

LAFCO

M E M O R A N D U M


SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
105 East Anapamu Street ♦ Santa Barbara CA 93101 ♦ (805) 568-3391 ♦ Fax (805) 647-7647

SPHERE OF INFLUENCE AMENDMENT

Notice of Application Received

July 31, 2009

TO: County Executive
Planning & Development

FROM: Bob Braitman 
Executive Officer

RE: **Sphere of Influence Expansions – City of Carpinteria and
Carpinteria Sanitary District (Green Heron Spring Annexations)**

Enclosed are questionnaires to amend the spheres of influence of the City of Carpinteria and the Carpinteria Sanitary District.

These sphere changes are related to the proposed Green Heron Spring (also known as Ellinwood) Annexations to the City and District; copies of the proposal questionnaires for these annexations are also enclosed.

It is possible that these changes may be heard by the Commission at its meeting on September 3.

Please contact our office if you have any questions or comments.

cc: Dave Durlinger, City of Carpinteria
Craig Murray, Carpinteria Sanitary District

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

Questionnaire for Amending a Sphere of Influence,

Ellinwood Sphere of Influence of the City of Carpinteria

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 is to provide City of Carpinteria land use approvals and urban services for the development of a 31-unit residential condominium project. The subject property was included as a site for inclusion on the City's Sphere of Influence and conversion from Agriculture to residential use (Study Area 1) in the City's General Plan and Coastal Plan Update (2003). This particular site was selected as it is contiguous to City limits, is surrounded by either urbanized development or intensive agricultural development (packinghouse and greenhouse), contains non-prime agricultural soils and has a history of failed crops due in part to high groundwater. It was recognized that this site would provide an opportunity to establish a transition from higher density condominium development to the south to the agricultural uses to the north and east. This transition area would support City and Coastal Act policies for stabilizing the urban/rural boundary and concentrating urbanized development in areas contiguous to existing neighborhoods.

Ultimately chosen as one of two non-prime agricultural sites currently outside the City's boundary to be included within the City's Sphere of Influence, a Medium Density Residential (MDR) land use designation was applied to the site. This designation allows for consideration of residential use ranging from 4.7 – 20 du/ac. The adjacent Villas residential development is estimated to have a density of 14.24 dwelling units/acre, while Franciscan Village is estimated to have a density of 10.24 dwelling units/acre. The 8 units/acre density project named Green Heron Spring approved by the Carpinteria City Council on November 13, 2007 and subsequently approved by the California Coastal Commission on February 5, 2009, would be compatible with the predominant pattern of adjacent residential development.

The 31-unit residential condominium project approved by the Carpinteria City Council and the California Coastal Commission includes a Rezone of the parcel to Planned Unit Development (PUD), a Development Plan, Vesting Tentative Tract Map, Local Coastal Program (General Plan/Coastal Plan and Title 14 of the Carpinteria Municipal Codes) Text Amendment and Coastal Development Permit. Included with the approved project was the adoption of Resolution No. 5081, a Resolution of Application to initiate the annexation of the subject property to the City of Carpinteria. The project site is also proposed to be formally included within the City of Carpinteria's Sphere of Influence pursuant to this application. The approved project also includes a proposal to expand the Sphere of Influence for the Carpinteria Sanitary District and an annexation to the Carpinteria Sanitary District.

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.

Planners with the County of Santa Barbara have been consulted, and have been actively taken part in the review of the project, including initial review of the project application, review and comments through the CEQA process, and formal review and approval by the Carpinteria City Council and California Coastal Commission. The County has been provided with copies of documents relevant to the proposal and notices of all public hearings.

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?

Please refer to the associated Ellinwood Annexation to the City of Carpinteria application.

4. Why was it decided to use these particular boundaries?

Please refer to the associated Ellinwood Annexation to the City of Carpinteria application.

5. What are the existing land uses for the proposal area? Be specific.

Please refer to the associated Ellinwood Annexation to the City of Carpinteria application.

6. Are there proposed land uses for the proposal area? Be specific.

Please refer to the associated Ellinwood Annexation to the City of Carpinteria application.

Relationship to Existing Plans

7. Describe current County general plan and zoning designations for the proposal area.

Please refer to the associated Ellinwood Annexation to the City of Carpinteria application.

8. Describe any City general plan and rezoning designations for the proposal area.

Please refer to the associated Ellinwood Annexation to the City of Carpinteria application.

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?

Please refer to the associated Ellinwood Annexation to the City of Carpinteria application.

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.

Please refer to the associated Ellinwood Annexation to the City of Carpinteria application.

- B. Present and probable needs for public facilities and services in the area.

Please refer to the associated Ellinwood Annexation to the City of Carpinteria application.

- C. Present capacity of public facilities and adequacy of public services the affected agency provides or is authorized to provide.

Please refer to the associated Ellinwood Annexation to the City of Carpinteria application.

- D. Existence of any social or economic communities of interest in the area.

Please refer to the associated Ellinwood Annexation to the City of Carpinteria application.

Additional Comments

11. Provide any other comments or justifications regarding the proposal.

Please refer to the associated Ellinwood Annexation to the City of Carpinteria application.

12. Enclose any pertinent staff reports and supporting documentation related to this proposal.

Please refer to the associated Ellinwood Annexation to the City of Carpinteria application.

Ellinwood Application to Amend Sphere of Influence
Page Two

13. Notices and Staff Reports

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

Name

Address

- A. Scott Ellinwood, 1300 Cravens Lane, Carpinteria CA 93013
- B. Jackie Campbell, City of Carpinteria, 5775 Carpinteria Ave, Carpinteria CA 93013
- C. David Matson, County Planning & Development, 123 E. Anapamu St, Santa Barbara, CA 93101

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

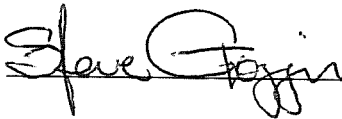
Name

Address

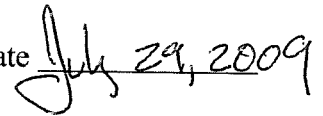
Phone

Steve Goggia, City of Carpinteria, 5775 Carpinteria Ave. Carpinteria CA 93013 (805) 684-5405 x 414

Signature



Date



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M E M O R A N D U M

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
105 East Anapamu Street ♦ Santa Barbara CA 93101 ♦ (805) 568-3391 ♦ Fax (805) 647-7647

REQUEST FOR REPORTBACK

July 31, 2009

TO: Assessor
Auditor-Controller - Property Tax Division
County Executive
Elections Division
Planning & Development
Surveyor

FROM: Bob Braitman 
Executive Officer

RE: 09-4 **Green Heron Spring Annexation to the City of Carpinteria**

Enclosed are a proposal questionnaire, map and legal description for the above-referenced proposal.

The local agencies whose service area or responsibility will be altered by this jurisdictional change are as follows:

The annexing agency only, although a proposal has been received to also annex this territory to the Carpinteria Sanitary District (LAFCO 09-5).

The annexing city and the Santa Barbara County Fire Protection District.

The local agencies listed below.

The Assessor and Auditor are are not required by Section 99 of the Revenue and Taxation Code to calculate information for the negotiation for an exchange of property tax revenues for this proposal.

Additional comments:

Please review this material and report back to our office at your earliest convenience. Thank you.

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

**Proposal Justification Questionnaire for Annexations,
Detachments and Reorganizations**

1. Name of Application:

Ellinwood Annexation to the City of Carpinteria.

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

Addressed as 1300 and 1326 Cravens Lane, the 3.87-acre site is located at the west end of the City, on the east side of Cravens Lane approximately 800 feet north of Via Real.

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

The proposal area includes only one APN: 004-013-026.

4. Purpose of proposal:

The purpose is to provide City of Carpinteria land use approvals and urban services for the development of a 31-unit residential condominium project. The subject property was included as a site for inclusion on the City's Sphere of Influence and conversion from Agriculture to residential use (Study Area 1) in the City's General Plan and Coastal Plan Update (2003). This particular site was selected as it is contiguous to City limits, is surrounded by either urbanized development or intensive agricultural development (packinghouse and greenhouse), contains non-prime agricultural soils and has a history of failed crops due in part to high groundwater. It was recognized that this site would provide an opportunity to establish a transition from higher density condominium development to the south to the agricultural uses to the north and east. This transition area would support City and Coastal Act policies for stabilizing the urban/rural boundary and concentrating urbanized development in areas contiguous to existing neighborhoods.

Ultimately chosen as one of two non-prime agricultural sites currently outside the City's boundary to be included within the City's Sphere of Influence, a Medium Density Residential (MDR) land use designation was applied to the site. This designation allows for consideration of residential use ranging from 4.7 – 20 du/ac. The adjacent Villas residential development is estimated to have a density of 14.24 dwelling units/acre, while Franciscan Village is estimated to have a density of 10.24 dwelling units/acre. The 8 units/acre density project named Green Heron Spring approved by the Carpinteria City Council on November 13, 2007 and subsequently approved by the California Coastal Commission on February 5, 2009, would be compatible with the predominant pattern of adjacent residential development.

09-4

The 31-unit residential condominium project approved by the Carpinteria City Council and the California Coastal Commission includes a Rezone of the parcel to Planned Unit Development (PUD), a Development Plan, Vesting Tentative Tract Map, Local Coastal Program (General Plan/Coastal Plan and Title 14 of the Carpinteria Municipal Codes) Text Amendment and Coastal Development Permit. Included with the approved project was the adoption of Resolution No. 5081, a Resolution of Application to initiate the annexation of the subject property to the City of Carpinteria. The project site is also proposed to be formally included within the City of Carpinteria's Sphere of Influence pursuant to an associated application. The approved project also includes a proposal to expand the Sphere of Influence for the Carpinteria Sanitary District and an annexation to the Carpinteria Sanitary District.

5. Land Use and Zoning - Present and Future

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

The site is currently improved with two existing residences approximately 25 feet in height, with a detached two-car garage, three storage sheds, one barn, and one water tower. The total footprint of all buildings is approximately 5,286 square feet, with a total floor area of approximately 6,475 square feet. In addition to the structures, there are groves of mature oak, sycamore and eucalyptus trees, coastal redwoods, and an existing man-made pond.

B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.

The proposed boundary change would allow for the development of the 31-unit Green Heron Spring residential condominium project within the City of Carpinteria.

C. Describe the existing zoning designations within the proposal area.

The existing zoning designation within the proposal area is Agriculture I, five acre minimum parcel size (AG-1-5) under County of Santa Barbara jurisdiction.

D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?

The zoning designation is proposed to be changed to Planned Unit Development (PUD) under the City of Carpinteria's jurisdiction. Both the existing and proposed uses would conform to this zoning designation that allows primarily residential uses while allowing flexibility and innovative design of residential development.

E. (For City Annexations) Describe the rezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this rezoning?

A Medium Density Residential (MDR) land use designation was applied to the site in the City's General Plan and Coastal Plan Update (2003). This designation allows for residential use ranging from 4.7 to 20 dwelling units per acre. The 31-unit residential condominium project

recently approved by the Carpinteria City Council and the California Coastal Commission includes a Rezone of the parcel to Planned Unit Development (PUD) under the City's jurisdiction. With a project density of approximately eight units per acre, the approved Green Heron Spring condominium development is consistent with the MDR land use designation for the site.

- F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements).

The 31-unit residential condominium project approved by the Carpinteria City Council on November 13, 2007 and the California Coastal Commission on February 5, 2009, includes a Rezone of the parcel to Planned Unit Development (PUD), a Development Plan, Vesting Tentative Tract Map, Local Coastal Program (General Plan/Coastal Plan and Title 14 of the Carpinteria Municipal Codes) Text Amendment and a Coastal Development Permit.

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.

See attached Table A.

7. Conformity with Spheres of influence

- A. Is the proposal area within the sphere of influence of the annexing agency?
- B. If not, include a proposal to revise the sphere of influence.

No, the proposal area is not within the City's Sphere of Influence as determined by LAFCO.

The proposal area was included in the City's 2003 General/Coastal Plan Update. Resolution No. 5081, a Resolution of Application to initiate the annexation of the subject property to the City of Carpinteria was executed by the City Council on November 13, 2007.

The project also includes a proposal to expand the Sphere of Influence for the Carpinteria Sanitary District and an annexation to the Carpinteria Sanitary District. Applications for these actions have been submitted to LAFCO by the Carpinteria Sanitary District.

8. Conformity with County and City General Plans

- A. Describe the existing County General Plan designation for the proposal area.

The property currently has a land use designation of Agriculture and is zoned Agriculture (AG-I-5) under the County's jurisdiction.

B. (For City Annexations) Describe the City general plan designation for the area.

The site was included in the City's Sphere of Influence and approved for conversion to residential use in the City's 2003 General Plan and Coastal Plan Update. A Medium Density Residential (MDR) land use designation was also applied to the site in 2003. This designation allows for consideration of residential use ranging from 4.7 – 20 du/ac.

C. Do the proposed uses conform with these plans? If not, please explain.

The 31-unit residential condominium project known as Green Heron Spring approved by the City of Carpinteria in 2007, and the California Coastal Commission in 2009, conforms to the City's General/Coastal Plan designation for the parcel.

9. Topography and Natural Features

A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal.

Located in the lower foothills of the Carpinteria Valley, the 3.87-acre proposal area is located on a gently sloping (less than 5%) south facing rise.

B. Describe the general topography of the area surrounding the proposal.

The general topography of the area surrounding the proposal is also a gently sloping (less than 5%) south facing rise.

10. Impact on Agriculture

A. Does the affected property currently produce a commercial agricultural commodity?

The affected property does not produce a commercial agricultural commodity. While it currently has a land use designation of Agriculture, and is zoned Agriculture (AG-I-5) under the County's jurisdiction, it was included in the City's Sphere of Influence and approved for conversion to residential use in the City's General Plan and Coastal Plan Update (2003). This particular site was selected as it is contiguous to City limits, is surrounded by either urbanized development or intensive industrial/agricultural development (packinghouse and greenhouse), contains non-prime agricultural soils and has a history of failed crops due in part to high groundwater.

While overall the conversion of prime agricultural land was identified as a Significant and Unavoidable Class I impact in the Program EIR prepared for the City's 2003 General Plan/Coastal Plan, this particular 3.87-acre site is identified as Urban and Built-Up lands (non-prime soils) in the Important Farmlands Map (2004). The site is small (3.87 acres), contains non-prime soils, is not in the Agricultural Preserve Program, and has not been in agricultural production for well over eight years.

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, the affected property is not under a crop rotational program, nor is it enrolled in an agricultural subsidy or set-aside program.

C. Is the affected property Prime Agricultural Land as defined in Government Code §56064?

No, the affected property is not Prime Agricultural Land as defined in Government Code §56064.

D. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract?

- 1) If “yes,” provide the contract number and the date the contract was executed.
- 2) If “yes”, has a notice of non-renewal be filed? If so, when?
- 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.

No portion of the proposal area within a Land Conservation (Williamson) Act contract.

11. Impact on Open Space

Is the affected property Open Space land as defined in Government Code Section 65560?

No, the affected property is not Open Space land as defined in Government Code Section 65560.

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.

Approval of this proposal would facilitate an additional 29 housing units on the subject property. Of these four would be affordable under the City’s Inclusionary Housing Requirement.

13. Population

A. Describe the number and type of existing dwelling units within the proposal area.

The site is currently improved with two existing single family residences, a detached two-car garage, three storage sheds, one barn, and one water tower.

B. How many new dwelling units could result from or be facilitated by the proposal?

Single-family _____ Multi-family 29

The approved project would dismantle one existing single family residence, remodel one single family residence and construct 30 new multi-family residential units, for a project total of 31 residential units; 29 new units over the two that are existing.

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.

The City will provide the range of municipal services that it provides to properties presently within the City boundaries, including law enforcement, land use planning and regulation, public works including maintenance of public streets. By means of a concurrent annexation the Carpinteria Sanitary District will be able to extend it's public sewer main up Cravens Lane to in order to serve the project.

B. Describe the level and range of the proposed services.

The City will provide the range of municipal services at the same level and range it provides to properties presently within the City boundaries

The 3.87-acre property includes two single-family homes, a barn and several out buildings. The parcel is currently served by the Carpinteria Valley Water District. Water meters will be required for each new residence. Public fire hydrants supplying the required fire flow within the required driving distance from the structures will also be required. The two private septic systems would be abandoned, and the Carpinteria Sanitary District's public sewer main would be extended up Cravens Lane to the property's northern boundary. Existing overhead transmission and distribution lines located along the edges of the property would be placed underground, as will all new service lines. Separate electric meters would be installed for each new residence.

C. Indicate when the services can feasibly be provided to the proposal area.

The services can be feasibility provided when the proposal area is annexed and development of the site commences.

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.

The project would remove one existing single family residence, remodel one single family residence and construct 30 new multi-family residential units, for a project total of 31 residential units. Cravens Lane would be widened where it fronts the property. An internal loop driveway serving the new residences would be constructed. Separate new water meters would be installed for each new residence. Public fire hydrants would also be installed as required by the

Carpinteria-Summerland Fire Protection District. The two private septic systems would be abandoned and the Carpinteria Sanitary District's public sewer main would be extended up Cravens Lane to the property's northern boundary in order to serve the project. Existing overhead transmission and distribution lines located along the edges of the property would be placed underground, as will all new service lines. Separate electric meters would be installed for each new residence.

- E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

Ongoing municipal services would be financed by the variety of revenues the City receives similar to other properties within the City.

The project applicant would be responsible to install and/or pay for:

- Widening Cravens Lane where it fronts the property;
- the internal loop driveway serving the new residences
- installation of a public sewer main extension up Cravens Lane and all new connections;
- installation of all new water meters, fire hydrants and associated service lines; and
- undergrounding of existing overhead transmission and distribution lines and all new service lines.

The project's Homeowners Association is responsible for the ongoing maintenance of all private improvements within the property. The applicant is also required to pay Development Impact Fees (DIFs) and all special district fees. The revenue generated from DIFs and special district fees contribute to funding the cost of building public roads, street intersections and freeway interchanges, parks, schools, fire protection and similar improvements needed to serve the City as it grows.

- F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.

The municipal services provided by the City can be provided by the County but that is contrary to the adopted City plan for the area. Given the inability to install 31 septic systems on the project site, there is no feasible alternative to the Carpinteria Sanitary District for providing sanitary services to the site. The project developer is required to pay all fees including construction of a new main extension up Cravens Lane.

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).

The statement by the City is as follows:

In reviewing the project, the applicable City departments and service agencies (Carpinteria-Summerland Fire Protection District, City Parks and Recreation Department, Carpinteria Valley

Water District, Carpinteria Sanitary District) have been notified, and have indicated that the project can be served without adversely affecting existing services. All new utility connections would be developed within road Right-of-Ways. The internal loop driveway serving the new residences would be constructed by the applicant, privately owned and maintained by the project's Homeowners Association.

Redevelopment of the site, and the resultant intensification of urban uses, would result in additional demands on public services, including fire, police, wastewater, water, schools and parks. These demands have been anticipated in the General Plan buildout scenario. The Santa Barbara County Sheriff's Department currently provides police protection services to the site. The project is proposed to primarily fill an existing housing need in the City, and is not anticipated to result in a substantial increase in population in the City. Because schools within the Carpinteria Unified School District have been experiencing a decline in enrollment in recent years, there is sufficient capacity to accommodate any additional students generated by the project.

Cumulative development throughout the Carpinteria Valley would incrementally contribute to public service impacts. However, a condition of project approval requires the applicant to pay Development Impact Fees (DIFs) and all special district fees. The revenue generated from DIFs and special district fees contribute to funding the cost of building public roads, street intersections and freeway interchanges, parks, schools, fire protection and similar improvements needed to serve the City as it grows.

Project condition letters from the Carpinteria-Summerland Fire Protection District, the Carpinteria Valley Water District and the Carpinteria Sanitary District are attached to this application package.

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.

In reviewing the project, the Carpinteria Valley Water District has been notified and has indicated that the project can be served without adversely affecting Water District existing services. The Carpinteria Valley Water District's condition letter is attached to this application package.

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? No
If so, please describe.

- B. Will the proposal area be liable for payment of its share of this existing debt? No
If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.)
- C. 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? No . If yes, please describe.

18. Environmental Impact of the Proposal

A. Who is the "lead agency" for this proposal? City of Carpinteria

B. What type of environmental document has been prepared?

None, Categorically Exempt -- Class _____

EIR _____ Negative Declaration _____ Mitigated ND X

Subsequent Use of Previous EIR _____ Identify the prior report. _____

A Mitigated Negative Declaration (SCH# 2006121116) had been approved by the Carpinteria City Council on November 13, 2007 with approval of the 31-unit Green Heron Spring condominium project. On May 26, 2009 the City Council approved a CEQA §15164 (Addendum) to support the finding that City of Carpinteria's acceptance of the California Coastal Commission's Modifications to the LCP Text Amendment approved by the City Council in 2007 for the Green Heron Spring project would not alter the project's impacts as identified in the MND approved by the City.

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 site was included in the City's Sphere of Influence and approved for conversion to residential use in the City's 2003 General Plan and Coastal Plan Update. A Medium Density Residential (MDR) land use designation was also applied to the site in 2003. Properties to the south and west are already within the City's boundaries. The property to the east is currently in productive agriculture while the property to the north is used primarily for a County of Santa Barbara Flood Control basin (100-year lease).

- B. If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included.

The one parcel under consideration for annexation is currently under one ownership and the owner of this parcel does not own any contiguous land.

20. Final Comments

- A. Describe any conditions that should be included in LAFCO's resolution of approval.
- B. Provide any other comments or justifications regarding the proposal.
- 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.

Included with this application is the November 13, 2007 staff report presented to the Carpinteria City Council detailing the project, the CEQA MND, and the public hearings leading up to approval of the project. The approved Mitigated Negative Declaration (SCH# 2006121116) is included with this staff report.

A second City Council staff report dated May 26, 2009 provides details of the project's unanimous approval from the California Coastal Commission and consideration by the Carpinteria City Council of a new Zone Code Overlay specific to the project site. This new Overlay was at the request of the California Coastal Commission and approved by the Carpinteria City Council on May 26, 2009. The approved a CEQA §15164 (Addendum) is included with this staff report.

21. Notices and Staff Reports

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

Name

Address

- A. Scott Ellinwood, 1300 Cravens Lane, Carpinteria CA 93013
- B. Jackie Campbell, City of Carpinteria, 5775 Carpinteria Ave, Carpinteria CA 93013
- C. David Matson, County Planning & Development, 123 E. Anapamu St, Santa Barbara, CA 93101

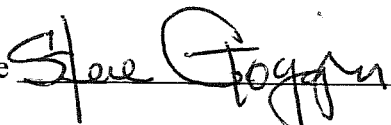
Who should be contacted if there are questions about this application?

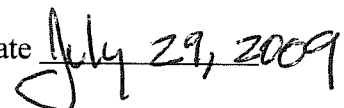
Name

Address

Phone

Steve Goggia, City of Carpinteria 5775 Carpinteria Ave. Carpinteria CA 93013 (805) 684-5405 x 414

Signature  _____

Date 

Ellinwood Annexation to the City of Carpinteria

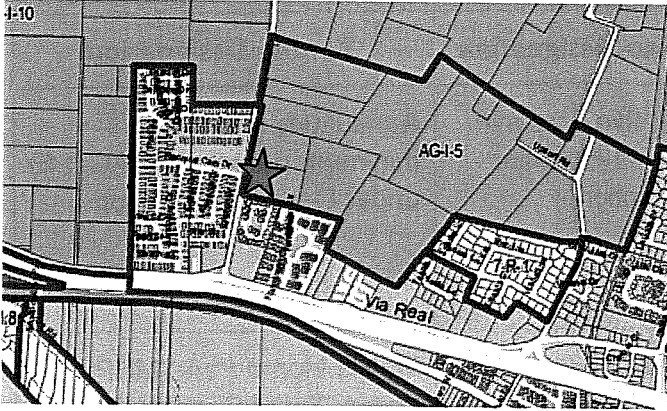
TABLE A

Information regarding the areas surrounding the proposal area

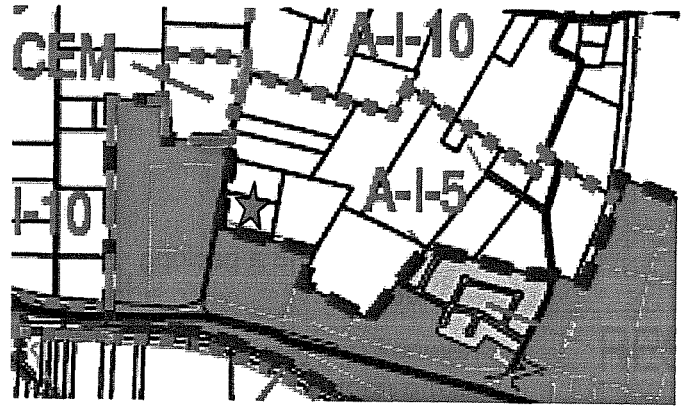
	Existing Land Use	General Plan Designation	Zoning Designation
East	A Santa Barbara County Flood Control concrete lined drainage channel, beyond which are greenhouses and a packing warehouse	Agriculture I, five acre min. parcel size (A-1-5) under County jurisdiction	Agriculture I, five acre minimum parcel size (AG-1-5) under County jurisdiction
West	Cravens Lane (45-foot of existing right-of way), beyond which is Sandpiper Mobile Village	Medium Density Residential (MDR) under City of Carpinteria jurisdiction	Mobile Home Park (MHP) under City of Carpinteria jurisdiction
North	A Santa Barbara County Flood Control Basin and two single-family homes	Agriculture I, five acre minimum parcel size (A-1-5) under County jurisdiction	Agriculture I, five acre minimum parcel size (AG-1-5) under County jurisdiction
South	A 20-foot wide driveway adjacent to the southern property boundary provides access to the greenhouse and packing operations to the east Further south, two Multi-family residential developments (Franciscan Village and the Villas).	The 20-foot wide driveway is designated Agriculture I, five acre minimum parcel size (A-1-5) under County jurisdiction The two Multi-family residential developments are designated Medium Density Residential (MDR) under City of Carpinteria jurisdiction	The 20-foot wide driveway is designated Agriculture I, five acre minimum parcel size (AG-1-5) under County jurisdiction The two Multi-family residential developments are designated Planned Unit Development (PUD) under City of Carpinteria jurisdiction

Other comments or notations:

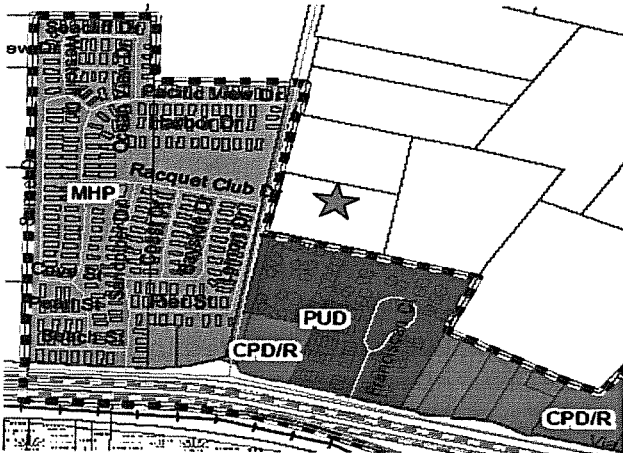
Applicable Maps are presented here: The site is shown with a star ★



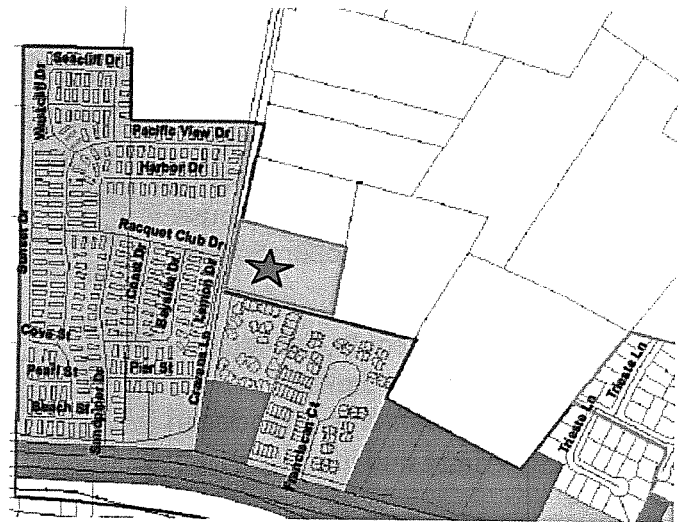
County of Santa Barbara Zoning



County of Santa Barbara Coastal Land Use Plan



City of Carpinteria Zoning



City of Carpinteria Coastal Land Use Plan

The 31-unit residential condominium project approved by the Carpinteria City Council and the California Coastal Commission includes a Rezone of the parcel to Planned Unit Development (PUD)

A Medium Density Residential (MDR) land use designation was applied to the site as part of the City's 2003 General/Coastal Plan update.

Exhibit "A"

**Ellinwood Annexation
to the City of Carpinteria
LAFCO No. 06-XX**

Legal Description

That portion of the land in the County of Santa Barbara, State of California, described as follows:

Commencing at the intersection of the easterly line of City of Carpinteria Annexation No. 26, as described in Carpinteria City Council Resolution No. 1667, adopted May 11, 1987, with the northerly line of City of Carpinteria Annexation No. 20, as described in Resolution No. 82-620, adopted June 24, 1982 by the Santa Barbara Local Agency Formation Commission, said point of intersection being at the southerly terminus of the sixth course of the annexation area described in said Resolution No. 1667, said course being recited as having a bearing and distance of "South 10°00'40" West, 645.61 feet"; thence, along said sixth course and the easterly line of Cravens Lane, 24.00 feet wide, North 10°00'40" East, 20.02 feet to the southwest corner of the parcel described in the deed to David Scott Ellinwood recorded in the office of the Santa Barbara County Recorder January 7, 2000 as Instrument No. 2000-0001079 of Official Records, said corner being the True Point of Beginning;

Thence, 1st, along the southerly line of said Ellinwood parcel, South 77°14'00" East, 516.64 feet to the southeasterly corner thereof;

Thence, 2nd, along the easterly line of said parcel, North 09°27'00" East, 329.20 feet to the northeasterly corner of said parcel;

Thence, 3rd, along the northerly line of said parcel, North 77°54'00" West, 513.16 feet to a point in said sixth course of said Resolution No. 1667, and said easterly line of Cravens Lane;

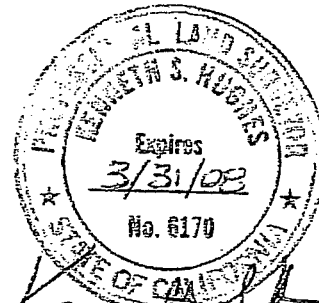
Thence, 4th, along said easterly line and the boundary of said Resolution, South 10°00'40" West, 323.05 feet to the True Point of Beginning.

Containing 3.85 acres, more or less.

End of description

Prepared by:
Kenneth S. Hughes PLS 6170
License expiration date:
March 31, 2008

Page 1 of 1



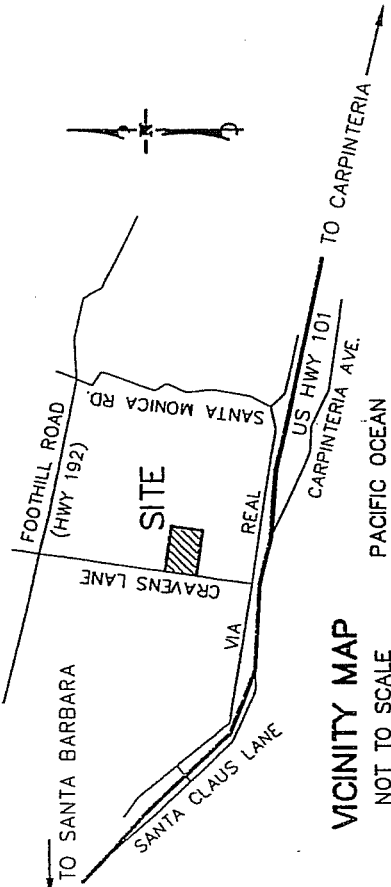
Kenneth S. Hughes

MAY 18, 2006

09-4

EXHIBIT "B"

SHEET 1 OF 2



VICINITY MAP

NOT TO SCALE

APPROVED AS TO FORM
AND SURVEYING CONTENT

MICHAEL B. EMMONS PLS 5899
SANTA BARBARA COUNTY SURVEYOR
LICENSE EXPIRATION 12/31/2006

PREPARED BY:
KENNETH S. HUGHES
PLS 6170
LICENSE EXPIRATION
DATE: 3/31/08

Penfield & Smith
ENGINEERS • SURVEYORS

101 EAST VICTORIA STREET
SANTA BARBARA, CA 93101

(805) 963-9532

W.O. 16317.01 16317-CITY-ANNEX .DWG

RECEIVED
ELLINWOOD ANNEXATION TO THE
CITY OF CARPINTERIA

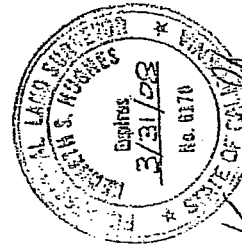
LAFCO NO. 06-XX

JUN 14 2006

COMMUNITY DEVELOPMENT
DEPT.

INSTRUMENT NO. 2000-0001079 O.R.

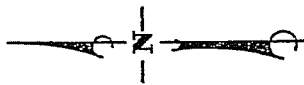
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA



MAY 13, 2006

ELLINWOOD ANNEXATION TO THE
CITY OF CARPINTERIA

LAFCO NO. 06-XX



SCALE: 1"=80'



LEGEND

- = EXISTING CARPINTERIA CITY BOUNDARY
- = PROPOSED CARPINTERIA CITY BOUNDARY
- = COURSE NUMBER IN LEGAL DESCRIPTION

CARPINTERIA CITY BOUNDARY PER
CARPINTERIA CITY COUNCIL
RESOLUTION NO. 1667, FOR
ANNEXATION NO. 26, ADOPTED
MAY 11, 1987.

PORTION DEEDED TO COUNTY OF
SANTA BARBARA, PER BOOK 54
PAGE 305 O.R. (EXCEPTION IN
2000-1079 O.R.)

APN 004-013-026

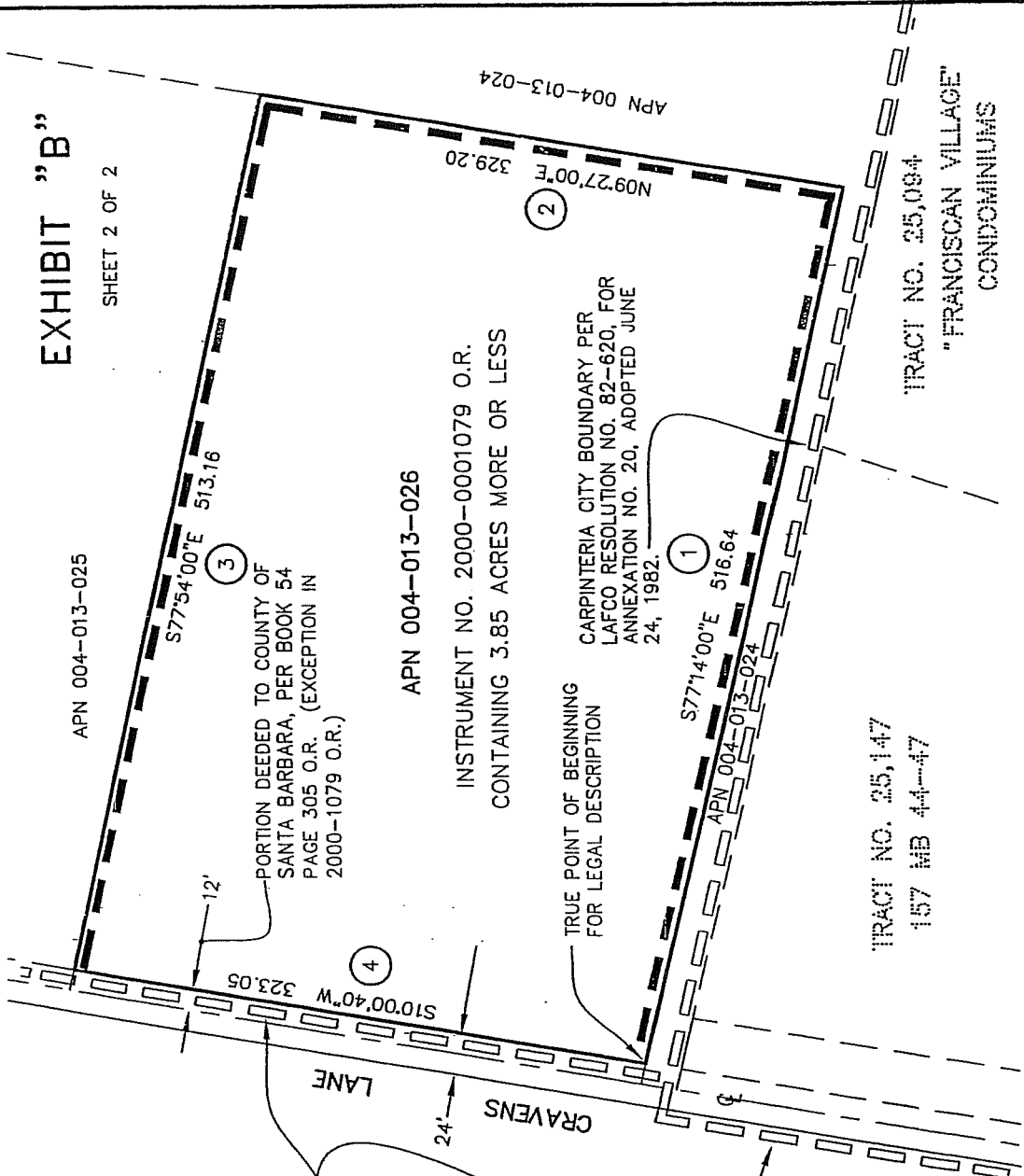
INSTRUMENT NO. 2000-0001079 O.R.
CONTAINING 3.85 ACRES MORE OR LESS

TRUE POINT OF BEGINNING
FOR LEGAL DESCRIPTION

CARPINTERIA CITY BOUNDARY PER
LAFCO RESOLUTION NO. 82-620, FOR
ANNEXATION NO. 20, ADOPTED JUNE
24, 1982.

EXHIBIT "B"

SHEET 2 OF 2



RECEIVED

JUN 14 2006

COMMUNITY DEVELOPMENT
DEPT.

Penfield & Smith
ENGINEERS • SURVEYORS

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SANTA BARBARA, CA 93101
(805) 963-9532

W.O. 16317.01 16317-CITY-ANNEX.DWG

TRACT NO. 25,147
157 MB 44-47

TRACT NO. 25,084
"FRANCISCAN VILLAGE"
CONDOMINIUMS

