



**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
OFFICE OF LONG RANGE PLANNING
MEMORANDUM**

DATE: August 31, 2009

TO: Bob Braitman, Executive Officer, LAFCO

FROM: Derek Johnson, Director, Office of Long Range Planning

SUBJECT: LAFCO Notice of Application Received -Sphere of Influence Expansion, City of Carpinteria and Carpinteria Sanitary District (Green Heron Spring Annexation)

This memorandum is in response to your July 31, 2009 Notice of Application Received regarding the Sphere of Influence expansion for the City of Carpinteria and Carpinteria Sanitary District. Based on our review of the application materials, we submit the following information for your consideration.

Project Description

The City of Carpinteria and the Carpinteria Sanitary District are requesting to amend their Sphere of Influence boundaries to accommodate the annexation of Assessor Parcel Number (APN) 004-13-026 (totaling 3.87 acres) into the City of Carpinteria.

The property is located at 1300 Cravens Lane within the unincorporated County. This annexation will allow the property owner to obtain City building permits to construct 31 new condominiums which were approved by the Carpinteria City Council November 13, 2007 and the California Coastal Commission on February 5, 2009. The parcel is adjacent to other properties currently served by the Carpinteria Sanitary District.

It should be noted that the application contains inconsistent references to the number of housing units that will be constructed through this proposed annexation. In the Questionnaire for Amending a Sphere of Influence (Ellinwood Sphere of Influence of the City of Carpinteria) Question 1 indicates 31 new condominiums, while Question 9 indicates 34 proposed condominiums. Related, in the Questionnaire associated with LAFCO's Request for Reportback, Question 14(D) in indicates 30 new multi-family residential units. These inconsistencies require clarification.

Regional Housing Needs Assessment (RHNA)

All residential units described in the proposed annexation are subject to a RHNA exchange agreement between the County of Santa Barbara and the City of Carpinteria pursuant to Government Code (G.C.) §65584.07.

Verification of County General Plan & Zoning Designations

- The land use designation information in the Proposal Questionnaire is accurate.
- The County has zoned the property as follows: AG-1-5
- The City of Carpinteria designates the proposal area as Medium Density Residential
- The property is not Prime Agricultural Land as defined by G.C. § 56064.
- The property is not Open Space as defined by G.C. § 65560.
- The APN is not within a Farmland Security Zone.

General Comments

Additional analysis and review of the City's application and supporting documents by the LAFCO Executive Director and detailed in the required LAFCO staff report should clarify any other pertinent issues pursuant to G.C. §56665, G.C. §56668.

Document Review

Staff reviewed the annexation application and the following documents:

1. Green Heron Spring Proposal Justification Questionnaire for Annexations, Detachments and Reorganization

cc: John McInnes, Assistant County Executive Officer
Sharon Friedrichsen, Assistant to the County Executive Officer
David Matson, Deputy Director, Office of Long Range Planning
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