

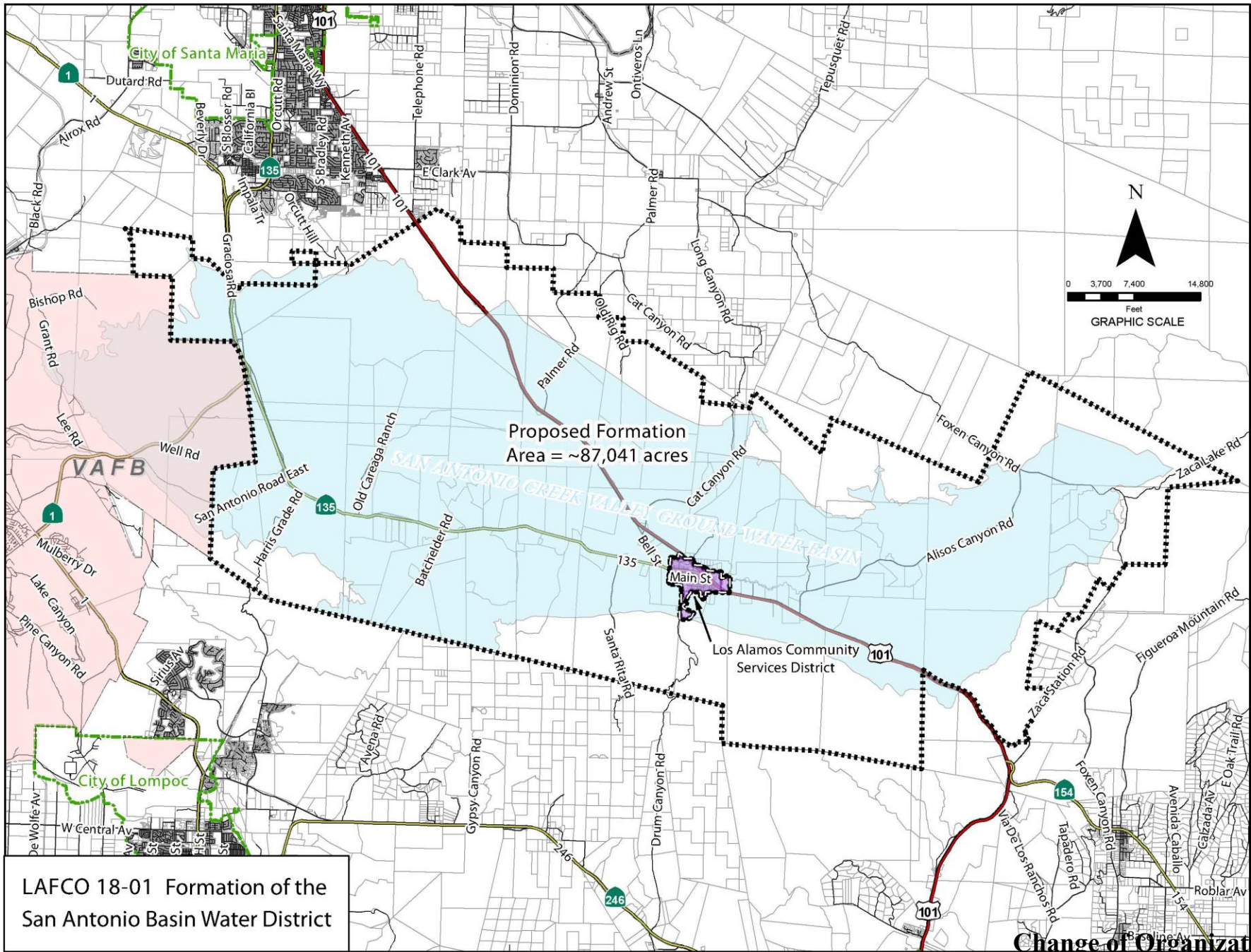
Santa Barbara LAFCO

Tait Annexation to the Santa Ynez Community
Services District-LAFCO File 19-01

July 11, 2019

Background

- The applicant is the Board of Directors of the Santa Ynez Community Services District (SYCSD), by Resolution of Application, dated on January 16, 2019.
- The annexation area is comprised of approximately 1.00 acres located at 850 Sienna Way in the Santa Ynez Valley easterly of the City of Solvang. The property is adjacent to Covered Wagon Road (private) off Sienna Way (private) southerly from, State Highway 246
- The entire area is within the sphere of influence of the Santa Ynez Community Services District.
- The parcel is currently vacant, and the property owner wishes to construct a residence on the site and connect to the SYCSD's wastewater collection system. Connection to the SYCSD wastewater system or construction of an onsite wastewater disposal system will be required for the issuance of the building permit for construction of the proposed residence.



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Land Use and Development

- 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 property is within the Santa Ynez Community Plan area and is within the Urban Area and the Santa Ynez Valley Rural Region. (APN 141-211-046)
- 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.
- All surrounding uses are single-family residences on septic tanks.
- Although the parcel is not contiguous to the district, Gov Code Section 61007 (a) allows non-contiguous territory to be included in a Community Services District.

Environmental Determination

- As applicant and lead agency, the Santa Ynez CSD 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.
- The Commission will file a Notice of Exemption following approval of the proposal and environmental determination.

Plan for Services

- 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 is receiving services from ID#1. It will require one additional water meter to serve the proposed development.

District and Landowner Consent

- The annexing district has consented to waiving conducting authority proceedings.
- The property owners have also consented to the annexation.
- Therefore the annexation can proceed without notice, hearing and election.

Petition from Adjoining Neighbors

- Five adjoining neighbors have submitted a petition in opposition to the Tait Annexation.
- The petition states that they believe approval of the annexation to be inconsistent with LAFCO policy of creating orderly boundaries and is not in the best interests of the community.

Conclusion

- Annexation of the Tait property to the Santa Ynez Community Services District represents a reasonable and logical expansion of the district.
- Annexation to the SYCSD will allow sewer service from the district. The property could also be served by an on-site septic tank.
- The district and the property owners consent to the annexation. The district has adequate wastewater capacity to serve the existing dwelling unit and the accessory dwelling unit.

Recommendation

OPTION 1 – APPROVE the annexation as submitted and adopt a resolution that will take the following actions:

- Find the proposal to be Categorical Exempt (Class 19) from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15319;
- Adopt this report and resolution approving the proposal, to be known as the Tait 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
- Find: 1) all affected landowners have given written consent to the annexation and 2) the annexing agency has consented to waive conducting authority proceedings.
- Waive the conducting authority proceedings and direct the staff to complete the proceeding.