing. Checks may be made payable to LAFCO and delivered or mailed to the LAFCO Office at 105 East Anapamu Street, Rm 407, Santa Barbara, CA 93101. If you have questions regarding your application, please contact the LAFCO Office at (805) 568-3391.


Applicant's Signature
Derek K. Hunter Jr. on behalf of
The Hunter Family LLC

October 24, 2022
Date



Carpinteria Sanitary District

Board of Directors Meeting

STAFF REPORT

TO: Board of Directors

FROM: Craig Murray, P.E. - General Manager

SUBJECT: Resolution No. R- 360- A Resolution of Application for the 3266 Beach Club Road Annexation to the Carpinteria Sanitary District.

DATE: October 18, 2022

REQUESTED ACTION: The Board review and consider adopting Resolution No. R- 360 requesting that Santa Barbara LAFCO approve the 3266 Beach Club Road Annexation to the Carpinteria Sanitary District and associated Sphere of Influence Amendment.

LOCATION: 3266 Beach Club Road, Carpinteria, CA

BACKGROUND: The owner of the residential parcel at 3266 Beach Club Road, the Hunter Family LLC, has requested annexation of the property to the Carpinteria Sanitary District. The parcel has an existing single family residence with an on-site wastewater (septic) system that is reportedly failing. The local geologic conditions, documented high groundwater conditions, and proximity to the Pacific Ocean make direct replacement of the septic tank and disposal system impracticable. Accordingly, the owner is seeking a connection to the public sanitary sewer system.

This parcel is directly contiguous to the recently completed Beach Club Family Trust Annexation to the Carpinteria Sanitary District. The applicant proposes to utilize private sewer infrastructure (i.e. low pressure sewer force main) that will be installed by the adjacent property owner to make connection to the District's public sewer system. Due to local topography, a gravity sewer connection is not feasible for the subject property and a grinder pump system is proposed. A shared use agreement between the private parties, and any necessary easements, will be conditionally required as part of the Sewer Construction Permit process.


Resolution No. R-360 formally requests that LAFCO consider and approve the annexation application and sphere of influence amendment at their next scheduled meeting. Additionally, Resolution No. R-360 makes a finding that the proposed boundary change is categorically exempt from CEQA (Category 19). Copies of the annexation and sphere amendment questionnaires are attached for reference.

RECOMMENDATION: Staff recommends that the Board adopt Resolution No. R-360 requesting that Santa Barbara LAFCO approve the 3266 Beach Club Road Annexation to the Carpinteria Sanitary District.

SUGGESTED MOTION: I move that the Board adopt Resolution No. R-360 requesting that Santa Barbara LAFCO approve the 3266 Beach Club Road Annexation to the Carpinteria Sanitary District.

M_____ S_____

Ayes:_____ Nays:_____ Abstentions:_____

Prepared By:  _____
Craig Murray, P.E. - General Manager

Attachments: Resolution No. R-360
LAFCO Annexation Package

\\CARP-DC1\Admin\Board\Staff Reports\2022\10-18-22\RESO360_3266BCR_Annex.doc

LAFCO 23-xx

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE 3266
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 February 3, 2023, the Executive Officer issued a Certificate of Filing regarding LAFCO Application No. 22-09. The application proposes annexation of the property located in an unincorporated area of the County at 3266 Beach Club Road, Carpinteria, CA., involving a sphere of influence amendment and annexation to the Carpinteria Sanitary District; 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, District Spheres of Influence and applicable County 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 property is within the boundary of the Carpinteria Valley Water District, which will provide water services. The County's approval requires the existing septic system to be removed and 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. Water services will be provided by the Carpinteria Valley Water District and sewer services would be provided by Carpinteria Sanitary District. Fire protection services will be provided Carpinteria/Summerland Fire Protection District. The parcel 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 property.

- 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 the parcel that is connected to the public sewer system. The Sanitary District has stated it has the adequate capacity to provide services to the parcel.

- 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 for 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 are 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 an existing single-family residence. The surrounding Beach Club Road area exceeds the median household income for the surrounding community of Carpinteria, which has a median household income of \$83,974 as of 2022. This does not qualify as a disadvantaged 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 property known as 3266 Beach Club Road as set forth in Exhibit C;
- (6) The subject proposal is assigned the distinctive short-form designation:
"3266 Beach Club Road Sphere and Annexation";
- (7) Said territory is uninhabited;
- (8) The boundaries of the affected territory are definite and certain as set forth in Exhibits A and B, attached hereto and made a part hereof.
- (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 has 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 6th day of March, 2023 in Santa Barbara, California.

AYES:

NOES:

ABSTAIN:

Santa Barbara County Local Agency
Formation Commission

By: _____

Joan Hartmann, Chair

Date: _____

ATTEST:

Natasha Carbajal, Analyst/Clerk
Santa Barbara County
Local Agency Formation Commission

Exhibit A

LAFCO 22-09
3266 Beach Club Road SOI
Amendment & Annexation to Carpinteria Sanitary District

APN 005-390-022
Legal Description

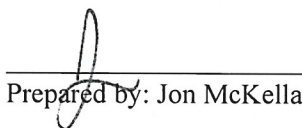
Lot 14 of the Serena Beach Club, in the County of Santa Barbara, State of California, as per map of the same filed in Map Book 45, Pages 18 and 19 in the office of the County Recorder of said County and State; described as follows:

Beginning at the northwesterly corner of said Lot 14, said point being on the centerline of Beach Club Road, 40.00 feet wide, said corner also being the northwesterly end of Course 8 of LAFCO 21-02, 3270-3284 Beach Club Road Annexation to the Carpinteria Sanitary District recorded January 27, 2021 as Instrument No. 2021-0004866 Official Records of said County and State; thence,

- 1) N75° 30' 00"E, departing said LAFCO 21-02 annexation boundary, along the centerline of said Beach Club Road and the northerly line of said Lot 14, as distance of 74.22 feet to the northeasterly corner of said Lot 14; thence,
- 2) S10° 10' 00"E, departing said centerline and along the easterly line of said Lot 14, a distance of 252.53 feet to the southeasterly corner of said Lot 14; thence,
- 3) S71° 19' 00"W, along the southerly line of said Lot 14, a distance of 74.83 feet to the southwesterly corner of said Lot 14, said corner also being the southerly end of said Course 8 of said LAFCO 21-02 Annexation; thence,
- 4) N10° 10' 00"W, along the westerly line of said Lot 4 and along said Course 8 a distance of 258.00 feet to the Point of Beginning.


Containing 18,891 sq. ft./0.433 acres more or less

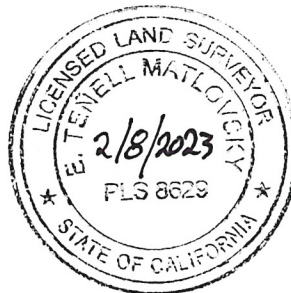
End of Description


Prepared by: Jon McKellar, PLS 7578



Approved As To Form
And Surveying Content


Deputy for:
Aleksandar Jevremovic, PLS 8378
Santa Barbara County Surveyor



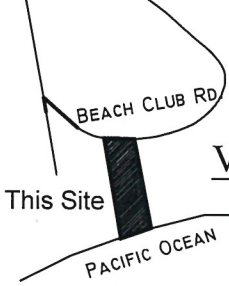


0 20 40 Feet
Scale 1" = 40'

LEGEND

- Existing District
- Proposed Annex.
- ① Course in Legal Description
- OR Official Record

STATE HIGHWAY U.S. 101
S.P.R.R.
PADARO LANE



Vicinity Map

Not to Scale



Exhibit B

LAFCO 22-09

3266 Beach Club Road SOI

Amendment & Annexation to Carpinteria Sanitary District

APN 005-390-022

Lot 14 of Serena Beach Club

Book 45, Pgs 18-19 Maps

County of Santa Barbara, State of California



Approved As To Form And Surveying Content

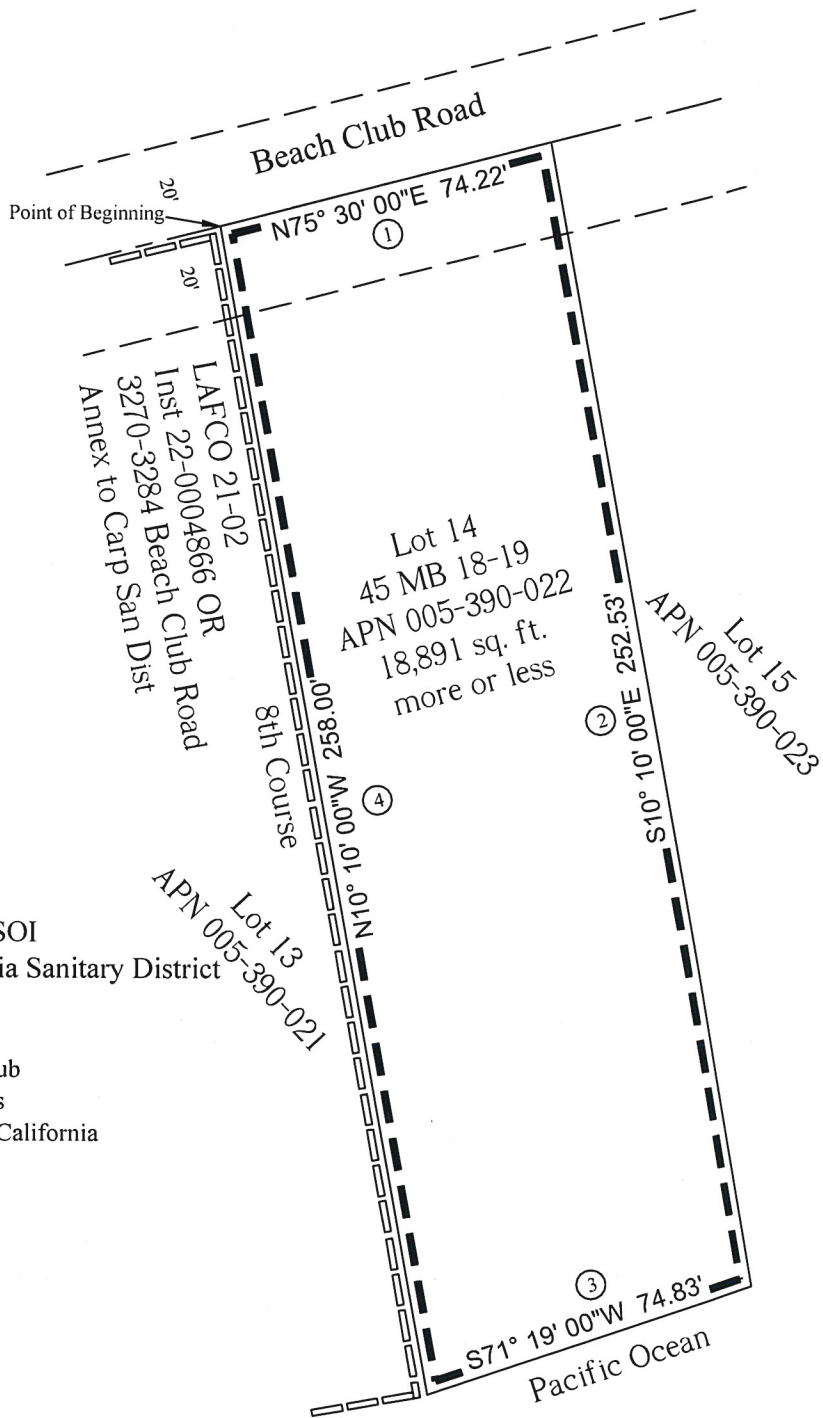
E. Teñell Matlovsky
Deputy for:

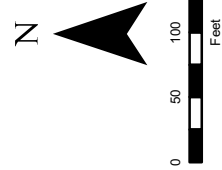
Aleksandar Jevremovic, PLS 8378
Santa Barbara County Surveyor



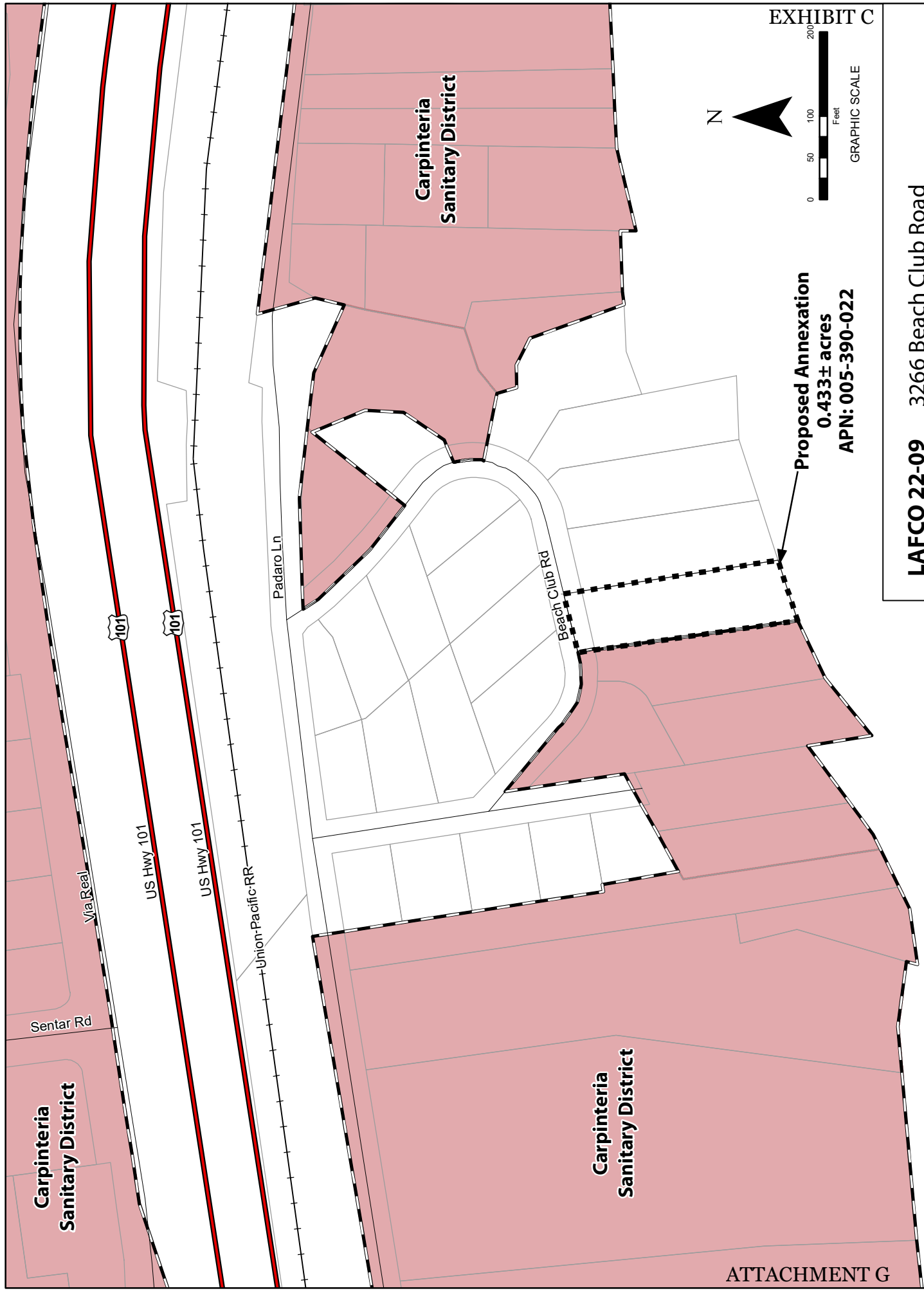
A Professional Land Surveying & Consulting Company
PO Box 2341
Santa Maria, CA 93457
805-680-1895 bus.
jon@jonmckellar.com
http://www.jonmckellar.com

12/23/22





Proposed Annexation
0.433 ± acres
APN: 005-390-022



LAFCO 22-09 3266 Beach Club Road

SOI & Annexation to the Carpinteria Sanitary District