

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

August 6, 2020 (Agenda)

LAFCO 19-06: Sienna Way Annexation to the Santa Ynez Community Services District for parcels located at 837, 843, and 846 Sienna Way.

PROPONENT: Board of Directors of the Santa Ynez Community Services District, by resolution adopted on August 21, 2019.

ACREAGE & LOCATION Approximately 3.1 acres located at 837, 843, and 846 Sienna Way in the Santa Ynez Valley easterly of the City of Solvang. (APN's 141-211-044, 141-211-064, and 141-211-065). The property is adjacent to and northerly of Covered Wagon Road (private) off Sienna Way (private), and includes a portion of undeveloped Exterior Road and southerly from, State Highway 246. **(Exhibit A.)**

PURPOSE: The 3 approximate 1:00 acres parcels are currently developed with three single family homes. The property owners wish to connect to the Santa Ynez Community Services District wastewater collection system. In the event of septic tank failures, connection to the Santa Ynez Community Services District wastewater system or construction of an advanced onsite wastewater disposal system would be required. An adjacent property was recently annexed to the district to construct a new single-family residential unit. The entire area is within the Janin Acres Special Problems Area.

GENERAL ANALYSIS:

Description of Project

1. Land Use and Zoning - Present and Future:

The County General Plan designates the site as RES 1.0 (Single Family Residential, One-Acre Lots). It is zoned 1-E-1 (Single-Family Residential; one-acre min. lots). The area is within the Santa Ynez Community Plan area and is within the Urban Area and the Santa Ynez Valley Rural Region. The current zoning allows additional guest units for each parcel. The annexation would allow 3 individual sewer systems to be connected to the district's sewer collection system.

The proposed annexation is consistent with the Comprehensive Land Use Development Policy #5, which states: "Within designated urban areas, new development other than that for agricultural purposes shall be serviced by the appropriate public sewer and water district or an existing mutual water company, if such service is available."

No change in land use, planning or zoning will result from this annexation.

Although the parcels are is not contiguous to the district, Gov Code Section 61007 (a) allows non-contiguous territory to be included in a Community Services District.

The property is within the Janin Acres Special Problems Area due to septic tank issues and limitations.

2. Sphere of Influence:

The parcel proposed for annexation is within the sphere of influence of the Santa Ynez Community Services District. (**Exhibit B.**)

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

The annexation area and surrounding areas are flat with an approximate 6" rise on the ingress/egress road. No significant natural boundaries affect the proposal.

5. Impact of Agricultural Resources

The annexation will have no impact on Agricultural Resources.

6. Population:

There are no other changes in dwelling units or population are proposed or anticipated. The parcel is uninhabited ((less than 12 registered voters).

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

Sewer laterals would connect the property to the main sewer line. The Santa Ynez Community Services District has indicated that it has the capacity to serve the property. The property is already within the boundaries of the Santa Ynez Water Conservation District, Improvement District No. 1 ("ID#1") and would receive water supply services from ID#1. It will require additional water meters to serve the residences.

8. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within Tax Rate Area 062026. The assessed value the three parcels is \$1,428,748 for Land and \$1,688,776 for Improvements for a Total of \$3,117,524. (2019-20 roll). The overall tax rate will not be affected by this change.

9. Environmental Impact of the Proposal:

As applicant and lead agency, the Santa Ynez Community Services District has prepared the environmental determination for this proposal. The District has determined that the proposal is categorically exempt (Class 19 – Annexation of Existing Facilities and Lots for Exempt Facilities) from the California Environmental Quality Act. **(Exhibit C.)** The Commission will file a Notice of Exemption following approval of the proposal and environmental determination. **(Exhibit D.)**

10. Landowner and Annexing Agency Consent:

Written consent has been given by the three property owners, the Clarks, Urbans, and Millers. **(Exhibits E.)** The annexing district also consents to waiving conducting authority proceedings. **(Exhibit F.)**

11. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. As previously mentioned, the property is not contiguous to the District. The site is uninhabited; namely, there are fewer than 12 registered voters.

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.

Conclusion:

Annexation of the Sienna Way properties owned by the Clarks, Urbans, and Millers, to the Santa Ynez Community Services District represents a reasonable and logical expansion of the District. The proposed change is consistent with current zoning and is within the Janin Acres Special Problems Area. In addition, the District has the capacity to provide wastewater services. The area proposed for annexation is with the District's sphere of influence.

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 – Adopt the Attached Resolution (**Exhibit G**) to APPROVE the annexation as submitted and make the following determinations:

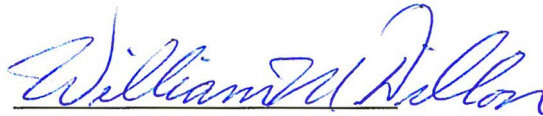
- A. Find the proposal to be Categorically Exempt (Class 19) from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15319;
- B. The proposal is to be known as the Sienna Way Annexation to the Santa Ynez Community Services District, conditioned upon the annexed territory being liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District
- C. Find that 1) all affected landowners have given written consent to the annexation and 2) the annexing agency has consented to waive conducting authority proceedings.
- D. 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**.



William M Dillon

Interim Executive Officer

LOCAL AGENCY FORMATION COMMISSION

EXHIBITS

- Exhibit A Map of the Proposed Annexation
- Exhibit B Map of Santa Ynez Community Services District Sphere of Influence
- Exhibit C Santa Ynez Community Services District Notice of Exemption Class 19.
- Exhibit D LAFCO Notice of Exemption, Class 19
- Exhibit E Landowner Consent
- Exhibit F District Consent to Waive Conducting Authority Proceedings
- Exhibit G Proposed Commission Resolution Approving the Annexation

Exhibit "C"
Notice of Exemption

2019 SEP -5 PM 2:30

Notice of Exemption

TO: Office of Planning and Research
P.O. Box 3044
1400 Tenth Street, Room 222
Sacramento, CA 95812-3044 or
 County Clerk
County of Santa Barbara
105 E. Anapamu Street
Santa Barbara, CA, 93101

FROM: Santa Ynez Community Services District
P.O. Box 667
Santa Ynez, CA 93460-0667

Project Title: Annexation of 837, 843 and 846 Sienna Way

Project Location – Specific: 837, 843 and 846 Sienna Way, Santa Ynez, CA (APNs 141-211-044, 141-211-064 and 141-211-065)

Project Location – City: Unincorporated Town of Santa Ynez

Project Location – County: Santa Barbara

Description of Project: Annexation of 837, 843 and 846 Sienna Way

Name of Public Agency approving project: Santa Ynez Community Services District

Name of Person or Agency carrying out project: Santa Ynez Community Services District

Exempt status: (check one)

- Ministerial project.
- Not a project.
- Emergency Project.
- Categorical Exemption.
State type and class number: CEQA Guidelines Section 15319
- Declared Emergency.
- Statutory Exemption.
State Code section number:
- Other. Explanation:

Reason why project is exempt: The project is Categorically Exempt under CEQA Guidelines Section 15319 as an annexation of existing facilities and lots for exempt facilities. There is no substantial evidence that the annexation will have a significant effect on the environment.

Lead Agency Contact Person: Jeff Hodge,
General Manager

Telephone: (805) 688-3008

Signature of Lead Agency Representative:



Wendy Berry, Board Secretary

Dated: August 21, 2019

Date Received for Filing: _____

NOTICE OF EXEMPTION

Filing of Notice of Exemption in Compliance with Section 15162 of the CEQA Guidelines

TO: County Clerk
County of Santa Barbara
105 East Anapamu Street
Santa Barbara CA 93101

FROM: Local Agency Formation Commission
105 East Anapamu Street, Room 403
Santa Barbara CA 93101
805/568-3391

PROJECT TITLE: LAFCO 19-06 Sienna Way Annexation to the Santa Ynez Community Services District (SYCSD) (837, 843, and 846 Sienna Way

PROJECT LOCATION AND DESCRIPTION: Approximately 3.1 acres located at 837, 843, and 846 Sienna Way in the Santa Ynez Valley easterly of the City of Solvang. The property is adjacent to and northerly of Covered Wagon Road (private) off Sienna Way (private), and includes a portion of undeveloped Exterior Road and southerly from, State Highway 246.

APNs: APN’s 141-211-044, 141-211-064, and 141-211-065.

California Environmental Quality Act (“CEQA”) applies only to projects which have the potential for causing a significant effect on the environment. CEQA Guidelines section 15382 provides:

"Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.

The Santa Barbara Local Agency Formation Commission approved the above-referenced project on August 6, 2020 and has determined it to be exempt from further environmental review requirements of the CEQA, as defined in the State and local Guidelines for the implementation of CEQA.

Exempt Status:

- Ministerial
- Statutory
- Categorical Exemption:
 - Class 19 – Annexation of Existing Facilities and Lots for Exempt Facilities
- Emergency Project
- “Common sense” exemption, No Possibility of Significant Effect, Sec. 15061 (b)(3).

By: _____
Commission Secretary

Date: _____

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)
Sienna Way Project - no boundary changes.
2. Describe the acreage and general location; include street addresses if known:
Approx. 3.1 acres
837, 843, 846 Sienna Way, Solvang CA
3. List the Assessor's Parcels within the proposal area:
141-211-044⁽⁸³⁷⁾, -064⁽⁸⁴³⁾, -065⁽⁸⁴⁶⁾
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.)
Requesting annexation of the parcels into the Santa Ynez Community Services Districts.
5. Land Use and Zoning - Present and Future
 - A. Describe the existing land uses within the proposal area. Be specific.
Residential. zoned 1-E-1
 - B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.
No changes
 - C. Describe the existing zoning designations within the proposal area.
1-E-1
 - D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?
No changes, Yes
 - E. (For City Annexations) Describe the prezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this prezoning?
 - F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements).
None

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.

7. Conformity with Spheres of influence

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

8. Conformity with County and City General Plans

- A. Describe the existing County General Plan designation for the proposal area.
- B. (For City Annexations) Describe the City general plan designation for the area.
3 properties each at 1-E-1 SFR
n/a
- C. Do the proposed uses conform with these plans? If not, please explain.

9. Topography and Natural Features

- A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal.
- B. Describe the general topography of the area surrounding the proposal.
Generally flat with approx 6' rise on ingress/egress road.
Generally flat

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.
 - 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.

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.

13. Population

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

3 single family homes

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

Single-family _____ Multi-family 3 1-E-1 zoning allows for additional guest units for each.

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.

Sewer services

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

3 individual sewer systems into SYCSD 8' connection

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

Yes, per SYCSD

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.

Installation of sewer systems (3)

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

Homeowner funded and maintained

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

none - remain on current septic systems. No cost.

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).

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. *none*

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? SYCSD
- B. What type of environmental document has been prepared?
None, Categorically Exempt -- Class ✓
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."

n/a

19. Boundaries

- A. Why are these particular boundaries being used? Ideally, what other properties should be included in the proposal? *These are contiguous properties that share common easements and road agreement.*
- B. If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included.

All contiguous parcels

20. Final Comments

- A. Describe any conditions that should be included in LAFCO's resolution of approval. *Supports environmental interests to remove septic systems.*
- B. Provide any other comments or justifications regarding the proposal. *To connect to sewer.*
- 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.

Name

Address

- A. *Robert & Chrystine Urban 843 Sienna Way, Solvang, CA 93463*
urbanboyssejuno.com
- B. *Kevin & Terese Miller 846 Sienna Way, Solvang, CA 93463*
kmillerestrovenv.com 715.441.9933
- C. *Les Clark 837 Sienna Way, Solvang, CA 93463*
les@theberryman.com 805.431.2626

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

Name

Address

Phone

Robert Urban 843 Sienna Way, Solvang 805.453.2841
urbanboyssejuno.com ALT. 805.453.2450

Signature

Robert Urban

Date 7.23.19

LS

7/24/19

Jill

7/24/19

TABLE A

Information regarding the areas surrounding the proposal area

	Existing Land Use	General Plan Designation	Zoning Designation
East	1-E-1	1-E-1	1-E-1
West	1-E-1	1-E-1	1-E-1
North	1-E-1	1-E-1	1-E-1
South	1-E-1	1-E-1	1-E-1

Other comments or notations:

All 3 property owners are in agreement to annex.

RESOLUTION NO. 19-10

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA
YNEZ COMMUNITY SERVICES DISTRICT INITIATING
PROCEEDINGS FOR ANNEXATION OF ASSESSOR'S PARCEL
NOS. 141-211-044, 141-211-064 and 141-211-065**

**837 Sienna Way (Clark)
843 Sienna Way (Urban)
846 Sienna Way (Miller)**

WHEREAS, the Board of Directors of the Santa Ynez Community Services District (the "District") desires to initiate a proceeding for the adjustment of boundaries specified herein;

WHEREAS, on October 1, 1997 the District adopted a policy for annexations, and the application for the subject annexation conforms to said policy;

WHEREAS, the District's Environmental Committee has conducted a preliminary review of the annexation and has concluded that the annexation is categorically exempt from environmental review under the California Environmental Quality Act ("CEQA") pursuant to Section 15319 of Title 14 of the California Code of Regulations (the "CEQA Guidelines"). Said conclusion is set forth in the Preliminary Environmental Review form prepared by the District's Environmental Committee, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, the District's Board of Directors desires to approve the Preliminary Environmental Review form, set forth its findings that the annexation is categorically exempt from environmental review under CEQA, and authorize the filing of a Notice of Exemption.

NOW, THEREFORE, the Santa Ynez Community Services District Board of Directors hereby resolves and orders as follows:

- 1.** This 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 Santa Ynez Community Services District.
- 3.** A map of the affected territory is set forth in Exhibit "B" attached hereto, which map is incorporated herein by reference and made a part hereof.
- 4.** The annexation shall be subject to the following terms and conditions: Property within the annexation area will be subject to District taxes, fees and/or charges imposed on property within the District.

5. The reasons for the proposal are to provide public sewage collection, treatment and disposal services to the property being annexed and to promote orderly governmental boundaries.

6. The owners of the parcels proposed to be annexed will, upon such annexation, be eligible to apply for permits for the connection of the parcels to the District's public sewer system. However, the issuance of a permit for any such parcel is subject to (a) a determination by the District, at the time application is made for sewer service, that wastewater capacity is available to serve the parcel, and (b) the payment of all applicable fees.

7. The proposal is consistent with the sphere of influence of the District.

8. Consent is hereby given to the waiver of conducting authority proceedings.

9. The Board of Directors hereby approves the Preliminary Environmental Review form attached hereto as Exhibit "A" and finds that the annexation of the subject property to the District is categorically exempt from environmental review under Section 15319 of the CEQA Guidelines.

10. In accordance with Section 15062 of the CEQA Guidelines, the Board of Directors hereby authorizes and directs the Secretary of the District to sign and file a Notice of Exemption with the Santa Barbara County Clerk, in the form attached hereto as Exhibit "C".

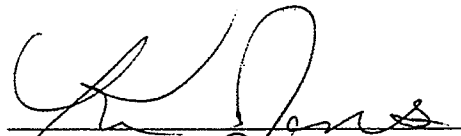
PASSED AND ADOPTED this 21st day of August 2019, by the following vote of the Board of Directors of the Santa Ynez Community Services District:

AYES: Jones, Beard, D'Ambra, Mueller

NOES:

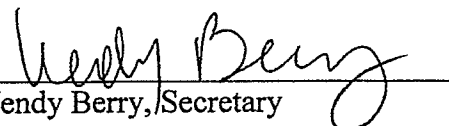
ABSENT: Maler

ABSTAIN:



Karen Jones, President
of the Board of Directors

ATTEST:



Wendy Berry, Secretary
of the Board of Directors



ENGINEERING
PLANNING
SURVEYING
CONSTRUCTION MANAGEMENT

Area "A" LAFCO Resolution No. 16-12
INST. 2017-0015137
Recorded 29-Mar-2017

STATE HIGHWAY 246 (MISSION DRIVE)

REFERENCE
(R1) PARCEL MAP 14,039
BOOK 45, PAGES 42-43

30'
(R1)

141-211-043
Parcel 1(R1)

300.20'(R1) (3)

589.45'00"E
30.00' (R1) (5)

141-211-044
Parcel 2(R1)

266.27'(R1)
N2°06'24"E

141-211-066

141-211-036

3.01 ACRES (CFR1)
N89.45'00"W
501.89'(CFR1) (1)

141-211-064

Parcel 3(R1)

141-211-065

50'15'00"W
260.97'(R1) (7)

5.01'(R1) (4)

589.44'00"E
163.06'(R1) (6)

141-211-003

141-211-002

22-Jan-2002
Recorded

2002-0006182 O.R.
Parcel C INST.

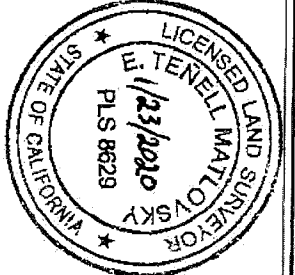
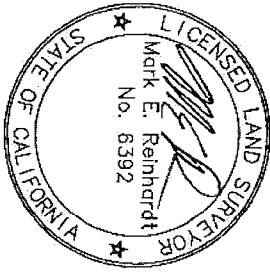
[IIC] Westside
Annexation #4
LAFCO Resolution
No. 01-15

Sienna Way Project Annexation
to the Santa Ynez
Community Services District

Tait Annexation, LAFCO
Proposal No. 19-01,
LAFCO Resolution No.
19-02.
INST. No. 2019-0047192
Recorded: 10/18/2019

Containing 3.01 acres more or less.
PREPARED 12-31-2019
Page 1 of 1

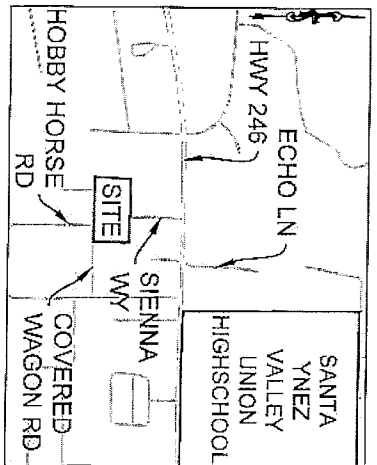
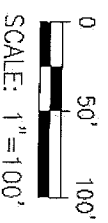
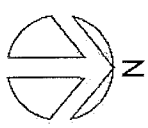
- LEGEND
- EXISTING DISTRICT BOUNDARY
- ANNEXATION BOUNDARY
- # Course number per Exhibit "A"
- POB: POINT OF BEGINNING
- PVT: PRIVATE
- CF: CALCULATED FROM EXHIBIT "B"



Approved as to form and
surveying content.

Aleksandar Jevremovic, PLS 8378
County Surveyor

E. Tenell Matlovsky
Deputy



Vicinity Map No Scale

LAFCO xx-xx

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE SIENNA WAY ANNEXATION TO THE SANTA YNEZ COMMUNITY SERVICES 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, 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:

(1) The proposal has been reviewed and found to be Categorically Exempt from the California Environmental Quality Act, Public Resources Code section 21000 et seq., pursuant to CEQA Guidelines section 15319.

(2) The subject proposal is assigned the distinctive short-form designation:

SIENNA WAY ANNEXATION TO THE SANTA YNEZ COMMUNITY SERVICES DISTRICT.

(3) Said territory is found to be uninhabited.

(4) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A, attached hereto and made a part hereof.

(5) The proposal is subject to the following terms and conditions: conditioned upon the annexed territory being liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.

(6) All affected landowners have given written consent to the annexation and the annexing agency has consented to waive conducting authority proceedings.

(7) The conducting authority proceedings are waived and staff is directed to complete the proceedings.

(8) All subsequent proceedings in connection with this annexation shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.

This resolution was adopted on August 6, 2020 and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAIN:

Santa Barbara County Local Agency
Formation Commission

By: _____
Craig Geyer, Chair

Date: _____

ATTEST:

Jacquelyne Alexander, Clerk
Santa Barbara County
Local Agency Formation Commission