

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

June 6, 2013 (Agenda)

LAFCO 13-6: Raney Annexation to the Santa Ynez Community Services District

PROPONENT: Board of Directors of the Santa Ynez Community Services District, by resolution adopted on March 20, 2013

ACREAGE & LOCATION: Approximately one acre east of and adjacent to Brandon Road, 158 feet north of Country Road (1486 Brandon Road)

PURPOSE: To include in the District an existing single family home that has been authorized to receive sewer service from the District.

APPROVED OUT-OF-AGENCY SERVICE AGREEMENT

The District on April 2 submitted a request to provide emergency sewer service to this property via an out-of-agency service agreement. That application notes "The septic system has failed and the property owner needs to replace it or connect to the public sewer system to avoid any health and safety issues." The District also noted the property owner had filed a proposal to annex the property to the District.

On April 4 Chair Roger Aceves, consistent with the Commission's procedures, authorized the District to immediately provide service to the Raney property on an out-of-agency basis. We understand the home has been connected to the District sewage collection system.

On April 8 we distributed to the members of the Commission the signed authorization for the District to serve the Raney property which is attached at Exhibit C.

On April 5 the District submitted this proposed annexation consisting of a one-acre parcel contiguous to the existing District boundary which contains a single-family home.

PROPOSAL INFORMATION

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 parcel contains a single-family home and is within the District sphere of influence. No change in land use, planning or zoning will result from this annexation.

All surrounding uses are single-family residences.

2. 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.

3. Topography, Natural Features and Drainage Basins

The annexation area and surrounding areas are level. No significant natural boundaries affect the proposal.

4. Population:

There is one dwelling unit within the proposal area. No changes in dwelling units or population are proposed or anticipated.

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

The property is already receiving services from the annexing agency.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 62026. The assessed value is \$600,000 (2012-13 roll). The overall tax rate will not be affected by this change.

7. Environmental Impact of the Proposal:

The proposal is categorically exempt. (Class 19 – Annexation of Existing Facilities and Lots for Exempt Facilities)

8. Landowner and Annexing Agency Consent:

Written consent has been given by the property owner. The annexing district consents to waiving conducting authority proceedings.

9. 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 are fewer than 12 registered voters.

The boundaries are definite and certain. The County Surveyor has approve a map and legal description sufficient for filing with the State Board of Equalization.

EXHIBITS

- Exhibit A Map of the Proposed Annexation
Exhibit B Proposed Resolution Approving the Annexation

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 – APPROVE the annexation as submitted.

- A. Find the proposal to be categorically exempt (Class 19).
- B. Adopt this report and approve the proposal, to be known as the Raney Annexation to the Santa Ynez Community Services District conditioned upon the territory being annexed being liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- C. Find: 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**.



BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION



GRAPHIC SCALE

Proposed Annexation
~5.2 acres
APN: 067-040-014

FANCY-HILL-CT

LONGVIEW-LN

N-REFUGIO-RD

SANDY-LN

COUNTRY-CIR

COUNTRY-CT

BRANDON-RD

COUNTRY-WY

COUNTRY-RD

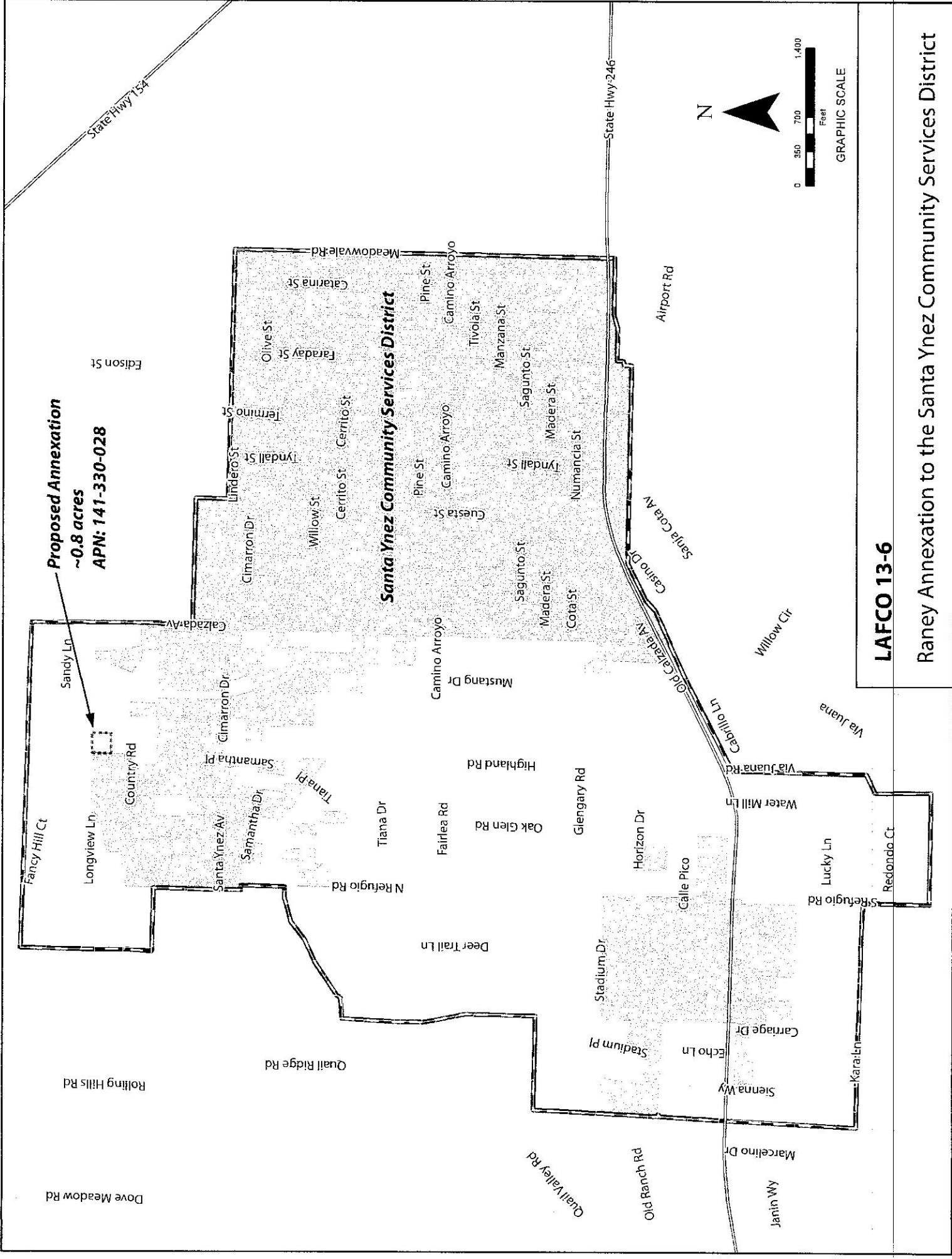
COUNTRY-LN

CALZADA AV

Exhibit A

LAFCO 13-6

Raney Annexation to the Santa Ynez Community Services District



Proposed Annexation
 ~0.8 acres
 APN: 141-330-028

LAFCO 13-6

Raney Annexation to the Santa Ynez Community Services District

LAFCO 13-6

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE RANEY
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 (Class 19) from the California Environmental Quality Act.

(2) The subject proposal is assigned the distinctive short-form designation:
RANEY 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 Exhibits A and B, attached hereto and made a part hereof.

(5) The proposal is subject to the following terms and conditions:

(a) The subject territory shall be liable for its pro rata share of the existing bonded indebtedness of the Santa Ynez Community Services District.

(b) The subject territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the current District boundaries.

(6) Satisfactory proof having been given that the subject area is uninhabited, all landowners within the affected territory have given their written consent to the proposal and the annexing agency has given written consent to the waiver of conducting authority proceedings, said conducting authority proceedings are hereby waived.

(7) 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 June 6, 2013 and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: _____

Chair

Santa Barbara Local Agency Formation Commission

ATTEST

Mary Everett, Clerk
Santa Barbara Local Agency Formation Commission

EXHIBIT "A"
13LF06 RANEY ANNEXATION
to the
SANTA YNEZ COMMUNITY SERVICES DISTRICT
A.P.N. 141-330-028

Parcel 28 of Tract 10,157 recorded in Book 72, Pages 22 through 24 of Maps and Records filed in the office of the County Recorder of Santa Barbara County, State of California, dated October 7th, 1963. Said parcel more particularly described as follows:

Commencing at the point of intersection of the center lines of Refugio Road and Country Road, said point of intersection bears (a) North 89°07'34" East a distance of 40.00 feet, thence (b) South 00°18'00" West a distance of 164.43 feet from the northwest corner of LAFCO 98-01 Westside Annexation No. 2 to the Santa Ynez Community Services District Instrument No. 1998-0070465 09/14/1998; Parcel E, thence following the center line of Country Road;

1. South 89°40'56" East a distance of 178.50 feet to the beginning of a curve concave to the north, thence;
2. along said curve concave to the north having a radius of 250.00 feet, an arc distance of 173.80 feet, through a central angle of 39°49'58" to the beginning of a reversing curve, thence;
3. along said reversing curve concave to the south having a radius of 250.00 feet, and arc distance of 173.80 feet, through a central angle of 39°49'58", thence;
4. South 89°40'56" East a distance of 785.47 feet to the point of intersection with the center line of Brandon Road, said point of intersection bears North 44°40'56" West a distance of 42.43 feet from the corner of LAFCO 98-01 Westside Annexation No. 2 to the Santa Ynez Community Services District Instrument No. 1998-0070465 09/14/1998; Parcel E, thence following the center line of Brandon Road;
5. North 00°19'04" East a distance of 376.35 feet to a point on the northerly boundary of said Tract 10,157, said point bears South 89°40'38" East a distance of 231.49 feet from the northwest corner of LAFCO 00-23 Westside Annexation No. 3 to the Santa Ynez Community Services District Instrument No. 2000-0062203 11/10/2000; Parcel E, said northwest corner of LAFCO 00-23 also being the northeast corner of LAFCO 02-07 Asselstine Annexation to the Santa Ynez Community Services District Instrument No. 2002-0065209 07/05/2002, thence along said northerly boundary;
6. South 89°40'38" East a distance of 30.00 feet to the northwest corner of said Parcel 28 of said Tract 10,157, said northwest corner also being the northeast corner of LAFCO 00-23 Westside Annexation No. 3 to the Santa Ynez Community Services District Instrument No. 2000-0062203 11/10/2000; Parcel E, said corner also being the **Point of Beginning**. Thence

continuing along said northerly tract boundary;

7. South 89°40'38" East a distance of 201.49 feet to the northeast corner of said Parcel 28, thence leaving said northerly tract boundary;
8. South 00°19'04" West a distance of 188.17 feet to the southeast corner of said Parcel 28, thence;
9. North 89°40'56" West a distance of 201.49 feet to a point on the easterly line of Brandon Road, said point being the southwest corner of said Parcel 28, said corner also being the southeast corner of LAFCO 00-23 Westside Annexation No. 3 to the Santa Ynez Community Services District Instrument No. 2000-0062203 11/10/2000; Parcel E, said corner also being the northeast corner of LAFCO 98-01 Westside Annexation No. 2 to the Santa Ynez Community Services District Instrument No. 1998-0070465 09/14/1998; Parcel E, thence along said easterly line of Brandon Road;
10. North 00°19'04" East a distance of 188.18 feet, returning to the Point of Beginning.

said Parcel contains 0.87 Acres more or less.

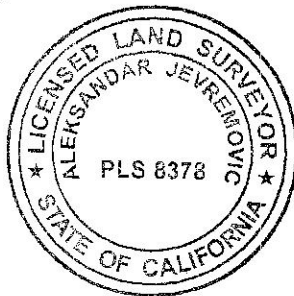


Sid Goldstien 5/13/13

Prepared by:

Date:

Sid Goldstien – Civil Engineer, Inc

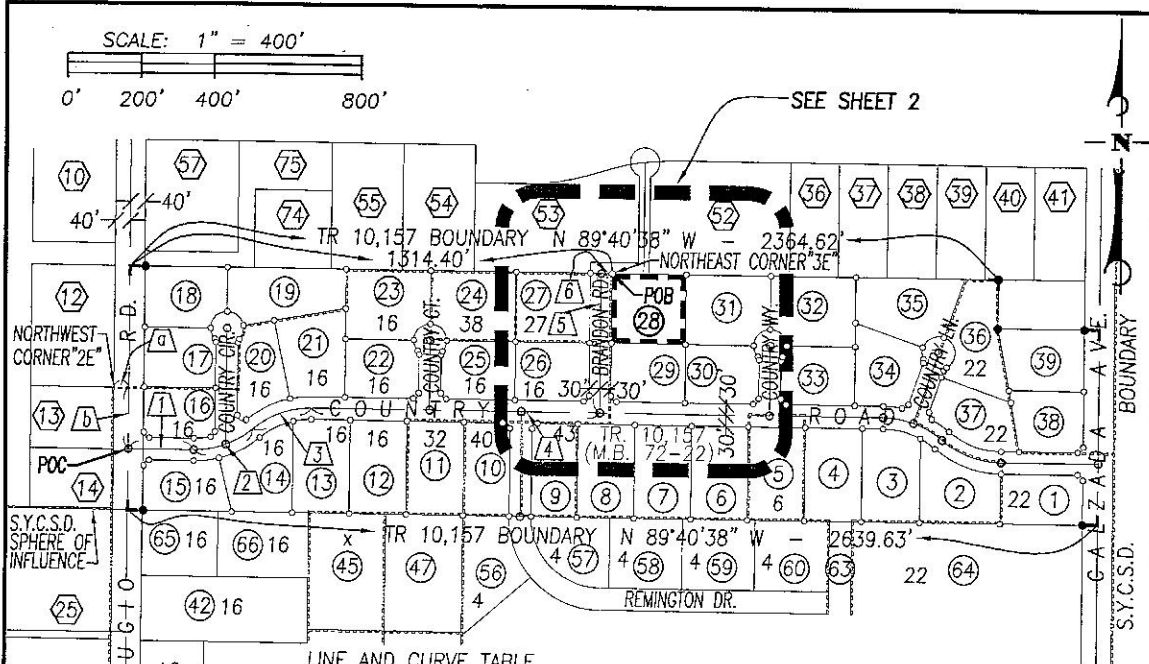


APPROVED AS TO FORM
AND SURVEY CONTENT

A Jevremovic
ALEKSANDAR JEVREMOVIC, PLS 8378
COUNTY SURVEYOR
LICENSE EXP. 12/31/2013
5/16/2013

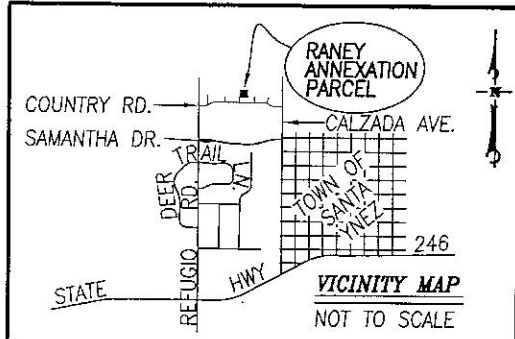
FILED, MAP/LEGAL DESCRIPTION
APPROVED BY LAFCO

By *[Signature]* Date 5/16/2013



LINE AND CURVE TABLE

#	BEARING/ANGLE	LENGTH	RADIUS
a	N 89°07'34" E	40.00'	
b	S 00°18'00" W	164.43'	
1	S 89°40'56" E	178.50'	
2	Δ = 39°49'58"	173.80'	250.00'
3	Δ = 39°49'58"	173.80'	250.00'
4	S 89°40'56" E	785.47'	
5	N 00°19'04" E	376.35'	
6	S 89°40'38" E	30.00'	
7	S 89°40'38" E	201.49'	
8	S 00°19'14" W	188.17'	
9	N 89°40'56" W	201.49'	
10	N 00°19'04" E	188.18'	



LEGEND

- - EXISTING SANTA YNEZ COMMUNITY SERVICES DISTRICT BOUNDARY
- ▭ - PROPOSED ANNEXATION TO SANTA YNEZ COMMUNITY SERVICES DISTRICT
- - 3/4" I.P. w/ TAG R.C.E. 2928 PER M.B. 72/22,23,24
- - 1" I.P. w/ TAG R.C.E. 2928 PER M.B. 72/22,23,24
- - 1" I.P. w/ TAG R.C.E. 2928 PER M.B. 72/22,23,24
- Ⓜ - SEE EXHIBIT "A" LEGAL DESCRIPTION
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING

#	S.Y.C.S.D. No.	TITLE	LAFCO RESOLUTION No.
15		A.P.N. per ASSESSOR'S MAP BOOK 141 PAGE 33	
15		A.P.N. per ASSESSOR'S MAP BOOK 141 PAGE 11	
4		Sinclair	95-11
6		Westside #1 B	96-03
16		Westside #2 E	98-01
22		Westside #2 K	98-01
27		Westside #3 E	00-23
32		Elder	01-14
38		Asselstine	02-07
40		Ignacio	05-10
43		Poor	06-04



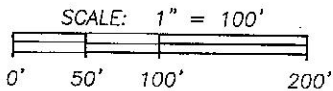
APPROVED AS TO FORM AND SURVEY CONTENT
AJevremovic
 ALEKSANDAR JEVREMOVIC, PLS 8378
 COUNTY SURVEYOR
 LICENSE EXP. 12/31/2013
 5/16/2013

APPROVED BY LAFCO
 By: *[Signature]* Date: 5-20-13

EXHIBIT "B"
13LF06 RANEY ANNEXATION
 to the
SANTA YNEZ COMMUNITY SERVICES DISTRICT
A.P.N. 141-330-028

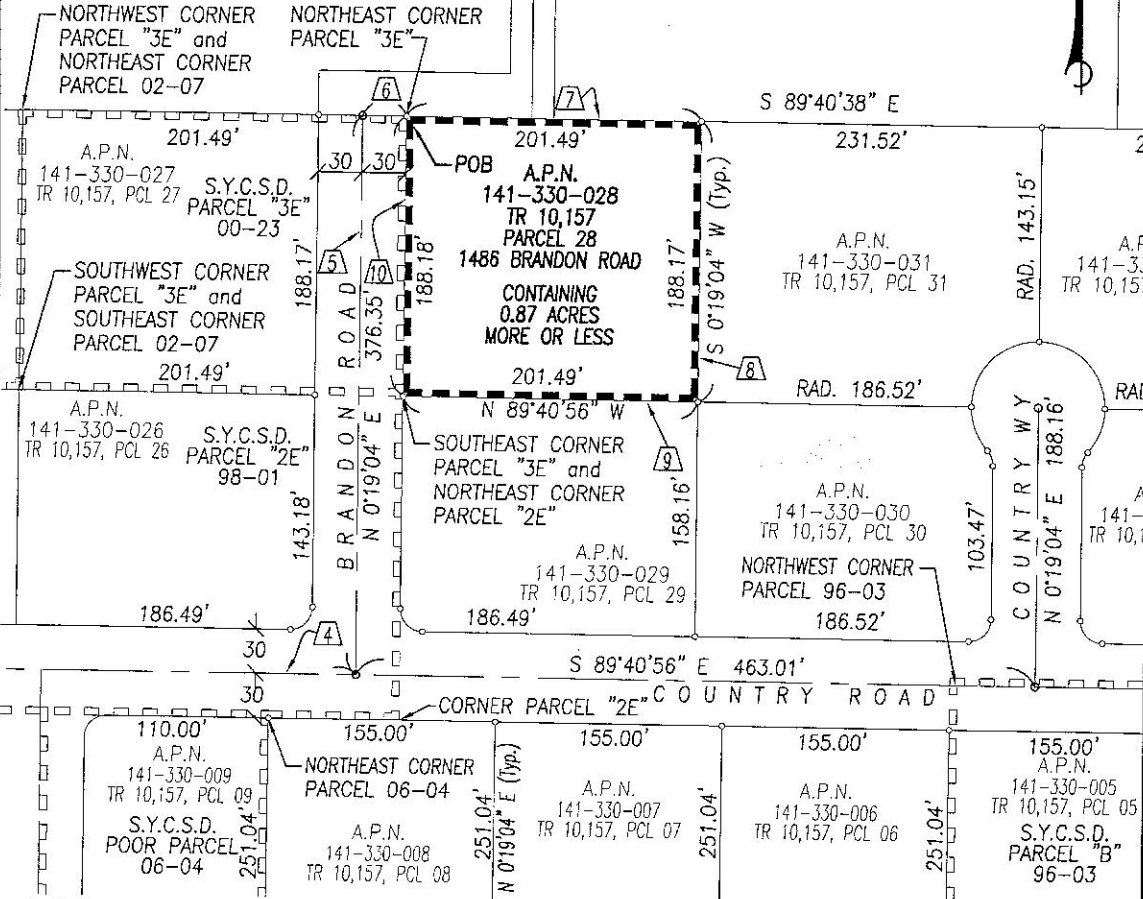
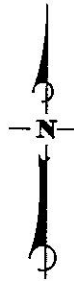
PREPARED 13 MAY 2013 BY: *[Signature]*
SID GOLDSTIEN-CIVIL ENGINEER, INC.
 PLANNING DESIGN STUDIES RESIDENTIAL/COMMERCIAL DEVELOPMENT
 650 ALAMO PINTADO ROAD email: sid@sjgce.com tel: (805) 688-1526
 SUITE 302 web: www.sjgce.com fax: (805) 688-6582
 SOLVANG, CA 93463

1486 BRANDON ROAD
SANTA YNEZ, CA
 SHEET 1



A.P.N.
141-111-053
PM 13,324, PCL 3

A.P.N.
141-111-052
PM 13,324, PCL 4



LEGEND

- EXISTING SANTA YNEZ COMMUNITY SERVICES DISTRICT BOUNDARY
- PROPOSED ANNEXATION TO SANTA YNEZ COMMUNITY SERVICES DISTRICT
- 3/4" I.P. w/ TAG R.C.E. 2928 PER M.B. 72/22,23,24
- 1" I.P. w/ TAG R.C.E. 2928 PER M.B. 72/22,23,24
- 1" I.P. w/ TAG R.C.E. 2928 PER M.B. 72/22,23,24
- SEE EXHIBIT "A" LEGAL DESCRIPTION
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING

LINE AND CURVE TABLE

#	BEARING/ANGLE	LENGTH
4	S 89°40'56" E	785.47'
5	N 00°19'04" E	376.35'
6	S 89°40'38" E	30.00'
7	S 89°40'38" E	201.49'
8	S 00°19'14" W	188.17'
9	N 89°40'56" W	201.49'
10	N 00°19'04" E	188.18'



PREPARED 13 MAY 2013 BY:

SID GOLDSTIEN-CIVIL ENGINEER, INC.
 PLANNING DESIGN STUDIES RESIDENTIAL/COMMERCIAL DEVELOPMENT
 650 ALAMO PINTADO ROAD email: sid@sjgce.com tel: (805) 688-1526
 SUITE 302 web: www.sjgce.com fax: (805) 688-6582
 SOLVANG, CA 93463

EXHIBIT "B"
13LF06 RANEY ANNEXATION
 to the
SANTA YNEZ COMMUNITY SERVICES DISTRICT
A.P.N. 141-330-028

1486 BRANDON ROAD
SANTA YNEZ, CA

AUTHORIZATION OF THE CHAIR OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE SANTA YNEZ COMMUNITY SERVICES DISTRICT TO
~~PROVIDE OUT-OF-AGENCY SERVICES FOR RANEY~~

(1486 Brandon Road, APN 141-330-028)

WHEREAS, the Santa Ynez Community Services District has requested approval of the Santa Barbara Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Section 56000 et seq. of the Government Code) to provide services outside of its boundaries at 1486 Brandon Road, Santa Ynez; and

WHEREAS, the Guidelines and Standards of the Santa Barbara Local Agency Formation Commission empower the Chair of the Commission to authorize cities and special districts to provide services outside of their boundaries under specified circumstances, and


WHEREAS, the provision of sewer service to the subject property meets circumstances as set forth in the Commission's policies to allow the Chair to authorize the extension of service.

NOW, THEREFORE, IT IS DETERMINED AND ORDERED by the Chair of the Santa Barbara Local Agency Formation Commission as follows:

- (1) Said out-of-agency service agreement is hereby approved.
- (2) The approval is subject to the following terms and limitations:
 - A. This approval applies to current and future property owners.
 - B. Sewer service is the only authorized service.
 - C. The extension of other services is subject to future LAFCO review.

This authorization is effective on the date signed by the Chair.

Dated: 04-05-13



ROGER S. ACOVLES Chair
Santa Barbara Local Agency Formation Commission