

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

October 2, 2014 (Agenda)

LAFCO 14-4 Adizes Graduate Institute Annexation to the Carpinteria Sanitary District/Sphere of Influence Amendment

PROPONENT Board of Directors of the Carpinteria Sanitary District, by resolution.

ACREAGE & LOCATION Annexation of approximately 5.0 acres to the Carpinteria Sanitary District (Exhibit A). The parcel is located at 1212 Mark Avenue, Carpinteria, California, 93013. APN 001-190-041.

PURPOSE: To provide sanitary sewer services to the Adizes Graduate Institute. An existing unpermitted onsite wastewater disposal system that currently serves the graduate institute will be abandoned concurrently. The service was provided because the septic systems serving the dwellings failed and there was a threat to public health.

GENERAL ANALYSIS:

Description of Project

At the request of the property owners, the Carpinteria Sanitary District proposes to provide sewer services to the site. The Adizes Graduate Institute has been operating on the site since 2005, without permits. The property owners are proposing a Conditional Use Permit and concurrent Coastal; Development Permit to allow the Adizes Graduate Institute to operate on the site and permit the conversion of a barn and a portion of a stable for graduate school uses. Two structures on the property would be used by the school operations including faculty and staff offices. There will also be occasional use by students including seminars that would occur in an existing 3,893 square foot two story structure original permitted as a barn. In addition, previously approved stable will be converted to storage. Part of the stable would also be used by existing farming operations. Most of the course work at the institute is completed on-line using internet resources.

The Conditional Use Permit, Condition No. 11, requires annexation to the Carpinteria Sanitary District prior to approval of the follow-up land use permit. Currently the graduate school and the barn uses a private sewage disposal system that has not been permitted by County Environmental Health Services (EHS). Upon annexation to the district, the private sewage disposal system would be abandoned pursuant to EHS requirements.

Sphere of Influence Revision

Amending the sphere of influence as proposed by the Carpinteria Sanitary District would allow the annexation of the 5-acre parcel to take place. Two residential dwelling on the site already receive public sewer services from the district pursuant to an out-of-agency service agreement.

Project Information

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

The parcel proposed for annexation is currently used for Agriculture (avocado orchard), two dwellings, and a graduate school. There would be no changes in land use as a result of the annexation. The proposed annexation is consistent with the Comprehensive Plan Land Use Development Code which states that: "Annexation of rural areas to a sanitary district...shall not be permitted unless required...as a logical extension of services." The property is located within the South Coast Rural Region.

Sanitary sewer service is provided by the Carpinteria Sanitary District to parcels south of the site. The parcels north, east and west are currently used for agricultural purposes and are outside the sphere of influence of the district. No district services are planned for these areas in the future.

The site is zoned A-1-10 in the County Comprehensive Plan Land Use Designation, is prime agricultural land and is in the Coastal Zone.

2. Environmental Justice:

The 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.

3. Topography, Natural Features and Drainage Basins

The general topography of the site slopes slightly to the southeast. There are no significant topographical features. The southern portion of the site is relatively flat. The northern third of the site, which is farmed for avocados, slopes to the north at approximately 16 percent.

4. Population:

There are less than 12 registered voters in the annexation area making it uninhabited.

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

The Carpinteria Sanitary District's "Plan for Providing Services within the Affected Territory" as required by Government Code Section 56653 is attached, **(Exhibit C)**. Staff has reviewed the Services Plan and believes it adequately addresses the information required.

The site is served with water by the Carpinteria Valley Water District, via an existing meter. The property is also served by the Carpinteria-Summerland Fire Protection District.

6. Impact on Prime Agricultural Land, Open Space and Agriculture:

The project site is prime agricultural land as defined in Government Code Section 56064. The Mitigated Negative Declaration for the Conditional Use Permit and concurrent Coastal; Development Permit determines that the conversion of prime agricultural land to non-agricultural uses is less than significant. The current use by the Adizes Graduate Institute permits the use of six percent of the 5-acre parcel to non-agricultural uses. This use would not change with the annexation.

7. Assessed Value, Tax Rates and Indebtedness:

The assessed value and tax rate of the property will not be affected by this change. The 2013 assessed value of the parcel is \$15,896.06. The proposal is within Tax Rate Area 59030.

The proponent requests the subject territory, upon annexation, be liable for payment of its share of existing indebtedness to be repaid by user charges, which the staff recommends be included as a condition of approval.

8. Environmental Impact of the Proposal:

The County of Santa Barbara is the lead agency for purposes of CEQA compliance for the proposed annexation. In this regard, a Mitigated Negative Declaration (MND) was prepared on February 3, 2014. The project presents less than significant impacts to agricultural resources, air quality, geologic processes, hazardous materials, public facilities, transportation, water resources and cultural resources. Project specific impacts would be mitigated to levels below significant. The Mitigated Negative Declaration was

approved by the County Planning Commission on May 7, 2014. The Conditional Use Permit and the Coastal Development Permit were approved at the same meeting.

Copies of the Mitigated Negative Declaration have been sent to the members of the Commission under separate cover and are available on the Commission's website (www.sblafco.org). Copies may also be inspected at 105 East Anapamu Street, Room 407, Santa Barbara, CA, 93101. The County's Notice of Determination, State Clearinghouse Number 2014021004, dated May 21, 2014, is included as **Exhibit D**.

9. Landowner and Annexing Agency Consent:

The property owners have requested annexation to the district and therefore consent to the annexation. The Carpinteria Sanitary District as the applicant has consented to the proposed annexation.

The Carpinteria Sanitary District has also agreed to waive conduction authority proceedings.

10. Boundaries, Lines of Assessment and Registered Voters:

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

The boundaries are definite and certain.

11. Conclusion:

Annexation to the Carpinteria Sanitary District is required by a condition of the Conditional Use Permit to eliminate a threat to public health by abandoning the a private sewage disposal system and annexing an area that already receives sewer services from the district pursuant to an out-of-agency service agreement. Amending the district's sphere of influence will allow the annexation to move forward. Even though the annexation parcel is prime agricultural land, there are sufficient mitigation measures incorporated into the MND to limit non-agricultural use to the existing six percent with the remainder continuing its agricultural uses.

EXHIBITS

- Exhibit A** **Vicinity Map of the Proposed Annexation**
Exhibit B **Detail Map of the Proposed Annexation**
Exhibit C **District Plan for Providing Services**
Exhibit D **Notice of Determination**
Exhibit E **Proposed Commission Resolution Approving the Annexation**

ALTERNATIVES FOR COMMISSION ACTION

After reviewing this report and any testimony or materials that are presented, the Commission can follow one of the following options:

OPTION 1 – APPROVE Resolution No. 14-4 that will take the following actions:

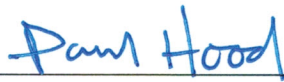
- a) Certify your Commission has reviewed and considered the information contained in the Adizes Graduate Institute Mitigated Negative Declaration, State Clearing House Number 2014021004, dated May 21, 2014, prepared by the County of Santa Barbara, as lead agency.
- b) Approve Expansion of the Sphere of Influence of the Carpinteria Sanitary District.
- c) Approve the proposal known as the Adizes Graduate Institute Annexation, subject to the conditions in the Resolution, including that the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- d) Find the subject territory is uninhabited, all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings.
- e) Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 –Deny the proposal.

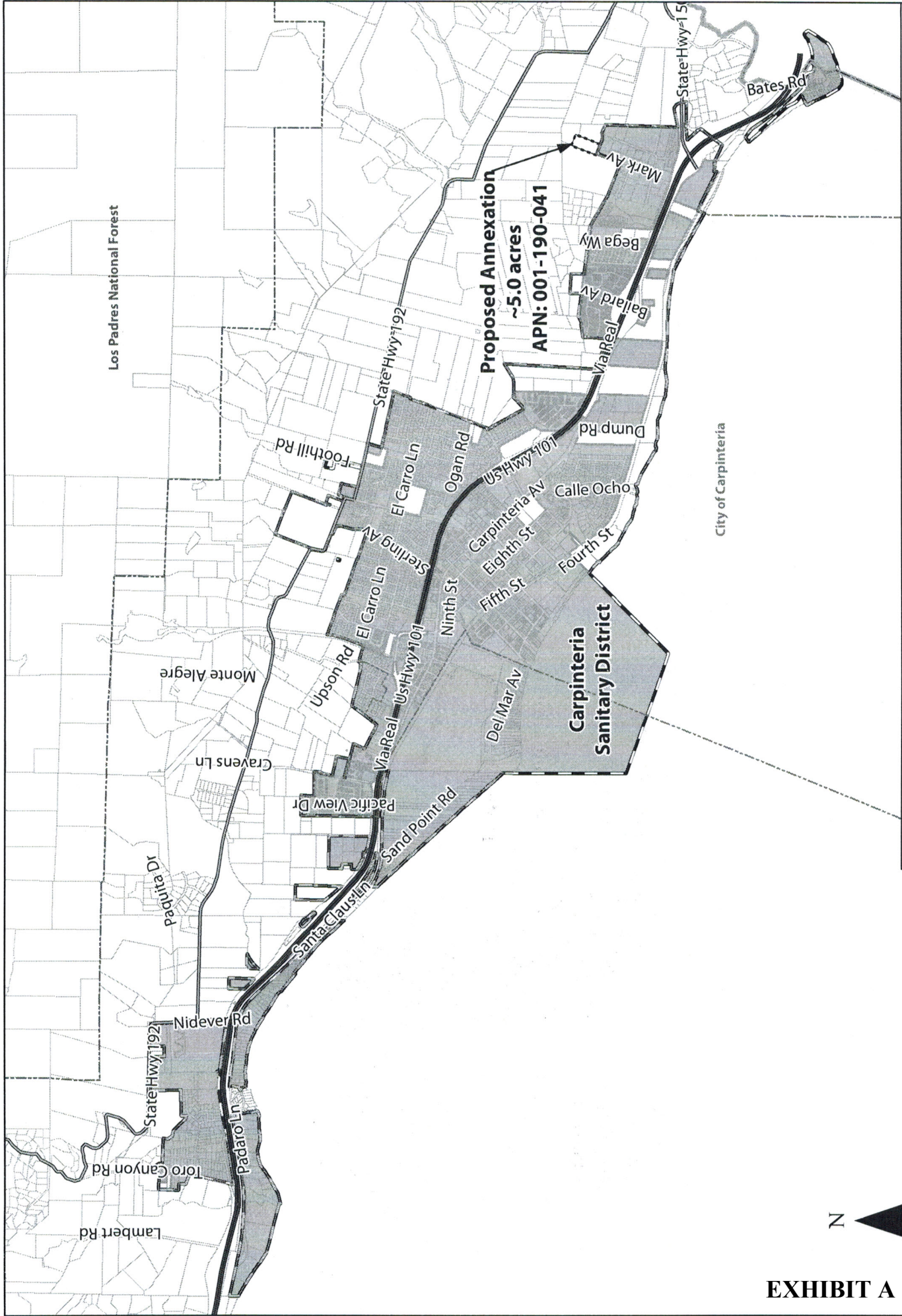
OPTION 3 - Continue the proposal to a future meeting for additional information.

RECOMMENDED ACTION:

Approve OPTION 1.



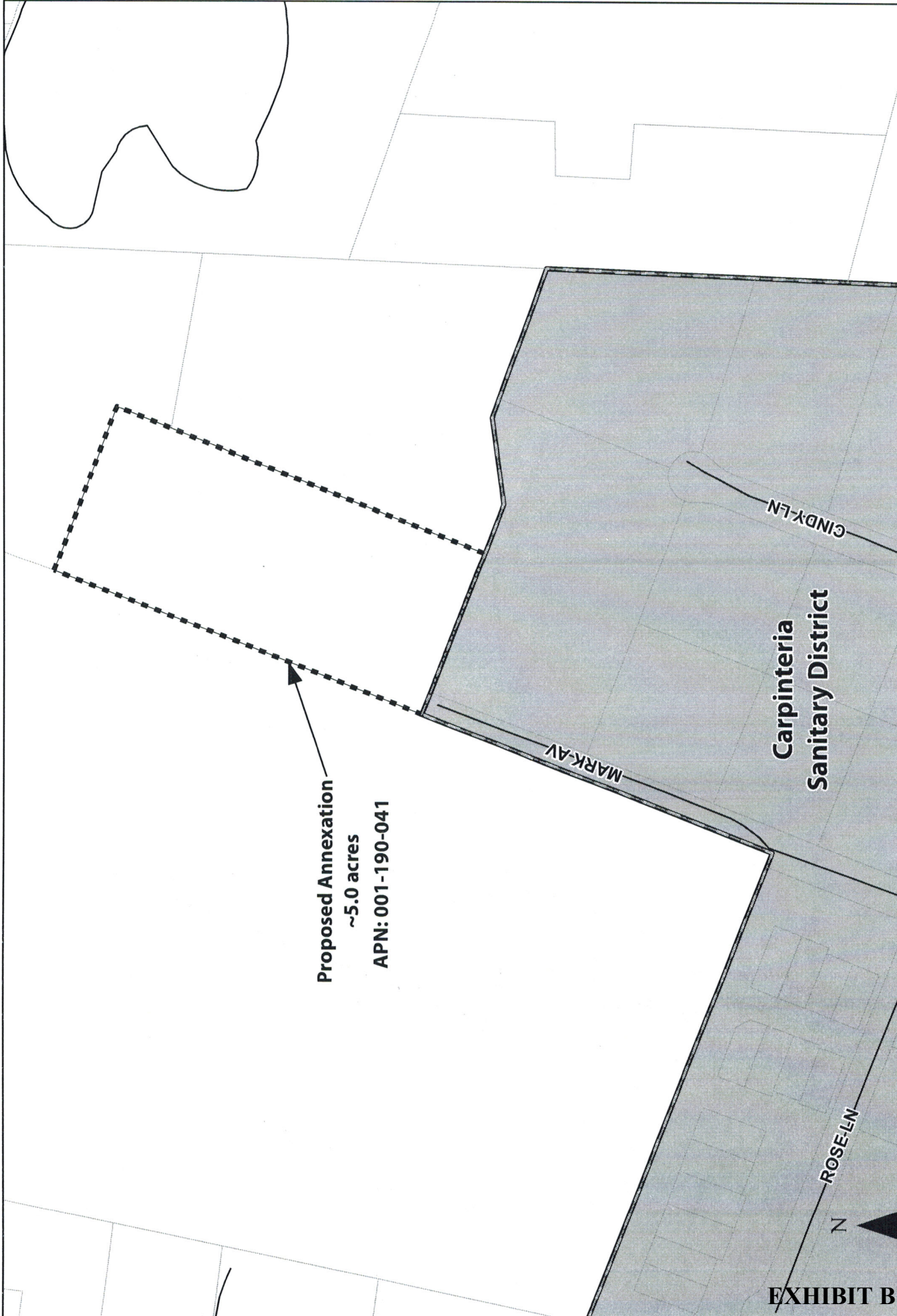
PAUL HOOD
Executive Officer
LOCAL AGENCY FORMATION COMMISSION



LAFCO 14-04

Adizes Graduate Institute: Annexation to the Carpinteria Sanitary District

EXHIBIT A



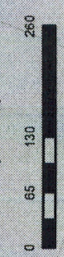
Proposed Annexation
~5.0 acres
APN: 001-190-041

**Carpinteria
Sanitary District**

LAFCO 14-04

Adizes Graduate Institute: Annexation to the Carpinteria Sanitary District

City of Carpinteria



GRAPHIC SCALE

EXHIBIT B

CSD Project #: APN 001-190-041

14-4

CSD Project Name: *Adizes Graduate Institute Annexation to the Carpinteria Sanitary District*

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

To Whom It May Concern:

It is the intent of the Carpinteria Sanitary District to provide public sewer service to the subject parcel. Adequate capacity exists in the District's wastewater treatment facility to serve the proposed development known as the Adizes Graduate Institute.

CERTIFICATION

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

Name (please print) _____

Lance Lawton

Signature _____

[Handwritten Signature]

Date _____

6/13/2014

NOTICE OF DETERMINATION (NOD)

To: Office of Planning and Research
Street Address: 1400 Tenth Street, Room 121
Sacramento, CA 95814
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044

From: (Public Agency)
County of Santa Barbara
Planning and Development
123 East Anapamu Street
Santa Barbara, CA 93101

2014 MAY 11 PM 9:46
COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS

XX County Clerk
County of Santa Barbara

SUBJECT:

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

13CUP-00000-00005

13CDP-00000-00010

Adizes Graduate Institute

14NGD-00000-00002

Project Number

Project Title

EIR or ND Number

2014021004

County of Santa Barbara / Julie Harris

(805) 568-3518

State Clearinghouse Number (if submitted to Clearinghouse)

Lead Agency/Contact Person

Area Code/Telephone

Project Location: The project involves AP No. 001-190-041, located at 1212 Mark Avenue, in the Carpinteria area, First Supervisorial District, Santa Barbara County, California.

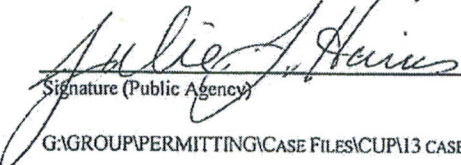
Project Description: The proposed project is a request for a Conditional Use Permit (13CUP-00000-00005) and a Coastal Development Permit (13CDP-00000-00010), to allow a graduate school, the Adizes Graduate Institute, to operate on the project site and to permit the conversion of a 3,893 square foot barn and a 1,180 square foot portion of a stable for graduate school uses. The graduate school has been operating on the project site since 2005 without permits. The proposed project would bring the property into compliance with the Coastal Zoning Ordinance.

This is to advise that the County Planning Commission has approved the above described project on May 7, 2014 and has made the following determinations regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the Provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Consideration [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.
7. The project [did did not] require discretionary approval from a state agency.

This is to certify that the final EIR or ND with comments and responses and record of project approval is available to the general public at:

- Santa Barbara County Planning and Development: 123 East Anapamu St. Santa Barbara, CA 93101
- Santa Barbara County Planning and Development: 624 Foster Road, Santa Maria, CA 93455


Signature (Public Agency)

5/21/2014
Date

Planner III
Title

G:\GROUP\PERMITTING\CASE FILES\CUP\13 CASES\13CUP-00000-00005 ADIZES\ENVIRONMENTAL REVIEW\NOTICE OF DETERMINATION.DOC

EXHIBIT D

LAFCO 14-4

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE ADIZES
GRADUATE INSTITUTE ANNEXATION TO THE 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, at the times and in the manner required by law the Executive Officer has given notice of the Commission's consideration of the proposal; and

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

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County.

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Local Agency Formation Commission of Santa Barbara County as follows:

- a. The subject proposal is assigned the following distinctive short-form designation:

THE ADIZES GRADUATE INSTITUTE ANNEXATION TO THE
CARPINTERIA SANITARY DISTRICT

- b. Certify your Commission has reviewed and considered the information contained in the Adizes Graduate Institute Mitigated Negative Declaration, State Clearing House Number 2014021004, dated May 21, 2014, prepared by the County of Santa Barbara, as lead agency.
- c. Approve Expansion of the Sphere of Influence of the Carpinteria Sanitary District.
- d. Approve the proposal known as the Adizes Graduate Institute Annexation, subject to the conditions in the Resolution, including that the territory shall be liable for any

EXHIBIT E

existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.

- e. Find the subject territory is uninhabited, all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings.
- f. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

This resolution was adopted on October 2, 2014 and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: _____

Chair
Santa Barbara Local Agency
Formation Commission

ATTEST

Jacquelyne Alexander, Clerk
Santa Barbara Local Agency Formation Commission