

LAFCO 23-04

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 2nd day of March, 2023 in Santa Barbara, California.

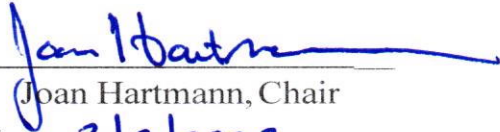
AYES: Commissioner Freeman, Geyer, Kyriaco, Patino, Stark, Williams, and Hartmann

NOES: None

ABSTAIN: None

Santa Barbara County Local Agency
Formation Commission

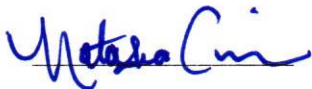
By: _____


Joan Hartmann, Chair

Date: _____

3/2/2023

ATTEST:



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