

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

October 14, 2010 (Agenda)

LAFCO 10-3: Dahlia Court Annexation to the Carpinteria Sanitary District and Expansion of the District Sphere of Influence

PROPONENT: Carpinteria Sanitary District Board of Directors by resolution adopted on July 6, 2010

ACREAGE & LOCATION Approximately two acres located immediately north of Highway 101, east of and adjacent to Santa Ynez Avenue, within the City of Carpinteria.

PURPOSE: Provide sanitation collection and disposal services for the development of 33 apartment units and a community center.

GENERAL ANALYSIS:

Description of Project

The proposal is adjacent to the existing 55-unit Dahlia Court apartments. Annexation to the Carpinteria Sanitary District will allow sewer services for a City of Carpinteria-approved project of 33 apartments, with parking and community facilities shared with the existing apartments.

PROPOSAL INFORMATION

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

The site is currently vacant except for a temporary classroom where People's Self-Help Housing Corporation operates an after school youth education program. This use will be relocated to the proposed community center.

Following annexation, 33 new dwelling units in four separate two-story buildings will be constructed. There will be 19 two-bedroom and 14 three-bedroom units, plus a 4,400 square foot community center.

Surrounding uses include low density residential to the east and west, medium density residential to the north and Highway 101 to the south.

The site is within the City of Carpinteria but it is not within the boundaries or sphere of influence of the Carpinteria Sanitary District. It is proposed to expand the sphere to include this proposed annexation.

The City General Plan and Local Coastal Plan Update designate the site as Medium Density Residential (MDR) which allows residential uses ranging from 2.7 to 20 dwelling units an acre. City rezoning is Planned Residential Development (PRD 20).

The annexation will provide affordable housing for the fair treatment of people of all races and income.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area generally level with no significant natural features.

3. Housing and Population:

There are no dwelling units within the proposal area. Following construction there will be 33 multi-family dwelling units.

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

The District's "Plan for Providing Services within the Affected Territory," is on file in the LAFCO office as required by Government Code §56653. The services will be similar to those provided by the District elsewhere within its boundaries.

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

The annexation is within tax rate area 005003. Overall tax rates will not be affected by this change. District indebtedness is paid via Sewer Service Fees collected annually on the property tax roll. The assessed value is \$7,570 (2010-11 roll).

6. Environmental Impact of the Proposal:

The City of Carpinteria as lead agency, and in consultation with LAFCO, found that no significant adverse environmental impacts will result from the Dahlia Court Expansion project and prepared a Mitigated Negative Declaration. This document is distributed to members of the Commission with this report.

7. Landowner Consent, Registered Voters and Annexing Agency Consent:

The territory is uninhabited; namely, there are fewer than 12 registered voters. The proponent certifies all property owners in this proposal have given written consent. The District has consented to the waiver of conducting authority proceedings.

8. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. The annexation area is contiguous to the existing District boundaries.

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 reorganization.

- A. Certify that it has reviewed and considered the information contained in the Mitigated Negative Declaration.
- B. Amend Carpinteria Sanitary District Sphere of Influence to include this territory.
- C. Adopt this report and approve the proposal, to be known as the Dahlia Court Annexation to Carpinteria Sanitary District.
- D. Find: 1) the subject territory is uninhabited, 2) all affected landowners have given written consent to the annexation and 3) the annexing agency has given written consent to the waiver of conducting authority proceedings.
- E. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

**Option 2** Adopt this report and DENY the proposal.

**Option 3** If the Commission needs more information, it should CONTINUE this matter to a future meeting.

RECOMMENDED ACTION:

Approve **Option 1**.

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BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION