

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

September 14, 2000 (Agenda)

- LAFCO 00-20: Rincon Engineering Annexation to the Carpinteria Sanitary District
- PROPONENT: Board of Directors of the Carpinteria Sanitary District, by resolution.
- ACREAGE & LOCATION: Less than one acre located within the City of Carpinteria, approximately 1,750 feet west of the intersection of Carpinteria Avenue and Rincon Road (6325 Carpinteria Avenue).
- PURPOSE: To provide sewer service for an existing manufacturing and office facility with a failing individual disposal system.

GENERAL ANALYSIS:

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

The annexation area contains a manufacturing facility and office building. It is within the District's Sphere of Influence and is within the boundaries of the City of Carpinteria.

No changes in land use, planning or zoning will occur as a result of this annexation. The existing use conforms with the City General Plan that designates the site as Low Density Industrial and the existing MRP (Research and Industrial Park) zoning.

The land to the west is developed and zoned MRP. The parcel to the east is vacant and zoned for a Resort. The property is adjacent to Highway 101 on the north and the Pacific Ocean on the south.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area is level. No significant natural features affect the proposal.

3. Population:

There are no dwelling units in the annexation area and none are proposed.

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

The initiating agency's "Plan for Providing Services Within the Affected Territory" is on file in the LAFCO office as required by the Government Code.

A sewer main is located approximately 500 feet from the buildings to be connected and nearby developed properties are already serviced by the District.

5. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 05003. The overall tax rate will not be affected by this change. The assessed value is \$ 760,586 (2000-01roll).

The proponent reports that the subject territory, upon annexation, shall be liable for its share of existing indebtedness, to be repaid by sewer service fees collected by the County annually with property taxes.

6. Environmental Impact of the Proposal:

LAFCO is the lead agency. The proposal should be found to be categorically exempt. (Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities).

7. Landowner and Annexing Agency Consent:

The property owner has given written consent. The District consents to the waiver of conducting authority proceedings.

8. Boundaries, Lines of Assessment and Registered Voters:

The boundaries are definite and certain, although containing minor errors. There are no conflicts with lines of assessment or ownership. The property is contiguous to the existing District boundary.

A map sufficient for filing with the State Board of Equalization has not yet been received from the proponent.

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

ALTERNATIVES FOR COMMISSION ACTION

After reviewing any testimony or materials that are submitted, the Commission should take one of the following actions:

OPTION 1 – APPROVE this proposal.

- A. Ratify having this unpublished hearing.
- B. Find the proposal to be categorically exempt (Class 19).
- C. Adopt this report and approve the proposal, to be known as the Rincon Engineering Annexation to the Carpinteria Sanitary District, conditioned upon the territory being annexed being liable for any indebtedness of the annexing agency and for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- D. Find: 1) the subject territory is uninhabited, 2) all affected landowners have given written consent to the annexation and 3) the annexing agency has given written consent to the waiver of conducting authority proceedings.
- E. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 - DENY this proposal.

- A. Find the proposal to be categorically exempt (Class 19).
- B. Adopt this report and deny the proposal.

OPTION 3 - CONTINUE this proposal to a future meeting for additional information.

RECOMMENDED ACTION:

Approve OPTION 1.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION