

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

June 2, 2005 (Agenda)

- LAFCO 05-9: Simon Annexation to the Carpinteria Sanitary District
- PROPONENT: Board of Directors of the Carpinteria Sanitary District, by resolution
- ACREAGE & LOCATION Approximately six acres located west of and including Linden Avenue at intersection with El Carro Lane (1496 Linden Ave.) in City of Carpinteria
- PURPOSE: To provide sewer service for the construction of 21 single family homes.

INTRODUCTION

The Simon proposal contains about six acres proposed for the development of a tract of 27 single family homes. The land is within the City of Carpinteria. Surrounding parcels are within the Carpinteria Sanitary District.

PROPOSAL INFORMATION

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

The site contains one single-family home served by an individual sewage disposal system. The existing home will be removed and 27 single family homes will be constructed.

Surrounding uses include a single family home to the north and south, a church to the east and a drainage channel and public park to the west.

The site is within the District's Sphere of Influence and is surrounded by the District.

Current zoning is Residential 7-R-1 (Single family Dwelling, 7,000 sq. ft. min. lot size) . No change in zoning is proposed. The existing use is compatible with the City General Plan and zoning designations of Low Density Residential.

2. Topography, Natural Features and Drainage Basins

The site and surrounding areas are level. No significant features affect the proposal.

3. Population:

There is one dwelling unit within the proposal area. Approval of the proposal could result in the construction of 26 additional units. This represents a potential population increase of new 83 residents, based upon a factor of 3.2 per dwelling unit

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

The District's "Plan for Providing Services within the Affected Territory," as required by Government Code section 56653, is on file in the LAFCO office.

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

The annexation area is in tax rate area 05013. The assessed value is \$802,385 (2004-05 roll). Overall tax rates will not be changed by the annexation.

6. Environmental Impact of the Proposal:

The City of Carpinteria is the lead agency and has found that significant environmental effects may result from the proposal. A Mitigated Negative Declaration has been prepared and a copy is enclosed with this report.

7. Landowner Consent and Registered Voters:

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

The District has provided evidence that all property owners have given written consent and 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 District. A map sufficient for filing with the State Board of Equalization has not yet been received from the proponent.

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 annexation.

- A. Certify that your Commission has reviewed and considered the information contained in the Mitigated Negative Declaration.

- B. Adopt this report and approve the proposal, to be known as the Simon Annexation to the Carpinteria Sanitary District.
- C. Find: 1) all affected landowners have given written consent to the annexation and 2) the annexing agency has consented to waive conducting authority proceedings.
- D. 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.**

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION