

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

November 4, 2021 (Agenda)

LAFCO 21-02: 3270 to 3284 Beach Club Road involving sphere of influence amendment and annexation to the Carpinteria Sanitary District (Annexation No. 136).

PROPONENT: Board of Directors, Carpinteria Sanitary District, by Resolution No. R-346, adopted at its regular meeting held on June 15, 2021.

ACREAGE & LOCATION The proposed sphere amendment and annexation includes 1.76 acres located at 3270, 3276, 3280, and 3284 Beach Club Road and contains five contiguous parcels under common ownership. The major cross street is Padaro Lane. (APN's 005-390-003, 004, 019, 020, & 021). (**Attachment A**).

PURPOSE: Annexation to the Carpinteria Sanitary District is to provide sanitary sewer services to an existing single-family residence undergoing a remodel and facilitate sewer service in the future for the remaining parcels. The residence is currently utilizing an on-site septic system.

GENERAL ANALYSIS:

As a requirement of County building permit approval, the existing residence is undergoing 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 three developed parcels located at 3276 Beach Club Road (APN 005-390-003, 004, & 020) and two other vacant parcels. 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 five parcels proposed for annexation are 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. 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 Carpinteria Valley Water District would provide water services. The County's approval requires the existing septic system to be removed as a condition and then 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 and the potential for buildout of two vacant parcels under common ownership. Water services would be provided by the Carpinteria Valley Water District and sewer services would be provided by Carpinteria Sanitary District. Fire would be provided Carpinteria/Summerland Fire Protection District. The five parcels 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 properties.

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

- 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 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 would also be 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 existing single-family residence and vacant land. The surrounding Beach Club Road area exceeds the median household income for the surrounding community of Carpinteria, which has a median household income of \$88,381 as of 2020. This does not qualify as a disadvantage 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

Four of the five parcels are situated immediately adjacent to the Pacific Ocean with direct beach access. The fifth parcel, currently vacant, fronts Beach Club Road. The topography generally slopes southeast downward towards the Pacific Ocean and Garapato Creek. The private sewage disposal system is not practical since the water table is very shallow beneath the site. The subject parcels are bordered by developed single family residences and the surrounding topography is similar. Garapato Creek is approximately 400 feet east of the proposal area.

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. 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. 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:

All five property are presently within Tax Rate Area 059012. The assessed value of the parcel 005-390-003 is \$6,433,212 for the land and \$1,393,862 for improvements, parcel 005-390-004 is \$1,463,677 for the land and \$3,244,188 for improvements, parcel 005-390-019 is \$885,070 for the land and \$0 for improvements, parcel 005-390-020 is \$1,902,970 for the land and \$523,674 for improvements, parcel 005-390-021 is \$1,703,773 for the land and \$0 for improvements, for a total of \$17,550,426. (Tax roll 2021-2022.) The overall tax rate will not be affected by this change. The annexing agencies have no existing indebtedness.

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 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. (**Attachment D**)

10. Landowner and Annexing Agency Consent:

The landowners and the Carpinteria Sanitary District have consented to the annexation in Resolution No. R-346, dated June 15, 2021. **(Attachment B) and (Attachment E)**.

11. Boundaries, Lines of Assessment and Registered Voters:

The properties are 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 approved a map and legal description sufficient for filing with the State Board of Equalization.

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 3270 to 3284 Beach Club Road property owned by Beach Club Drive Family Trust 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 parcels. 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 all five properties;
- C. Approve the proposal, to be known as 3270-3284 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:

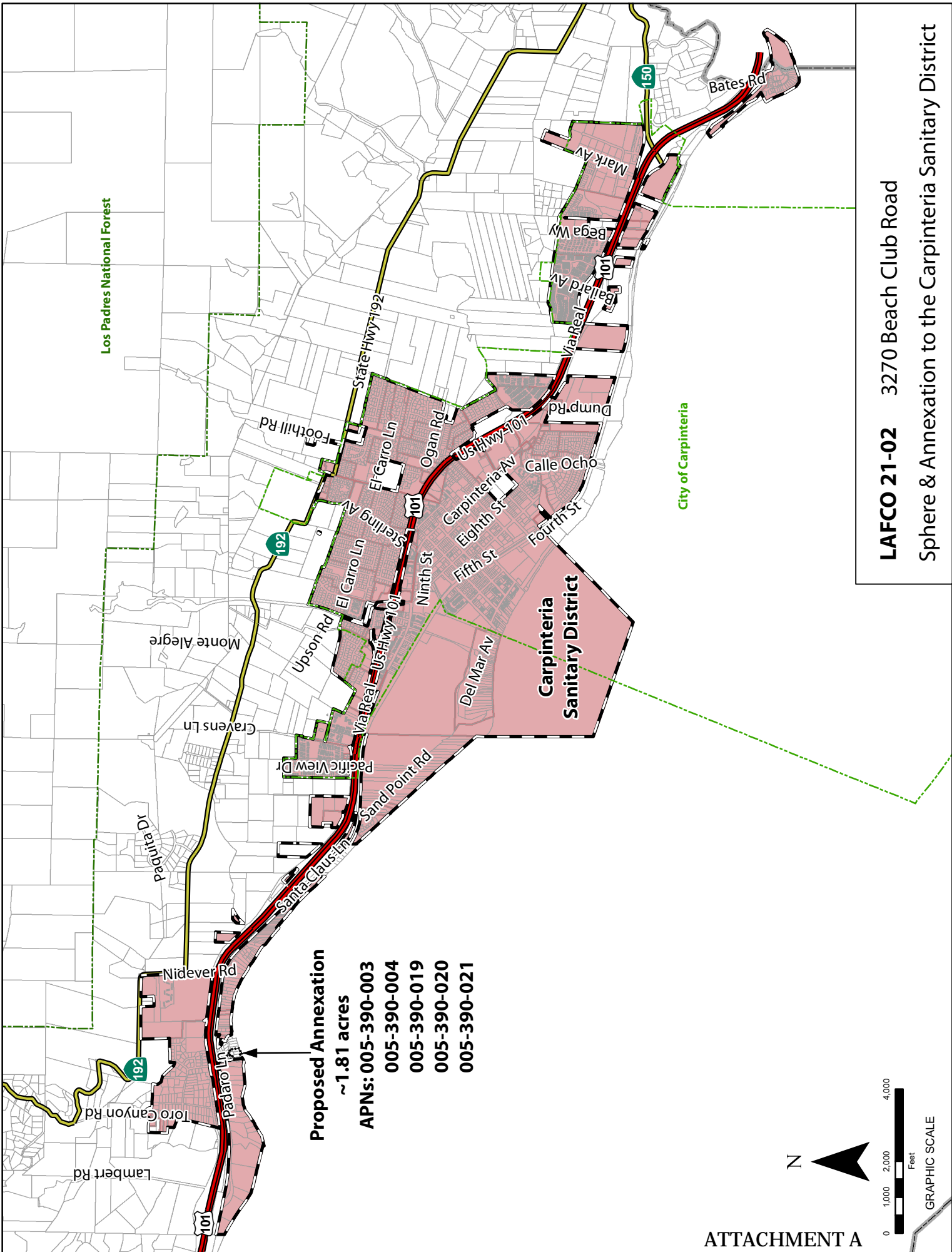
Approve **OPTION 1**.



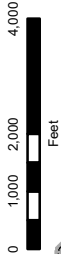
Mike Prater
Executive Officer
LOCAL AGENCY FORMATION COMMISSION

ATTACHMENTS

- Attachment A Maps of the Proposed SOI & Annexation
- Attachment B Board Resolutions R-346 initiating action & application
- Attachment C LAFCO Legislative Factors-Government Code Section 56668 (a-q)
- Attachment D CEQA Exemption Section 15319
- Attachment E Consent to Waive Conducting Authority Proceedings
- Attachment F Plan for Services
- Attachment G LAFCO Resolution Approving the Sphere of Influence and Annexation



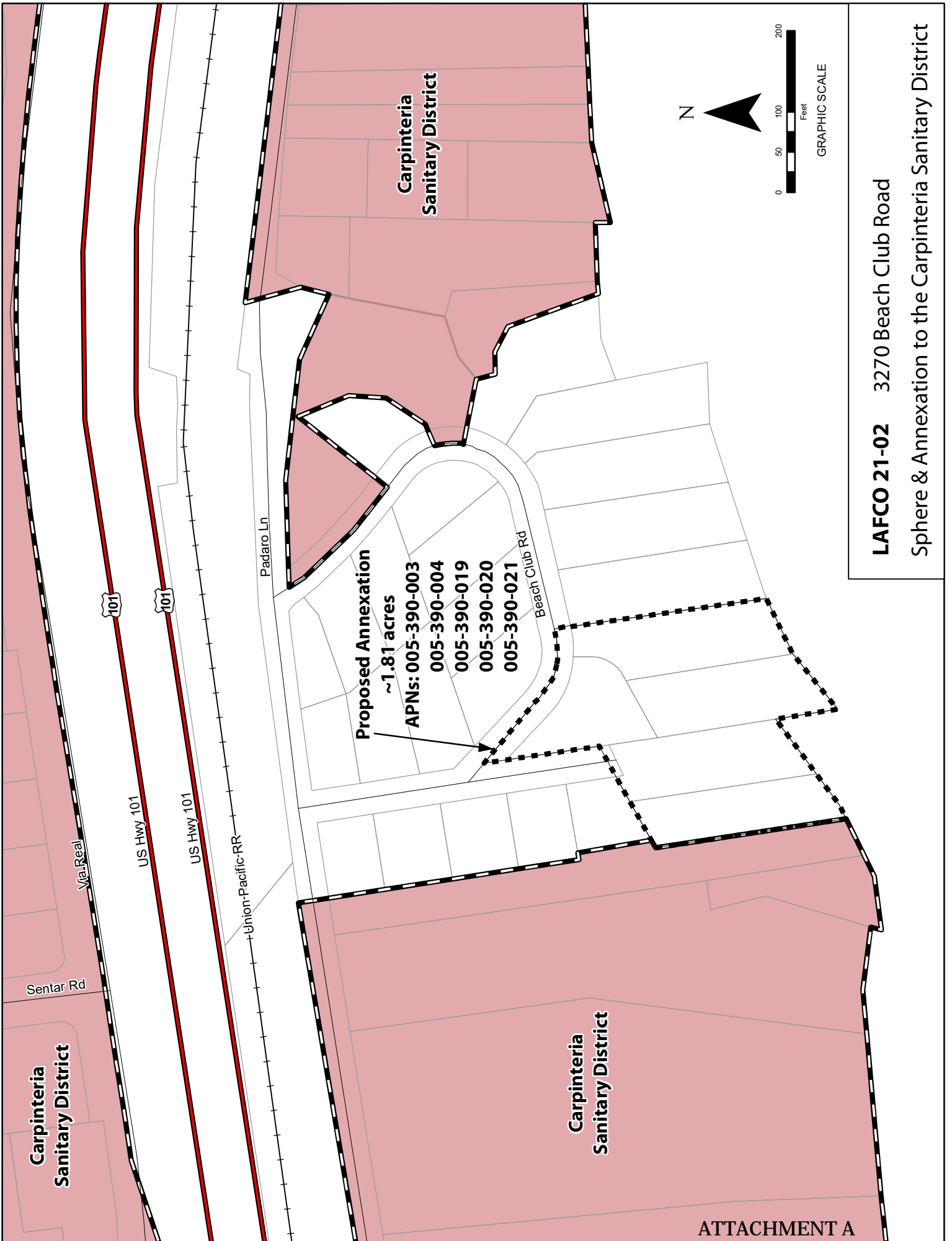
Proposed Annexation
 ~1.81 acres
APNs: 005-390-003
005-390-004
005-390-019
005-390-020
005-390-021



GRAPHIC SCALE

ATTACHMENT A

LAFCO 21-02 3270 Beach Club Road
 Sphere & Annexation to the Carpinteria Sanitary District



LAFCO 21-02 3270 Beach Club Road

Sphere & Annexation to the Carpinteria Sanitary District



5300 Sixth Street
Carpinteria, CA 93013

CARPINTERIA
Sanitary District

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

June 17, 2021

Mr. Mike Prater
Santa Barbara LAFCO
105 East Anapamu Street
Santa Barbara CA 93101

Subject: Beach Club Family Trust 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.).

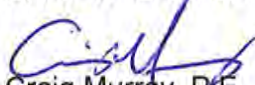
Enclosed in support of this proposal are the following:

1. Resolution of application adopted by the Carpinteria Sanitary District on June 15, 2021.
2. Completed LAFCO Proposal Questionnaire.
3. Assessor Parcel Map with application area outlined in red.
4. Map and legal description of the proposed annexation.
5. CEQA Notice of Exemption
6. LAFCO processing and CEQA fee deposits payable to LAFCO for \$2,000 (included in single check with annexation and CEQA processing fees).
7. Signed Cost Accounting and Indemnification Agreement
8. Fee payable to County Surveyor for \$ 1,100.
9. GeoSolutions, Inc. Groundwater Depth Report dated September 9, 2020.

Written consent has been given to this annexation by all affected property owners and it is therefore requested that the Commission waive the protest hearing requirements.

An electronic copy of this entire package is being transmitted via email in lieu of providing multiple paper copies. If you have any questions regarding this proposal, please don't hesitate to contact me at (805) 684-7214 x112 or by email at craigm@carpsan.com.

Sincerely,
CARPINTERIA SANITARY DISTRICT


Craig Murray, P.E.
General Manager

RESOLUTION NO. R – 346

**A RESOLUTION OF APPLICATION
OF THE CARPINTERIA SANITARY DISTRICT
INITIATING PROCEEDINGS FOR
BEACH CLUB FAMILY TRUST 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 3282 Beach Club Drive Family Trust. 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 extension of a new main sewer in Beach Club Road, and private connection(s) to same for parcels desiring public sewer service.
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 at least one of the parcels 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 June 15, 2021, carried by the following roll call vote:

AYES:

NAYS:

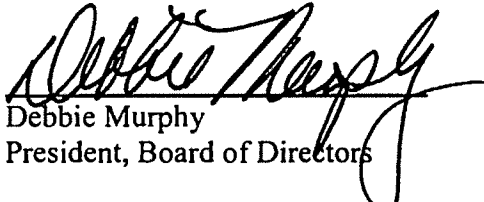
ABSTENTIONS:

Resolution No. R-346 was thereupon declared, carried, and adopted.

Dated this 15th day of June, 2021.

We certify that the above is a true and correct copy of Resolution No. R-346, adopted by the Board of Directors of the Carpinteria Sanitary District on June 15, 2021.

APPROVED:


Debbie Murphy
President, Board of Directors

ATTEST:


Mike Modugno
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: Beach Club Drive Family Trust 2/12/93

Project Description: Beach Club Family Trust Annexation to the Carpinteria Sanitary District

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

Address: 3284, 3282, 3280, 3276 and 3270 Beach Club Road, Carpinteria, CA 93013

Location Description: Five contiguous parcels under common ownership located on Beach Club Road. The major cross street is Padaro Lane. Combined acreage is 1.76 acres.

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

005-390-003 (3284)

005-390-004 (3282)

005-390-019 (3280)

005-390-020 (3276)

005-390-021 (3270)

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 primary purpose of this proposal is to annex the property located at 3276 Beach Club Road into the Carpinteria Sanitary District service area boundary to allow for a public sewer connection. 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.

As the parcels in the proposal area are under common ownership, including two parcels that are currently vacant, the proponent is seeking to annex all five parcels concurrently to facilitate septic to sewer conversion in the future.

5. Land Use and Zoning - Present and Future

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

Single Family Residential (RES - 4.6)

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.

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).

None. There is an active building permit for a remodel of the residence at 3276 Beach Club Road.

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 attached.**

8. Conformity with County and City General Plans

A. Describe the existing County General Plan designation for the proposal area. **The parcels are located within 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 parcels is consistent with Toro Canyon Plan guidelines and requirements, and preferred to continued 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. **Four of the five parcels are situated immediately adjacent to the Pacific Ocean with direct beach access. The fifth parcel, currently vacant, fronts Beach Club Road. 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 subject parcels are bordered by developed single family residences and the surrounding topography is similar. Garapato Creek is approximately 400 feet east of the proposal area.**

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. **Yes, please see attached.**

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. **Three parcels have existing single family residences.**
- B. How many new dwelling units could result from or be facilitated by the proposal? **Two parcels are currently vacant. There are no current plans for residential development on these parcels, however, they are currently zoned for single family development. Annexation to the Carpinteria Sanitary District may streamline the development process in the future, but it is not a strict requirement for improvement.**

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 five parcels in the proposal area.**
- B. Describe the level and range of the proposed services. **Sanitary sewer service 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. **Services could be extended within approximately six 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. **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.**
- E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation. **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 each parcel that is connected to the public sewer system.**
- G. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services. **Private septic systems are the only alternative sewage disposal method available. The existing septic system at 3276 Beach Club Road is failing. Shallow groundwater conditions do not support conventional or advanced on-site wastewater systems. In this instance, the existing drywell cannot be rehabilitated or replaced in a manner that complies with Santa Barbara County Environmental Health Services Department requirements.**

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 with 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? **Yes.**
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? **Yes.**
If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.)

Payment is apportioned from the regular Sewer Service Charges collected each year via the Santa Barbara County tax roll.

- B. Should the proposal area be included within any 'Division or Zone for debt repayment? **No**
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**

- C. What type of environmental document has been prepared?

None. Categorically exempt per Public Resources Code Sections 21083 and 21084 and 14 Cal. Regs. Section 15319, subsections (a) and (b).

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 five parcels under common ownership. Historical efforts to annex the entire Beach Club Road development have been unsuccessful due to lack of support by a majority of property owners.

- 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 general public, based on beneficial impacts to water quality. This project will directly facilitate septic to sewer conversion for the subject parcels, but will also provide opportunity for other property owners in the Beach Club Road community to annex and subsequently connect to new sewer infrastructure.**
- 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.

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.	Becker Studios	PO Box 41459, Santa Barbara, CA 93140
B.	Barry Winnick	404 Garden Street, Santa Barbara, CA 93101
C.	Craig Murray	5300 Sixth St. Carpinteria, CA 93013

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

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Craig Murray	5300 Sixth St. Carpinteria, CA 93013	805-684-7214
Becker Studios, Darrell Becker	PO Box 41459, Santa Barbara, CA 93140	805-869-8783

Signature 

Date 6/17/21

TABLE A

Information regarding the areas surrounding the proposal area

	Existing Land Use	General Plan Designation	Zoning Designation
East	Single Family Residential	RES-4.6	8-R-1
West	Single Family Residential	RES-4.6	8-R-1
North	Single Family Residential	RES-4.6	8-R-1
South	N/A – Pacific Ocean	N/A – Pacific Ocean	N/A – Pacific Ocean

Other comments or notations:

005-39

POR. PUEBLO LANDS

US HWY 101



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

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 & 79 440 00

VICINITY MAP

APPROVED AS TO FORM
AND SURVEYING CONTENT

STATE HIGHWAY U.S. 101

S.P.R.R.

ALEKSANDER JEVREMOVIC PLS 8378
SANTA BARBARA COUNTY SURVEYOR

PADARO LANE



SCALE ; 1" = 100.0'

BEACH
CLUB RD.

SITE

PACIFIC OCEAN



EXHIBIT "B"

LAFCO 21-02
BEACH CLUB FAMILY TRUST
ANNEXATION TO THE CARPINTERIA
SANITARY DISTRICT
BEING LOTS II, 12 AND 13 OF THE SERENA
BEACH CLUB SUBDIVISION PER
BOOK 45, PAGES 18 & 19 OF MAPS

3276 BEACH CLUB ROAD
A.P.N.S 005-390-19, 20, 21
COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA

SHEET 1 OF 2

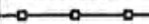


PREPARED BY :
JOEL F. AVAKIAN LAND SURVEYOR L.S. 7324
208 PARK RD. OJAI, CA. 93023 PH. (805) 646-7242

EXHIBIT "B"

LAFCO 21-02
 BEACH CLUB FAMILY TRUST ANNEXATION TO THE
 CARPINTERIA SANITARY DISTRICT

3276 BEACH CLUB ROAD
 SHEET 2 OF 2

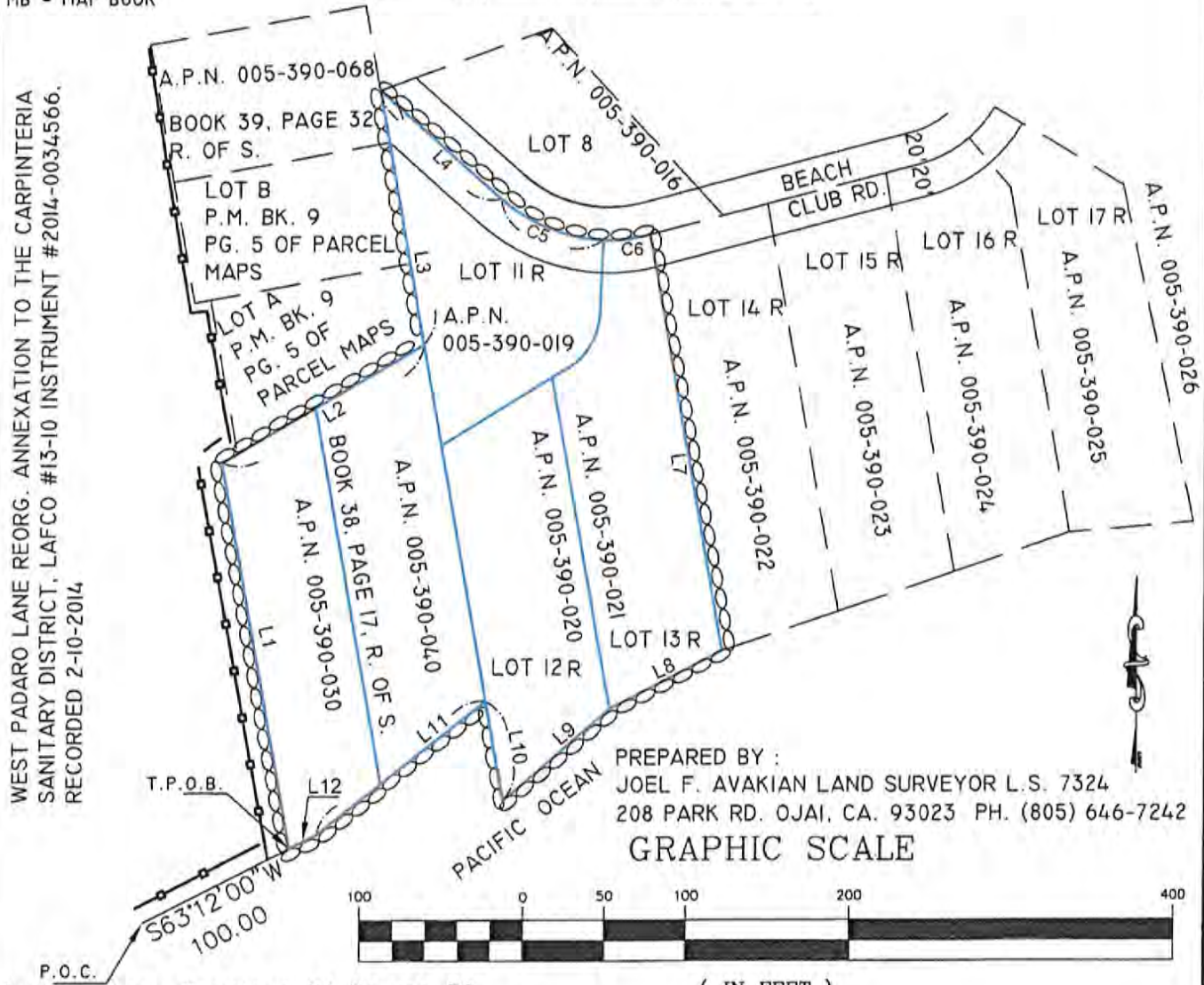
LEGEND

-  = EXISTING SANITARY DISTRICT BOUNDARY
-  = PROPOSED CARPINTERIA SANITARY DISTRICT BOUNDARY
-  = BOUNDARY LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	239.14	N10°10'00"W
L2	142.40	N59°44'30"E
L3	157.45	N10°10'00"W
L4	100.06	S48°30'00"E
L7	258.00	S10°10'00"E
L8	77.27	S63°07'00"W
L9	86.03	S49°10'00"W
L10	61.96	N10°10'00"W
L11	131.34	S51°43'00"W
L12	18.66	S63°12'00"W

P.O.C. = POINT OF COMMENCEMENT
 T.P.O.B. = TRUE POINT OF BEGINNING
 R = 45 MB 18.19
 P.M. = PARCEL MAP
 BK. = BOOK
 PG. = PAGE
 MB = MAP BOOK

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C5	68.54	99.94	39°17'30"
C6	29.14	99.94	16°42'30"



WEST PADARO LANE REORG. ANNEXATION TO THE CARPINTERIA
 SANITARY DISTRICT, LAFCO #13-10 INSTRUMENT #2014-0034566,
 RECORDED 2-10-2014

PREPARED BY:
 JOEL F. AVAKIAN LAND SURVEYOR L.S. 7324
 208 PARK RD. OJAI, CA. 93023 PH. (805) 646-7242

Southwesterly Terminus Of Course 38
 West Padaro Lane Reorganization

(IN FEET)
 1 inch = 100 ft.

EXHIBIT "A"
LAFCO 21-02
BEACH CLUB FAMILY TRUST ANNEXATION TO THE
CARPINTERIA SANITARY DISTRICT

THAT PORTION OF THE OUTSIDE PUEBLO LANDS OF THE CITY OF SANTA BARBARA, IN THE COUNTY OF SANTA BARBARA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY TERMINUS OF THE 37TH COURSE RECITED AS NORTH 81°20'00" EAST, 444.50 FEET, SAID NORTHEASTERLY TERMINUS BEING THE SOUTHWESTERLY TERMINUS OF THE 38TH COURSE IN EXHIBIT A OF THE WEST PADARO LANE REORGANIZATION ANNEXATION TO THE, CARPINTERIA SANITARY DISTRICT, LAFCO # 13-10, INSTRUMENT No. 2014-0034566, RECORDED FEBRUARY 10, 2014 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE, NORTH 63°12'00" EAST ALONG SAID 38TH COURSE, 100.00 FEET TO THE TRUE POINT OF BEGINNING, SAID TRUE POINT OF BEGINNING BEING THE SOUTHWESTERLY CORNER OF LAND BEING A POINT ON THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN DESCRIBED IN THE DEED TO RICHARD C. HOLLOWAY, ET UX., RECORDED SEPTEMBER 23, AS INSTRUMENT No. 14613, IN BOOK 685, PAGE 370 OF OFFICIAL RECORDS; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID HOLLOWAY LAND.

1ST: NORTH 10°10'00" WEST 239.14 FEET; THENCE.

2ND: NORTH 59°44'30" EAST 142.40 FEET TO A POINT ON THE WESTERLY LINE OF LOT II OF SERENA BEACH CLUB, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN BOOK 45, PAGES 18 AND 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE.

3RD: NORTH 10°10'00" WEST, 157.45 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT II; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT II THE FOLLOWING TWO COURSES.

4TH: SOUTH 48°30'00" EAST 100.06 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 99.94 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE.

5TH: 68.54 FEET THROUGH A CENTRAL ANGLE OF 39°17'30" TO THE NORTHWESTERLY CORNER OF LOT 13 OF SAID SERENA BEACH CLUB SAID NORTHWESTERLY CORNER BEING A POINT ON SAID CURVE; THENCE CONTINUING SOUTHEASTERLY ALONG THE ARC OF SAID CURVE.

6TH: 29.14 FEET THROUGH A CENTRAL ANGLE OF 16°42'30" TO THE NORTHEASTERLY CORNER OF SAID LOT 13; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 13.

7TH: SOUTH 10°10'00" EAST 258.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 13; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 13.

8TH: SOUTH 63°07'00" WEST 77.27 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 13 SAID SOUTHWESTERLY CORNER BEING THE SOUTHEASTERLY CORNER OF LOT 12 OF SAID SERENA BEACH CLUB; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE.

9TH: SOUTH 49°10'00" WEST 86.03 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 12;
THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 12.

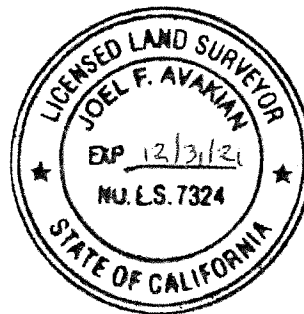
10TH: NORTH 10°10'00" WEST 61.96 FEET TO THE SOUTHEASTERLY CORNER OF SAID HOLLOWAY
LAND AS SHOWN ON A RECORD OF SURVEY FILED IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY IN BOOK 38, PAGE 17; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY
LINE OF SAID HOLLOWAY LAND THE FOLLOWING TWO COURSES.

11TH: SOUTH 51°43'00" WEST 131.34 FEET; THENCE.

12TH: SOUTH 63°12'00" WEST 18.66 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 1.81 ACRES, 78,933 SQ. FT.

Joel F. Avakian 06/06/2021
JOEL F. AVAKIAN L.S. 7324 DATED:



APPROVED AS TO FORM AND SURVEY CONTENT

ALEKSANDAR JEVREMOVIC, PLS 8378 DATED:
COUNTY SURVEYOR
LIC. EXP. -----

Parcel name: 13

North: -54.6449 East : -2716.7675
Line Course: N 10-10-00 W Length: 239.14
North: 180.7403 East : -2758.9787
Line Course: N 59-44-30 E Length: 142.40
North: 252.4956 East : -2635.9789
Line Course: N 10-10-00 W Length: 157.45
North: 407.4734 East : -2663.7708
Line Course: S 48-30-00 E Length: 100.06
North: 341.1716 East : -2588.8302
Curve Length: 68.54 Radius: 99.94
Delta: 39-17-39 Angent: 35.68
Chord: 67.20 Course: S 68-08-49 E
Course In: N 41-30-00 E Course Out: S 02-12-21 W
RP North: 416.0222 East : -2522.6080
End North: 316.1563 East : -2526.4546
Curve Length: 29.14 Radius: 99.94
Delta: 16-42-21 Angent: 14.67
Chord: 29.04 Course: N 83-51-10 E
Course In: N 02-12-21 E Course Out: S 14-30-00 E
RP North: 416.0222 East : -2522.6080
End North: 319.2656 East : -2497.5850
Line Course: S 10-10-00 E Length: 258.00
North: 65.3166 East : -2452.0449
Line Course: S 63-07-00 W Length: 77.27
North: 30.3770 East : -2520.9642
Line Course: S 49-10-00 W Length: 86.03
North: -25.8747 East : -2586.0558
Line Course: N 10-10-00 W Length: 61.96
North: 35.125 East : -2596.9925
Line Course: S 51-43-00 W Length: 131.34
North: -46.2593 East : -2700.0887
Line Course: S 63-12-00 W Length: 18.66
North: -54.6727 East : -2716.7444
Line Course: N 40-04-21 W Length: 0.04
North: -54.6421 East : -2716.7701

Perimeter: 1370.03 Area: 78,933 Sq Ft 1.81Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0038 Course: N 42-52-47 W
Error North: 0.00277 East : -0.00257
Precision 1: 360,534.21

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: Beach Club Family Trust Annexation to the Carpinteria Sanitary District

Project Location-Specific: 3284, 3282, 3280, 3276 and 3270 Beach Club Road

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

Description of Nature, Purpose and Beneficiaries of Project: Annexation of five contiguous parcels to the Carpinteria Sanitary District to allow for future provision of public sanitary sewer service. Three of the parcels are developed per current zoning density criteria with single family residences, and two parcels are currently vacant.

Name of Public Agency Approving Project: Carpinteria Sanitary District

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

Exempt Status:

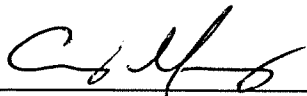
- Ministerial
 Declaration Emergency
 Emergency Project
 Categorical Exemption
 Statutory Exemption

Reason Why Project is Exempt: Categorical exemption per Public Resources Code Sections 21083 and 21084 and 14 Cal. Regs. Section 15319, subsections (a) and (b).

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

6/17/21

Date

COST ACCOUNTING AND INDEMNIFICATION AGREEMENT

Applicant: Becker Studios

Mailing Address: Po Box 41459
Santa Barbara, CA 93140

Telephone: 805-965-9555

Fax: _____


E-mail Address: dwb@elochoc.com / Billing contact: accounting@beckercon.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, Becker Studios (Agent for Owner), 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, including the cost of any suit and reasonable attorney fees.

As part of this application, Applicant agrees to defend, indemnify, hold harmless and release the Santa Barbara Local Agency Formation Commission (LAFCO), its officers, employees, attorneys, or agents from any claim, action or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul, in whole or in part, LAFCO's action on the proposal or on the environmental documents submitted to or prepared by LAFCO in connection with the proposal. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys' fees, and expert witness fees that may be asserted by any person or entity, including the Applicant, arising out of or in connection with the application. In the event of such indemnification, LAFCO expressly reserves the right to provide its own defense at the reasonable expense of the Applicant. ***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 and indemnification provisions, please sign and date this statement indicating your agreement to the cost accounting procedure and indemnification 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

6/16/2021

Date



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 top 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



\\192.168.0.5\WSB01000-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

ATTACHMENT B



CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

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

June 17, 2021

Mr. Mike Prater
Santa Barbara LAFCO
105 East Anapamu Street
Santa Barbara CA 93101

Subject: Proposed Change to the Sphere of Influence of the Carpinteria Sanitary District

The undersigned hereby requests that the Local Agency Formation Commission approve the sphere of influence change described in the attached materials. This request is submitted pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.).

Enclosed in support of this proposal are the following:

1. Completed Questionnaire for Amending a Sphere of Influence
2. Map of the proposed sphere of influence change.
3. Assessor Parcel Map with sphere of influence change outlined in red.
4. Notice of Exemption
5. LAFCO processing fee deposit payable to LAFCO for \$1,500 (included in single check with annexation and CEQA processing fees).

An electronic copy of this entire package is being transmitted via email in lieu of providing multiple paper copies. If you have any questions regarding this proposal, please don't hesitate to contact me at (805) 684-7214 x112 or by email at craigm@carpsan.com.

Sincerely,
CARPINTERIA SANITARY DISTRICT

Craig Murray, P.E.
General Manager

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

Questionnaire for Amending a Sphere of Influence,

(Attach additional sheets as necessary)

Sphere of Influence of the **Carpinteria Sanitary District**

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 to amend the Carpinteria Sanitary District Sphere of Influence (SOI) to allow for annexation of five contiguous parcels located on Beach Club Road in Carpinteria. This proposed SOI amendment is coordinated with a proposal to annex the properties into the Carpinteria Sanitary District service area boundary, allowing for a public sewer connection at 3276 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.

As the parcels in the proposal area are under common ownership, including two parcels that are currently vacant, the proponent is seeking to bring all five parcels into the SOI.

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?

Address: 3284, 3282, 3280, 3276 and 3270 Beach Club Road, Carpinteria, CA 93013

Location Description: Five contiguous parcels under common ownership located on Beach Club Road. The major cross street is Padaro Lane. Combined acreage is 1.76 acres.

4. Why was it decided to use these particular boundaries? **The proposed boundary for the SOI amendment is consistent with the parcel boundaries for the five properties under the applicant's common ownership.**
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.
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 parcels are 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, in the near term, is provision of public sewer service to the property at 3276 Beach Club Road to replace an existing, failed septic system. The lead agency for this project is 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 proposed SOI amendment.
 - B. Present and probable needs for public facilities and services in the area.
The primary purpose of the proposal is to allow for extension of public sanitary sewer service to the identified properties.
 - 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 adequate capacity to provide service to all five parcels within the proposal area.
 - D. Existence of any social or economic communities of interest in the area.
None

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 general public, based on beneficial impacts to water quality. This project will directly facilitate septic to sewer conversion for the subject parcels, but will also provide opportunity for other property owners in the Beach Club Road community to annex and subsequently connect to new sewer infrastructure.
12. Enclose any pertinent staff reports and supporting documentation related to this proposal.
N/A

Application to Amend Sphere of Influence
Page Two

13. Notices and Staff Reports N/A

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

<u>Name</u>	<u>Address</u>
1. Becker Studios / Darrell Becker,	PO Box 41459, Santa Barbara, CA 93140
2. Carpinteria Sanitary District / Craig Murray	5300 Sixth Street Carpinteria, CA 93013

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

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Carpinteria Sanitary / Craig Murray	5300 Sixth Street Carpinteria, CA 93013.	805-684-7214 x112
Becker Studios / Darrell Becker	PO Box 41459, Santa Barbara, CA	805-965-9555

Signature  Date 6/17/21



005-39

POR. PUEBLO LANDS

US HWY 101



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

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: Beach Club Family Trust Annexation to the Carpinteria Sanitary District

Project Location-Specific: 3284, 3282, 3280, 3276 and 3270 Beach Club Road

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

Description of Nature, Purpose and Beneficiaries of Project: Annexation of five contiguous parcels to the Carpinteria Sanitary District to allow for future provision of public sanitary sewer service. Three of the parcels are developed per current zoning density criteria with single family residences, and two parcels are currently vacant.

Name of Public Agency Approving Project: Carpinteria Sanitary District

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

Exempt Status:

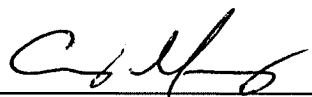
- Ministerial
- Declaration Emergency
- Emergency Project
- Categorical Exemption
- Statutory Exemption

Reason Why Project is Exempt: Categorical exemption per Public Resources Code Sections 21083 and 21084 and 14 Cal. Regs. Section 15319, subsections (a) and (b).

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

6/17/21

Date

ATTACHMENT C

LAFCO Proposal Review Factors - Government Code 56668

3270 to 3284 Beach Club Road Sphere and Annexation to the Carpinteria Sanitary District File No. 21-02

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 five parcels APN's 005-390-003, 004, 019, 020, & 021 containing 1.76 acres. Parcel 005-390-020 has an existing single-family residence. Two parcels 005-390-019 & 021 are vacant. The site is surrounded by residential uses. Four of the five parcels are situated immediately adjacent to the Pacific Ocean with direct beach access. The fifth parcel, currently vacant, fronts Beach Club Road. The topography generally slopes southeast downward towards the Pacific Ocean and Garapato Creek.

The existing land uses are residential. The parcel 005-390-003 is developed with a 2,265 square foot single-family residence. Parcel 005-390-004 is developed with a 4,881 square foot single-family residence. Parcel 005-390-020 is developed with a 2,759 square foot single-family residence. All five properties 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 6,400 connections, representing 5,900 equivalent residential units (EDUs), representing a population of about 16,500. The District WWTP is currently permitted to treat an average daily flow of 2.5 MGD. The treatment plant provides secondary treatment and chemical disinfection of collected wastewater prior to discharge into the Pacific Ocean via a dedicated outfall pipe. Currently, the influent flow rate at the WWTP is averaging approximately 1.36 MGD.

Wastewater volumes are projected to increase modestly to approximately 1.4 million gallons per day (MGD) by the year 2010, 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: All five property are presently within Tax Rate Area 059012. The assessed value of the parcel 005-390-003 is \$6,433,212 for the land and \$1,393,862 for improvements, parcel 005-390-004 is \$1,463,677 for the

land and \$3,244,188 for improvements, parcel 005-390-019 is \$885,070 for the land and \$0 for improvements, parcel 005-390-020 is \$1,902,970 for the land and \$523,674 for improvements, parcel 005-390-021 is \$1,703,773 for the land and \$0 for improvements, for a total of \$17,550,426. (Tax roll 2021-2022.) 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. 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. 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 2021 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 005-390-003, 004, 019, 020, & 021.

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.

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 both properties 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.

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 3270 to 3284 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: Beach Club Family Trust Annexation to the Carpinteria Sanitary District

Project Location-Specific: 3284, 3282, 3280, 3276 and 3270 Beach Club Road

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

Description of Nature, Purpose and Beneficiaries of Project: Annexation of five contiguous parcels to the Carpinteria Sanitary District to allow for future provision of public sanitary sewer service. Three of the parcels are developed per current zoning density criteria with single family residences, and two parcels are currently vacant.

Name of Public Agency Approving Project: Carpinteria Sanitary District

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

Exempt Status:

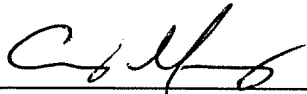
- Ministerial
- Declaration Emergency
- Emergency Project
- Categorical Exemption
- Statutory Exemption

Reason Why Project is Exempt: Categorical exemption per Public Resources Code Sections 21083 and 21084 and 14 Cal. Regs. Section 15319, subsections (a) and (b).

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

6/17/21

Date



5300 Sixth Street
Carpinteria, CA 93013

CARPINTERIA
Sanitary District

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

June 17, 2021

Mr. Mike Prater
Santa Barbara LAFCO
105 East Anapamu Street
Santa Barbara CA 93101

Subject: Beach Club Family Trust 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.).

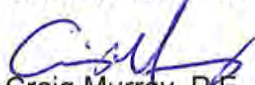
Enclosed in support of this proposal are the following:

1. Resolution of application adopted by the Carpinteria Sanitary District on June 15, 2021.
2. Completed LAFCO Proposal Questionnaire.
3. Assessor Parcel Map with application area outlined in red.
4. Map and legal description of the proposed annexation.
5. CEQA Notice of Exemption
6. LAFCO processing and CEQA fee deposits payable to LAFCO for \$2,000 (included in single check with annexation and CEQA processing fees).
7. Signed Cost Accounting and Indemnification Agreement
8. Fee payable to County Surveyor for \$ 1,100.
9. GeoSolutions, Inc. Groundwater Depth Report dated September 9, 2020.

Written consent has been given to this annexation by all affected property owners and it is therefore requested that the Commission waive the protest hearing requirements.

An electronic copy of this entire package is being transmitted via email in lieu of providing multiple paper copies. If you have any questions regarding this proposal, please don't hesitate to contact me at (805) 684-7214 x112 or by email at craigm@carpsan.com.

Sincerely,
CARPINTERIA SANITARY DISTRICT


Craig Murray, P.E.
General Manager

LAFCO – 21-02

CSD Project Name: Beach Club Family Trust Annexation to the
Carpinteria Sanitary District

**CARPINTERIA SANITARY DISTRICT
STATEMENT OF ABILITY TO SERVE
ITEM No. 15 OF LAFCO APPLICATION**

Santa Barbara LAFCO Commissioners:

The Carpinteria Sanitary District is capable both in capacity and revenue to provide wastewater discharge services for the Beach Club Family Trust sewer main extension project.

CERTIFICATION

I certify the information included herein is true and correct to the best of my knowledge.

Name (please print) Craig Murray

Signature  Date 10/13/21



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
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 top 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



\\192.168.0.5\WSB01000-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

ATTACHMENT F

LAFCO 21-xx

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE 3270 TO 3284 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 October 8, 2021, the Executive Officer issued a Certificate of Filing regarding LAFCO Application No. 21-02. The application proposes annexation of the property known as the 3270 to 3284 Beach Club Road involving sphere of influence amendment and annexation to the Carpinteria Sanitary District (Annexation No. 136); 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, a staff report was prepared, and the public hearing was duly conducted under the Assembly Bill 361 meetings laws; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the 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 Carpinteria Valley Water District would provide water services. The County's approval requires the existing septic system to be removed as a condition and then 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 and the potential for buildout of two vacant parcels under common ownership. Water services would be provided by the Carpinteria Valley Water District and sewer services would be provided by Carpinteria Sanitary District. Fire would be provided Carpinteria/Summerland Fire Protection District. The five parcels 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 properties.

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

- 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 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 would also be 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 existing single-family residence and vacant land. The surrounding Beach Club Road area exceeds the median household income for the surrounding community of Carpinteria, which has a median household income of \$88,381 as of 2020. This does not qualify as a disadvantage 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 properties known as 3270 to 3284 Beach Club Road as set forth in Exhibit C;
- (6) The subject proposal is assigned the distinctive short-form designation:
3270 to 3284 Beach Club Road Sphere and Annexation;
- (7) Said territory is found to be uninhabited;
- (8) The boundaries of the affected territory as revised are found to be definite and certain as set forth in Exhibits A and B, attached hereto and made a part hereof, subject to the condition that prior to the Executive Officer executing and recording the Certificate of Completion, the proponent shall obtain the County Surveyor's final approval of the legal description and map and submit such approval to the Executive Office.
- (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 have 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 4th day of November, 2021 in Santa Barbara, California.

AYES:

NOES:

ABSTAIN:

Santa Barbara County Local Agency
Formation Commission

By: _____

Etta Waterfield, Chair

Date: _____

ATTEST:

Jacquelyne Alexander, Clerk
Santa Barbara County
Local Agency Formation Commission

EXHIBIT "A"
LAFCO 21-02
BEACH CLUB FAMILY TRUST ANNEXATION TO THE
CARPINTERIA SANITARY DISTRICT

THAT PORTION OF THE OUTSIDE PUEBLO LANDS OF THE CITY OF SANTA BARBARA, IN THE COUNTY OF SANTA BARBARA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY TERMINUS OF THE 37TH COURSE RECITED AS NORTH 81°20'00" EAST, 444.50 FEET, SAID NORTHEASTERLY TERMINUS BEING THE SOUTHWESTERLY TERMINUS OF THE 38TH COURSE IN EXHIBIT A OF THE WEST PADARO LANE REORGANIZATION ANNEXATION TO THE, CARPINTERIA SANITARY DISTRICT, LAFCO # 13-10, INSTRUMENT No. 2014-0034566, RECORDED FEBRUARY 10, 2014 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE, NORTH 63°12'00" EAST ALONG SAID 38TH COURSE, 100.00 FEET TO THE TRUE POINT OF BEGINNING, SAID TRUE POINT OF BEGINNING BEING THE SOUTHWESTERLY CORNER OF LAND BEING A POINT ON THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN DESCRIBED IN THE DEED TO RICHARD C. HOLLOWAY, ET UX., RECORDED SEPTEMBER 23, AS INSTRUMENT No. 14613, IN BOOK 685, PAGE 370 OF OFFICIAL RECORDS; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID HOLLOWAY LAND.

1ST: NORTH 10°10'00" WEST 239.14 FEET; THENCE.

2ND: NORTH 59°44'30" EAST 142.40 FEET TO A POINT ON THE WESTERLY LINE OF LOT II OF SERENA BEACH CLUB, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN BOOK 45, PAGES 18 AND 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE.

3RD: NORTH 10°10'00" WEST, 157.45 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT II; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT II THE FOLLOWING TWO COURSES.

4TH: SOUTH 48°30'00" EAST 100.06 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 99.94 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE.

5TH: 68.54 FEET THROUGH A CENTRAL ANGLE OF 39°17'30" TO THE NORTHWESTERLY CORNER OF LOT 13 OF SAID SERENA BEACH CLUB SAID NORTHWESTERLY CORNER BEING A POINT ON SAID CURVE; THENCE CONTINUING SOUTHEASTERLY ALONG THE ARC OF SAID CURVE.

6TH: 29.14 FEET THROUGH A CENTRAL ANGLE OF 16°42'30" TO THE NORTHEASTERLY CORNER OF SAID LOT 13; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 13.

7TH: SOUTH 10°10'00" EAST 258.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 13; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 13.

8TH: SOUTH 63°07'00" WEST 77.27 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 13 SAID SOUTHWESTERLY CORNER BEING THE SOUTHEASTERLY CORNER OF LOT 12 OF SAID SERENA BEACH CLUB; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE.

9TH: SOUTH 49°10'00" WEST 86.03 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 12;
THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 12.

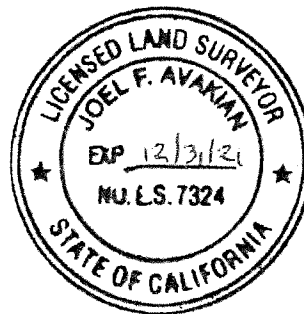
10TH: NORTH 10°10'00" WEST 61.96 FEET TO THE SOUTHEASTERLY CORNER OF SAID HOLLOWAY
LAND AS SHOWN ON A RECORD OF SURVEY FILED IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY IN BOOK 38, PAGE 17; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY
LINE OF SAID HOLLOWAY LAND THE FOLLOWING TWO COURSES.

11TH: SOUTH 51°43'00" WEST 131.34 FEET; THENCE.

12TH: SOUTH 63°12'00" WEST 18.66 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 1.81 ACRES, 78,933 SQ. FT.

Joel F. Avakian 06/06/2021
JOEL F. AVAKIAN L.S. 7324 DATED:



APPROVED AS TO FORM AND SURVEY CONTENT

ALEKSANDAR JEVREMOVIC, PLS 8378 DATED:
COUNTY SURVEYOR
LIC. EXP. -----

Parcel name: 13

North: -54.6449 East : -2716.7675
Line Course: N 10-10-00 W Length: 239.14
North: 180.7403 East : -2758.9787
Line Course: N 59-44-30 E Length: 142.40
North: 252.4956 East : -2635.9789
Line Course: N 10-10-00 W Length: 157.45
North: 407.4734 East : -2663.7708
Line Course: S 48-30-00 E Length: 100.06
North: 341.1716 East : -2588.8302
Curve Length: 68.54 Radius: 99.94
Delta: 39-17-39 Angent: 35.68
Chord: 67.20 Course: S 68-08-49 E
Course In: N 41-30-00 E Course Out: S 02-12-21 W
RP North: 416.0222 East : -2522.6080
End North: 316.1563 East : -2526.4546
Curve Length: 29.14 Radius: 99.94
Delta: 16-42-21 Angent: 14.67
Chord: 29.04 Course: N 83-51-10 E
Course In: N 02-12-21 E Course Out: S 14-30-00 E
RP North: 416.0222 East : -2522.6080
End North: 319.2656 East : -2497.5850
Line Course: S 10-10-00 E Length: 258.00
North: 65.3166 East : -2452.0449
Line Course: S 63-07-00 W Length: 77.27
North: 30.3770 East : -2520.9642
Line Course: S 49-10-00 W Length: 86.03
North: -25.8747 East : -2586.0558
Line Course: N 10-10-00 W Length: 61.96
North: 35.125 East : -2596.9925
Line Course: S 51-43-00 W Length: 131.34
North: -46.2593 East : -2700.0887
Line Course: S 63-12-00 W Length: 18.66
North: -54.6727 East : -2716.7444
Line Course: N 40-04-21 W Length: 0.04
North: -54.6421 East : -2716.7701

Perimeter: 1370.03 Area: 78,933 Sq Ft 1.81Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0038 Course: N 42-52-47 W
Error North: 0.00277 East : -0.00257
Precision 1: 360,534.21

VICINITY MAP

APPROVED AS TO FORM
AND SURVEYING CONTENT

STATE HIGHWAY U.S. 101

S.P.R.R.

ALEKSANDER JEVREMOVIC PLS 8378
SANTA BARBARA COUNTY SURVEYOR

PADARO LANE



SCALE ; 1" = 100.0'

BEACH CLUB RD.

SITE

PACIFIC OCEAN



EXHIBIT "B"

LAFCO 21-02
BEACH CLUB FAMILY TRUST
ANNEXATION TO THE CARPINTERIA
SANITARY DISTRICT
BEING LOTS II, 12 AND 13 OF THE SERENA
BEACH CLUB SUBDIVISION PER
BOOK 45, PAGES 18 & 19 OF MAPS

3276 BEACH CLUB ROAD
A.P.N.S 005-390-19, 20, 21
COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA

SHEET 1 OF 2

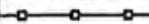


PREPARED BY :
JOEL F. AVAKIAN LAND SURVEYOR L.S. 7324
208 PARK RD. OJAI, CA. 93023 PH. (805) 646-7242

EXHIBIT "B"

LAFCO 21-02
 BEACH CLUB FAMILY TRUST ANNEXATION TO THE
 CARPINTERIA SANITARY DISTRICT

3276 BEACH CLUB ROAD
 SHEET 2 OF 2

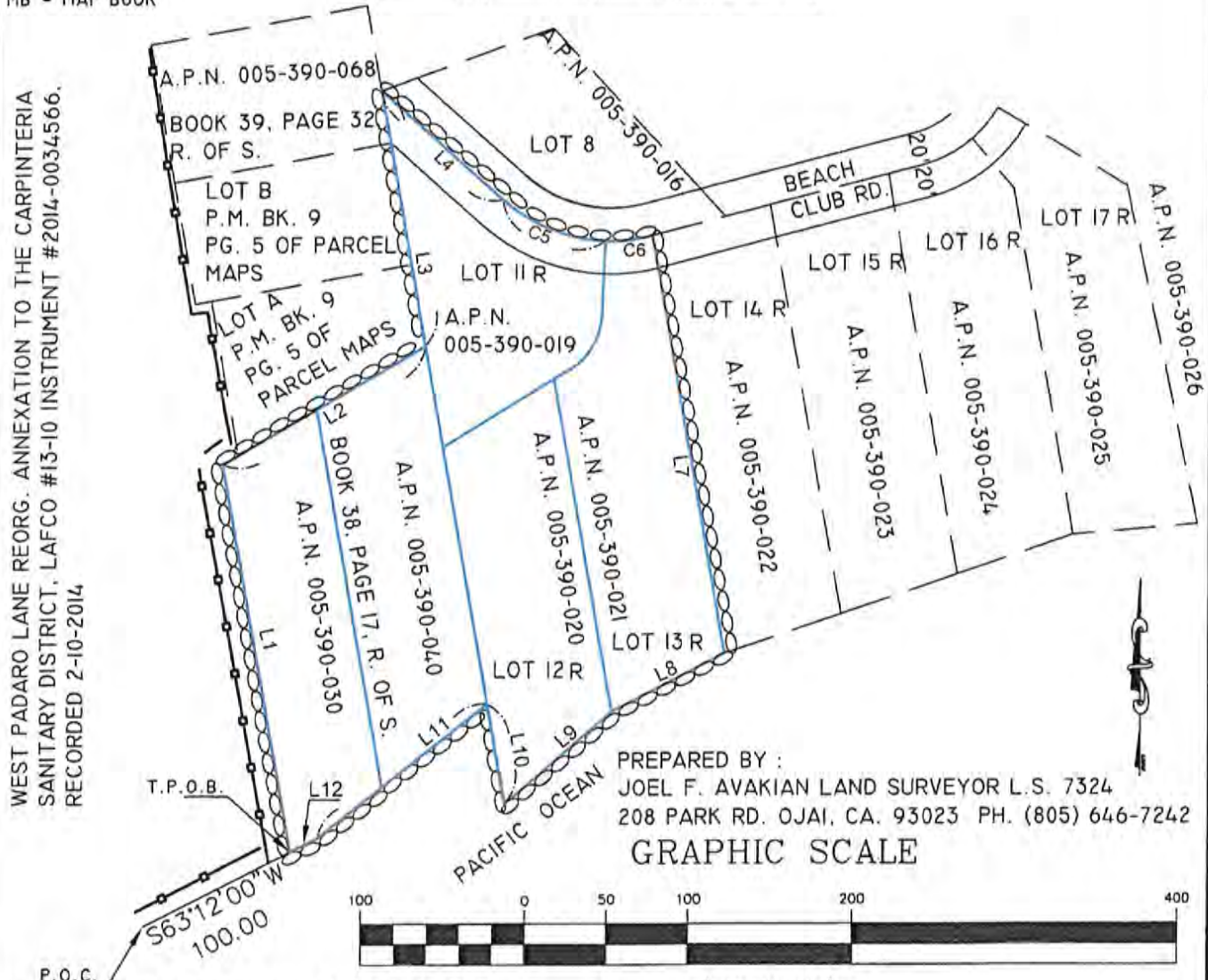
LEGEND

-  = EXISTING SANITARY DISTRICT BOUNDARY
-  = PROPOSED CARPINTERIA SANITARY DISTRICT BOUNDARY
-  = BOUNDARY LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	239.14	N10°10'00"W
L2	142.40	N59°44'30"E
L3	157.45	N10°10'00"W
L4	100.06	S48°30'00"E
L7	258.00	S10°10'00"E
L8	77.27	S63°07'00"W
L9	86.03	S49°10'00"W
L10	61.96	N10°10'00"W
L11	131.34	S51°43'00"W
L12	18.66	S63°12'00"W

P.O.C. = POINT OF COMMENCEMENT
 T.P.O.B. = TRUE POINT OF BEGINNING
 R = 45 MB 18.19
 P.M. = PARCEL MAP
 BK. = BOOK
 PG. = PAGE
 MB = MAP BOOK

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C5	68.54	99.94	39°17'30"
C6	29.14	99.94	16°42'30"



WEST PADARO LANE REORG. ANNEXATION TO THE CARPINTERIA
 SANITARY DISTRICT, LAFCO #13-10 INSTRUMENT #2014-0034566,
 RECORDED 2-10-2014

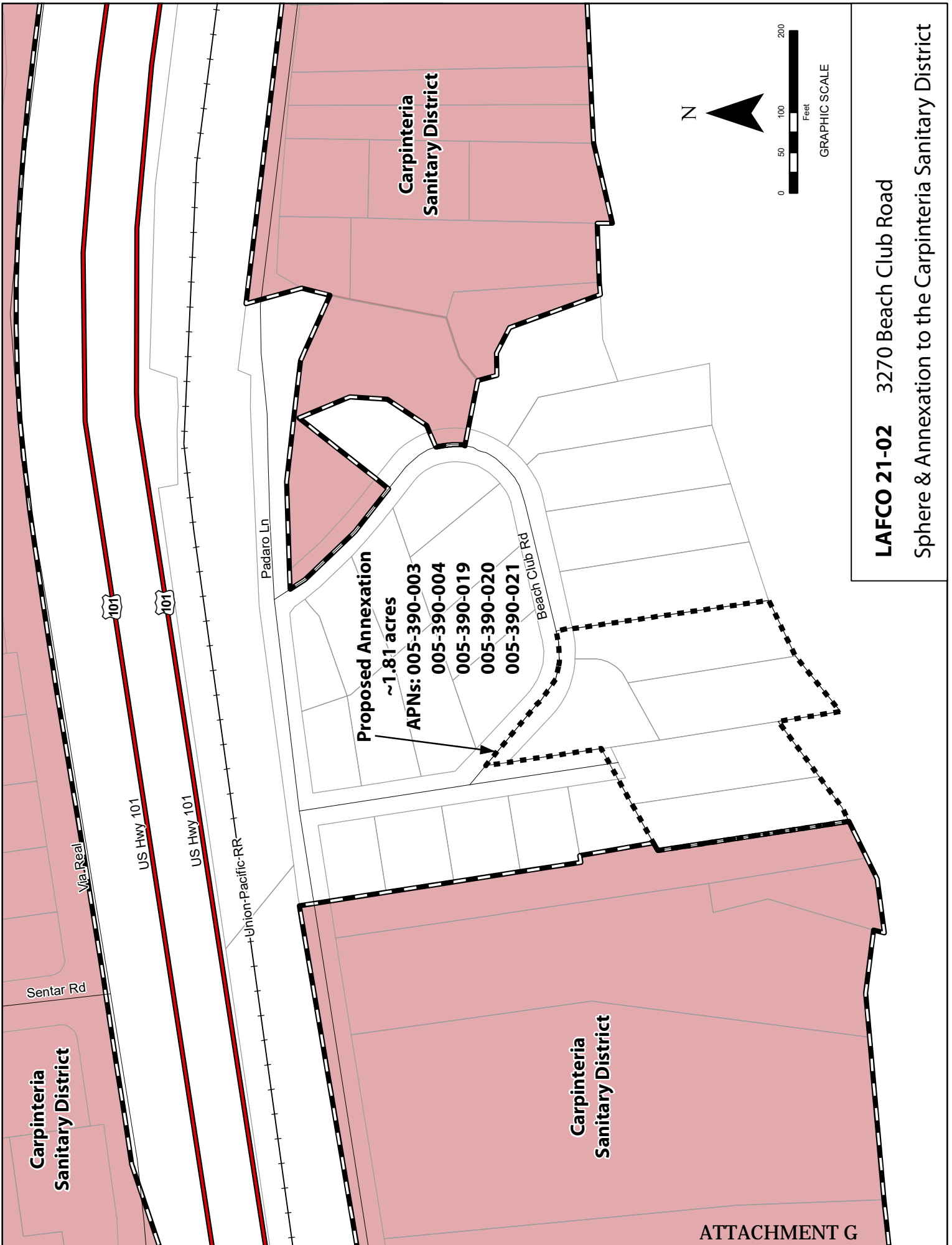
PREPARED BY:
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 208 PARK RD. OJAI, CA. 93023 PH. (805) 646-7242

GRAPHIC SCALE



Southwesterly Terminus Of Course 38
 West Padaro Lane Reorganization

(IN FEET)
 1 inch = 100 ft.



LAFCO 21-02 3270 Beach Club Road

Sphere & Annexation to the Carpinteria Sanitary District