

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

July 11, 2019 (Agenda)

LAFCO 19-01: Tait Annexation to the Santa Ynez Community Services District (SYCSD)  
(850 Sienna Way)

PROPONENT: Board of Directors of the Santa Ynez Community Services District, by  
resolution adopted on January 16, 2019.

ACREAGE &  
LOCATION Approximately 1.00 acres located at 850 Sienna Way in the Santa Ynez  
Valley easterly of the City of Solvang. (APN 141-211-046). The property  
is adjacent to Covered Wagon Road (private) off Sienna Way (private)  
southerly from, State Highway 246. **(Exhibit A)**

PURPOSE: The 1:00 acre 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.

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). APN 141-211-009 is within the Santa Ynez Community Plan area and is within the Urban Area and the Santa Ynez Valley Rural Region.

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.

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.

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 A**).

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, level to slight downslope. No significant natural boundaries affect the proposal.

5. Impact of Agricultural Resources

The annexation will have no impact on Agricultural Resources.

6. Population:

The property is vacant. 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:

One sewer lateral 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 services from ID#1. It will require one additional water meter to serve the proposed residence.

8. Comments from County Planning and Development and Environmental Health Services (EHS)

Based on current zoning, the County Planning and Development Department is in the process of final approval for the single-family dwelling for the parcel.

The property owner has requested that the SYCSD initiate the annexation process. Although EHS would prefer that the proposed residence be connected to the SYCSD's

wastewater collection system, they indicate that an Onsite Wastewater Treatment System will be approved if annexation is denied. In either case, a building permit will be issued for construction of a single-family residence. The district will issue a "can and will serve letter" when the annexation is complete and prior to occupancy. EHS will require that the proposed residence will be connected to the district or to a permitted and complete onsite wastewater disposal system, with signoff from the respective agency.

9. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within Tax Rate Area 062026. The assessed value is \$301,000 for Land and \$0 for Improvements for a Total of \$301,000. (2018-19 roll). The overall tax rate will not be affected by this change. (APN 141-211-046)

10. Environmental Impact of the Proposal:

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. **(Exhibit B)**. The Commission will file a Notice of Exemption following approval of the proposal and environmental determination.

11. Landowner and Annexing Agency Consent:

Written consent has been given by the property owner. The annexing district also consents to waiving conducting authority proceedings. **(Exhibits C and D)**

12. 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.

13. Petition from Neighbors Opposing the Annexation:

Staff is in receipt of a petition dated April 15, 2019, from the five neighbors adjoining the annexation requesting that the proposed Tait Annexation to the Santa Ynez Community Services District be denied. Owners for each of the

adjoining parcels have signed a petition indicating their objection to the annexation, and their desire to be excluded from the district boundaries.

A copy of the petition is included as **Exhibit E**

Conclusion:

Annexation of the Tait property to the Santa Ynez Community Services District represents a reasonable and logical expansion of the district to a proposed new residence. It 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 within the SYCSD's sphere of influence.

EXHIBITS

Exhibits A	Map of the Proposed Annexation and Sphere of Influence
Exhibit B	Categorical Exemption Class 19 – Annexation of Existing Facilities
Exhibit C	Landowner Consent Form
Exhibit D	District Consent to Waive Conducting Authority Proceedings
Exhibit E	Petition from Neighbors Opposing the Annexation
Exhibit F	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) from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15319;
- B. 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
- 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.

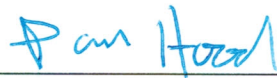
- D. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

**OPTION 2** – Adopt this report and DENY the proposal.

**OPTION 3** - CONTINUE consideration of the proposal to a future meeting.

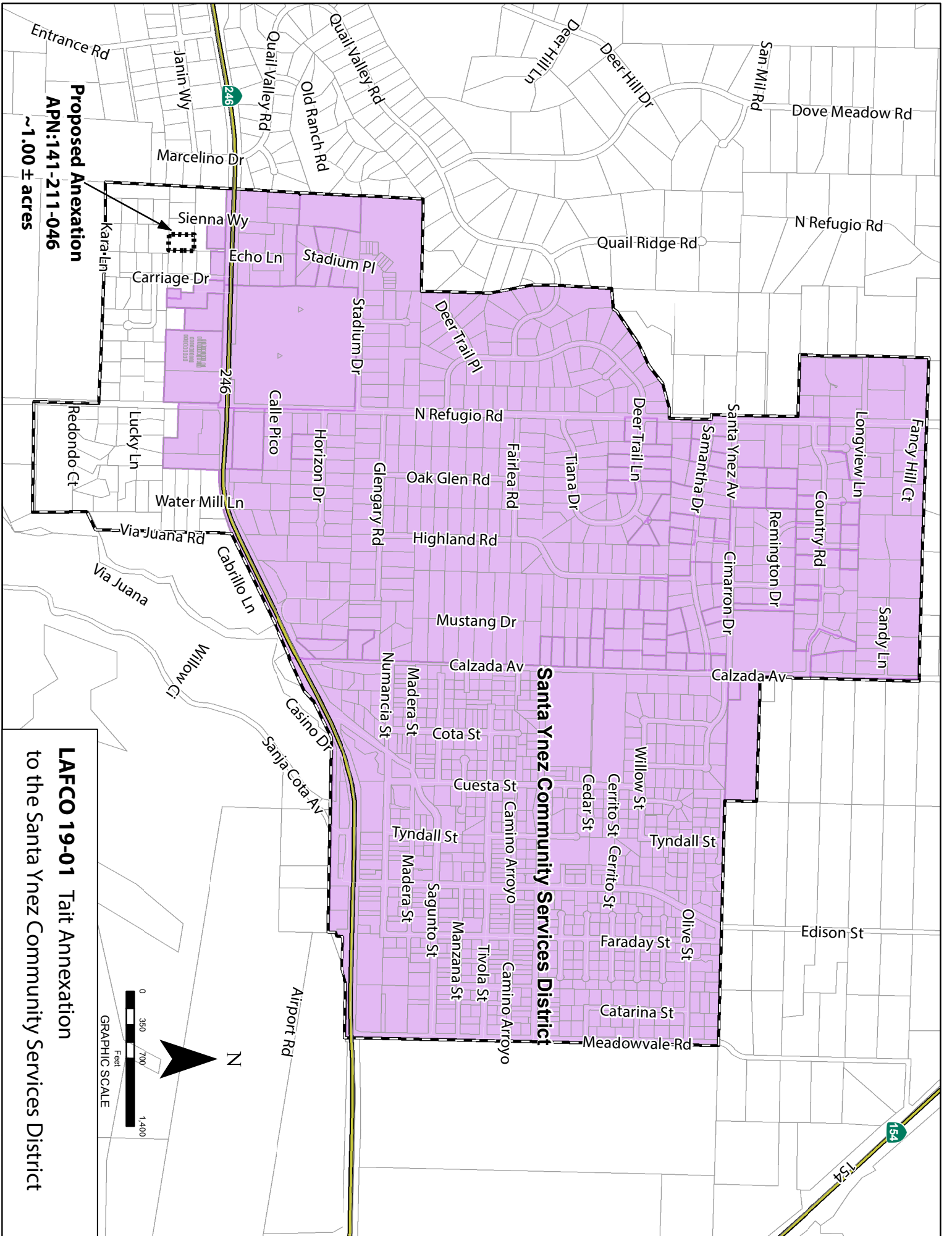
RECOMMENDED ACTION:

Approve **Option 1**.



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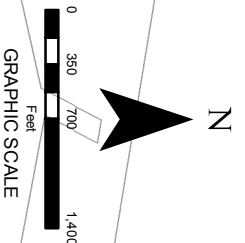
PAUL HOOD  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION



**Proposed Annexation**  
**APN:141-211-046**  
**~1.00 ± acres**

**Santa Ynez Community Services District**

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



**Exhibit "A"**

**Preliminary Environmental Review Form**

SANTA YNEZ COMMUNITY SERVICES DISTRICT  
1070 Faraday  
P.O. Box 667  
Santa Ynez, CA 93460  
(805) 688-3008

Name of Project: Annexation of 850 Sienna Way, Santa Ynez, CA 93460 (Taite)

Location: 850 Sienna Way, Santa Ynez, CA (APN 141-211-046)

Entity or Person Undertaking Project: (Check appropriate box)

- Santa Ynez Community Services District
- Other: Name \_\_\_\_\_  
Address: \_\_\_\_\_

**Environmental Committee Determination:**

The District's Environmental Committee, having undertaken and completed a preliminary review of this proposed activity in accordance with the California Environmental Quality Act Guidelines ("CEQA Guidelines") has concluded that:

- A. The activity does not require further environmental assessment because:
- 1. The proposed action does not constitute a project under CEQA Guidelines Section 15378 or is statutorily exempt.
  - 2. The project constitutes a feasibility or planning study under CEQA Guidelines Section 15262.
  - 3. The project is an Emergency Project under CEQA Guidelines Section 15269.
  - 4. The project is a Ministerial Project under CEQA Guidelines Section 15268.
  - 5. The project is Categorical Exempt under CEQA Guidelines Section 15319 (Annexation of lot for exempt facilities).
  - 6. The project involves another public agency which constitutes the lead agency.

Name of Lead Agency: Santa Ynez Community Services District

B. The District is the lead agency and the activity is a project which requires further evaluation of the possible significant effects on the environment.

Date: January 16, 2019

\_\_\_\_\_  
Jeff Hodge, General Manager



Exhibit "C"  
Notice of Exemption

**Notice of Exemption**

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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 850 Sienna Way (Taite) 141-211-046

**Project Location – Specific:** 850 Sienna Way, Santa Ynez, CA

**Project Location – City:** Unincorporated Town of Santa Ynez

**Project Location – County:** Santa Barbara

**Description of Project:** Annexation of 850 Sienna Way, Santa Ynez

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

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

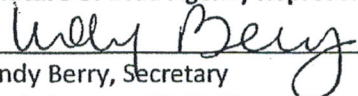
**Exempt status:** (check one)

- 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 Categorical Exempt under CEQA Guidelines Section 15319 as an annexation of a lot for exempt facilities. There is no substantial evidence that the annexation will have significant effect on the environment.

**Lead Agency Contact Person:** Jeff Hodge, General Manager Telephone: (805) 688-3008

**Signature of Lead Agency Representative:**

  
Wendy Berry, Secretary

Dated: January 16, 2019

**Date Received for Filing:** \_\_\_\_\_

Santa Ynez Community Services District  
PO BOX 667, 1070 FARADAY ST.  
SANTA YNEZ, CA 93460

**PROJECT APPLICATION**

Permit # \_\_\_\_\_

Property Address: 850 SIENNA WAY SOLVANG, CA

APN#: 141-211-046

Owner Name: MARCIAN STANE TAIT Phone: (925) 577-1023  
TAIT FAMILY TRUST

Owner

Address: 665 JUAN CRESPI, SANTA BARBARA CA 93108

Owner Email: mjeh800@gmail.com

Property Owner's Signature [Signature]

Authorized Agent: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Cellphone: \_\_\_\_\_

Email: \_\_\_\_\_

Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_

FAX: \_\_\_\_\_ Mailing Address: \_\_\_\_\_

State License: \_\_\_\_\_ Email: \_\_\_\_\_

Project Description: ANNEXATION FOR THE ABILITY TO CONNECT  
TO SEWER FOR A SINGLE FAMILY DWELLING

For Official District Use Only

- LAFCO Approved
- Annexed into District
- Fees Paid
- Fees due
- SFD
- Commercial
- Grease Interceptor Required
- Other \_\_\_\_\_

**RESOLUTION NO. 19-01**

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA  
YNEZ COMMUNITY SERVICES DISTRICT INITIATING  
PROCEEDINGS FOR ANNEXATION OF ASSESSOR'S PARCEL NO. 141-211-046**

**850 Sienna Way (Taite)**

**WHEREAS**, the Board of Directors of the Santa Ynez Community Services District, Santa Barbara County, California (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 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 parcel proposed to be annexed will, upon such annexation, be eligible to apply for permits for the connection of the parcel to the District's public sewer system. However, the issuance of any such permit 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 file a Notice of Exemption with the Santa Barbara County Clerk, in the form attached hereto as Exhibit "C".

**PASSED AND ADOPTED** this 16<sup>th</sup> day of January 2019, by the following vote of the Board of Directors of the Santa Ynez Community Services District:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Karen Jones, President  
of the Board of Directors

**ATTEST:**

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Wendy Berry, Secretary  
of the Board of Directors

STATE HIGHWAY 246 (MISSION DRIVE)

[11C] Westside Annexation #4  
LAFCO Resolution No. 01-15  
Parcel C INST. 2002-0006182 O.R.  
Recorded 22-Jan-2002

141-211-002

141-211-043

SIENNA WAY (PVT)

POC

30'

S0°15'00"W  
132.42'(R1)

141-211-003

141-211-005

POB

S89°44'00"E  
163.06'(R1)

20'

PVT ROAD &  
PUBLIC UTILITY  
EASEMENT

141-211-065

141-211-064

① 166.95'(R1)  
S89°44'00"E

1.00 ACRES

② 260.97'(R1)  
N07°15'00"E

141-211-046

S0°15'00"W  
260.91'(R1)

141-211-006

141-211-007

③ N89°45'10"W  
166.95'(R1)

141-211-071

HOBBY HORSE  
ROAD (PVT)

30'

COVERED WAGON ROAD (PVT)

STATE HWY 246



Vicinity Map  
No Scale

Site

HOBBY HORSE  
ROAD (PVT)  
COVERED WAGON  
ROAD (PVT)

**LEGEND**

EXISTING DISTRICT BOUNDARY

ANNEXATION BOUNDARY

① Course number per Exhibit A

POC: POINT OF COMMENCEMENT  
POB: POINT OF BEGINNING  
PVT: PRIVATE

**REFERENCES**

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



0 50' 100'  
SCALE: 1"=100'



Approved as to form and  
surveying content.

Aleksandar Jevremovic, PLS 8378  
County Surveyor



ENGINEERS INC  
201 N. Calle Cesar Chavez, Ste 300  
Santa Barbara, CA 93103  
805.692.6921 Phone

ENGINEERING  
PLANNING  
SURVEYING  
CONSTRUCTION MANAGEMENT

PROJ.190009.00 \* TAIT ANX.dwg \* 1/9/2019 \* RCS \* E-FILE

"EXHIBIT B"  
LAFCO #-##  
Tait Annexation to the  
Santa Ynez Community  
Services District  
Page 1 of 1  
PREPARED 1-9-2019

April 15, 2019

Mr. Paul Hood  
Executive Officer  
Santa Barbara LAFCO  
105 East Anapamu Street  
Santa Barbara CA 93101

2019 APR 17 AM 10:24

COUNTY OF SANTA BARBARA  
CLERK OF THE  
BOARD OF SUPERVISORS

Subject: **Petition Against Tait Annexation to the  
Santa Ynez Community Services District**

Dear Mr. Hood,

The attached petitioners hereby request that the proposed Tait Annexation to the Santa Ynez Community Services District be denied. Owners for each of the adjoining parcels have signed a petition indicating their objection to the annexation, and their desire to be excluded from the district boundaries. Additional justification for your consideration is outlined in the petition and the attached materials.

Enclosed in support of this petition are the following:

1. A petition and LAFCO signature form signed by each of the five (5) parcels adjoining the Tait parcel.
2. A map outlining the location of each petitioner's property relative to the Tait parcel.
3. A letter from Santa Barbara County Environmental Health Services dated July 20, 1989 indicating that when the lots were split, sewage disposal via septic system using leach lines was proposed and approved for Parcel 4 (Tait Parcel). Maps accompanying the letter indicate that there is adequate space within the existing building envelope for such a system.

Written protest has been provided against this annexation by *all* adjoining property owners and it is therefore requested that the Commission deny the annexation. We believe approval of this annexation to be inconsistent with LAFCO's policy of creating orderly boundaries and is not in the best interests of our community.

If you have any questions regarding this petition, please contact the undersigned.

Sincerely,

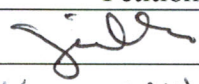
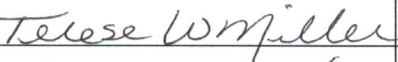
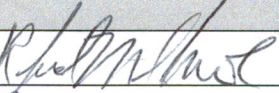
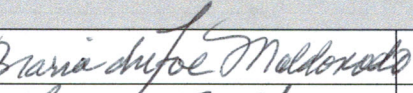

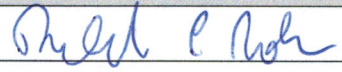
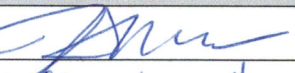
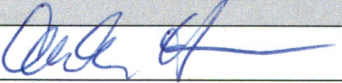


Kevin J. Miller  
846 Sienna Way

**EXHIBIT E**

As a signer of this Petition, I hereby certify that I have read the content of the Petition and request that proceedings be taken for the proposal as provided by said Petition.

**PLEASE SIGN NAME ON THE TOP LINE**  
**PRINT NAME ON THE SECOND LINE**

Date signed	Signature & printed name of Petitioners	Residential Address of Petitioners	Official Use Only
2/20/19	Sign:  Print: Kevin J. Miller (owner)	846 Sienna Way Solvang, CA 93463	
2/20/19	Sign:  Print: Terese Miller (owner)	846 Sienna Way Solvang, CA 93463	
3/5/19	Sign:  Print: RAFAEL MALDONADO, JR. (owner)	2910 MISSION DRIVE SOLVANG, CA 93463	
3-5-19	Sign:  Print: Maria duFoe Maldonado (owner)	2810 MISSION DRIVE CA 93463 Solvang,	
03-09-19	Sign:  Print: Mary Nohr	855 Carriage Drive owner Solvang CA 93463	
03-09-19	Sign:  Print: RICHARD P. NOHR	855 CARRIAGE DR. owner SOLVANG CA 93463	
03-12-19	Sign:  Print: FREYLYNN HECKER	2898 Covered Wagon Rd. OWNER SOLVANG 93463	
3-12-19	Sign:  Print: Carol Hecker (owner)	2898 Covered Wagon Rd Solvang, CA 93463	

As a signer of this Petition, I hereby certify that I have read the content of the Petition and request that proceedings be taken for the proposal as provided by said Petition.

**PLEASE SIGN NAME ON THE TOP LINE**  
**PRINT NAME ON THE SECOND LINE**

Date signed	Signature & printed name of Petitioners	Residential Address of Petitioners	Official Use Only
3/14/19	Sign: <i>James W. Patm...</i> Print: James W Patm...	83T Carriage Dr. Solvang CA 93463	
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
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	Sign:		
	Print:		
	Sign:		
	Print:		



NOTE: THIS PAGE MUST BE COMPLETED AND ATTACHED TO EACH PETITION.

According to Election Code, Section 104, whenever any petition is submitted to the elections official, each section of the petition shall have attached to it a declaration signed by the Circulator of the petition, setting forth, in the Circulator's own hand, the following:

PRINTED NAME OF CIRCULATOR: Kevin J. Miller      *Kevin J. Miller*

RESIDENCE ADDRESS OF CIRCULATOR: 846 Sienna Way      *846 Sienna Way  
Solvang, CA 93463*

DATES ON WHICH ALL SIGNATURES TO THE PETITION WERE OBTAINED:

Starting date: February 20, 2019      *February 20, 2019*

Ending date: *April 15, 2019*

The Circulator, by affixing his/her signature below, hereby certifies:

1. That the Circulator circulated the attached petition and witnessed the appended signatures being written;
2. That, according to the best information and belief of the Circulator, each signature is the genuine signature of the person whose name it purports to be;
3. That the Circulator shall certify to the content of the declaration as to its truth and correctness, under penalty or perjury under the laws of the State of California, with the signature of his or her name at length, including given name, middle name or initial, and last name.

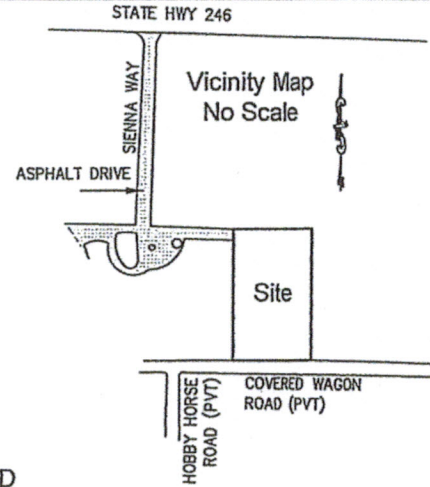
*4/15/2019*  
Date

*[Signature]*      *Kevin J. Miller*  
Name (as required above)

STATE HIGHWAY 246 (MISSION DRIVE)

[11C] Westside Annexation #4  
LAFCO Resolution No. 01-15  
Parcel C INST. 2002-0006182 O.R.  
Recorded 22-Jan-2002

141-211-002



141-211-043

SIENNA WAY (PVT)

POC

30'  
S0°15'00"W  
132.42'(R1)

141-211-003 *Maria & Rafael Maldonado* 141-211-005

POB  
S89°44'00"E  
163.06'(R1)

**LEGEND**

EXISTING DISTRICT BOUNDARY

ANNEXATION BOUNDARY

Ⓝ Course number per Exhibit A

POC: POINT OF COMMENCEMENT

POB: POINT OF BEGINNING

PVT: PRIVATE

*Mary & Richard Nohr*

**REFERENCES**

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

20'

141-211-064

PVT ROAD &  
PUBLIC UTILITY  
EASEMENT

141-211-065  
*Kevin & Teri Miller*

① 166.95'(R1)  
S89°44'00"E

1.00 ACRES

② 260.97'(R1)  
N01°15'00"E

④ 260.97'(R1)  
N01°15'00"E

141-211-046

141-211-006

141-211-007

*James Patin*

③ N89°45'10"W  
166.95'(R1)

HOBBY HORSE  
ROAD (PVT)  
30'

COVERED WAGON ROAD (PVT)

141-211-071  
*Jeffery & Carola Hecker*



0 50' 100'

SCALE: 1"=100'



Approved as to form and  
surveying content.

Aleksandar Jevremovic, PLS 8378  
County Surveyor

**MNS**  
ENGINEERS INC  
201 N. Calle Cesar Chavez, Ste 300  
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"EXHIBIT B"  
LAFCO ##-##  
Tait Annexation to the  
Santa Ynez Community  
Services District  
Page 1 of 1  
PREPARED 1-9-2019

**ATTACHMENTS**

**APPROVED BUILDING ENVELOPE AND SEPTIC SYSTEM LAYOUT**

**PARCEL 4 OF PARCEL MAP 14,039 (TAIT PARCEL)**



LAWRENCE HART, M.D., F.A.C.P.M.  
DIRECTOR AND HEALTH OFFICER

COUNTY OF SANTA BARBARA • HEALTH CARE SERVICES

315 CAMINO DEL REMEDIO • SANTA BARBARA, CALIFORNIA 93110 • (805) 681-5200

TO: Resource Management Department  
Attn: Development Review Division  
Mary Bean, Planner

FROM: Peggy O'Halloran  
Environmental Health Services

DATE: July 20, 1989

SUBJECT: Tentative Parcel Map 14,039 Santa Ynez Area

Applicant: Constance Erickson  
P.O. Box 5181  
Santa Barbara, CA 93150

Property Location: Assessor's Parcel No. 141-210-56, zoned 1-E-1, located on the south side of State Highway 246, one mile west of Refugio Road, commonly known as 2800 Mission Drive, Santa Ynez.

TPM 14,039 represents a request to divide a 6 acre parcel into 4 parcels: two parcels 2 acres each and 2 parcels 1 acre in size.

Domestic water supply is proposed to be provided by the Santa Ynez River Water Conservation District.

Sewage disposal is proposed to be provided by individual septic tank systems utilizing leach lines for parcel 4 and drywells for parcels 2 and 3. Parcel 1 is developed with an existing single family dwelling served by a drywell disposal field. The applicant has installed and performance tested drywells (seepage pits) on parcels 2 and 3 after conducting a 10 year flood inundation study to determine appropriate setbacks from the drainage courses traversing the property. The Flood Control District has reviewed the 10 year flood study for this agency and has found it to be acceptable. With the boundaries established for the 10 year high water mark, the applicant then performed percolation tests for leach lines and drywell performance tests.

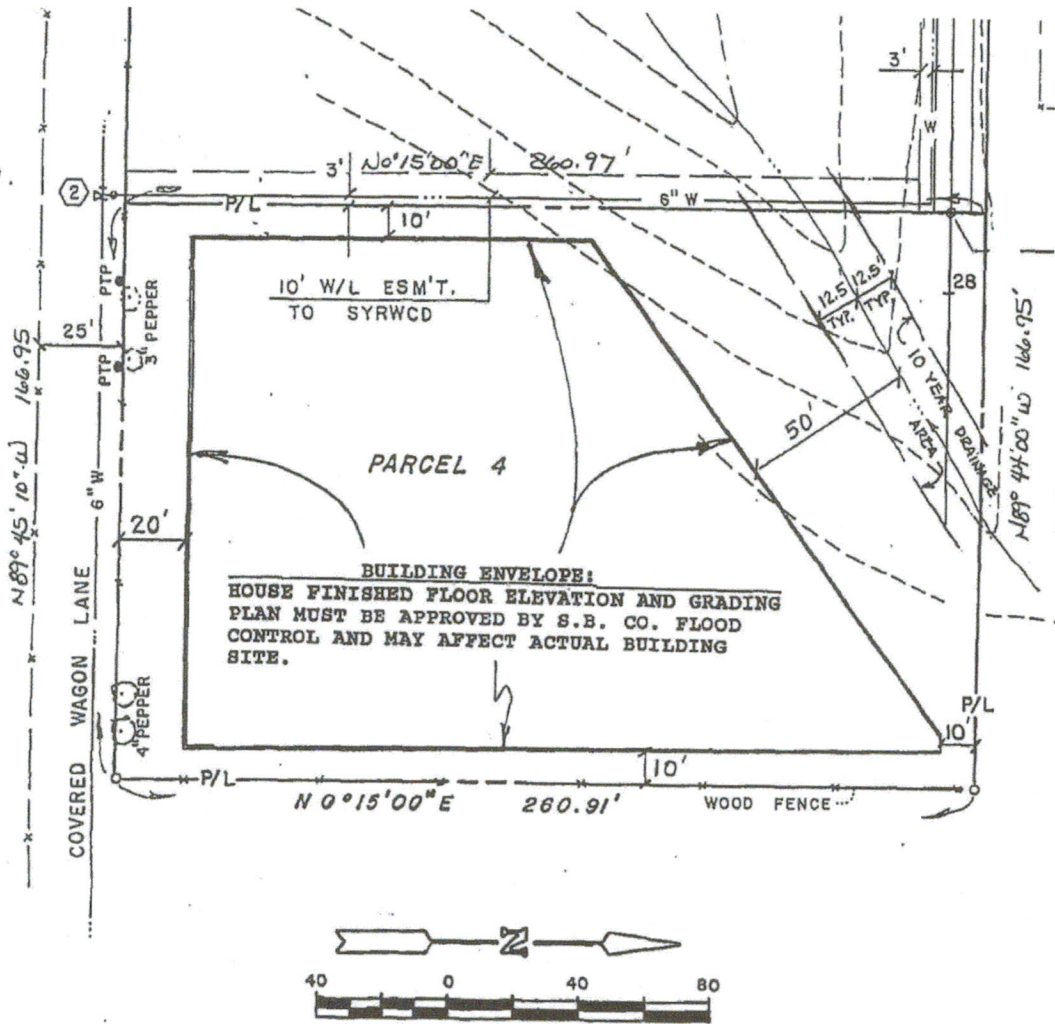
Reports submitted by the applicant's licensed soils engineer indicate that percolation capability and adequate space exists on each of the parcels 100 feet outside of the 10 year flood line. The soil borings and soils analysis show that separation exists between the seepage pit bottoms and groundwater as well as impervious soil formations.

BRANCH OFFICES

500 West Foster Rd.  
Santa Maria, CA 93455  
(805) 934-6223

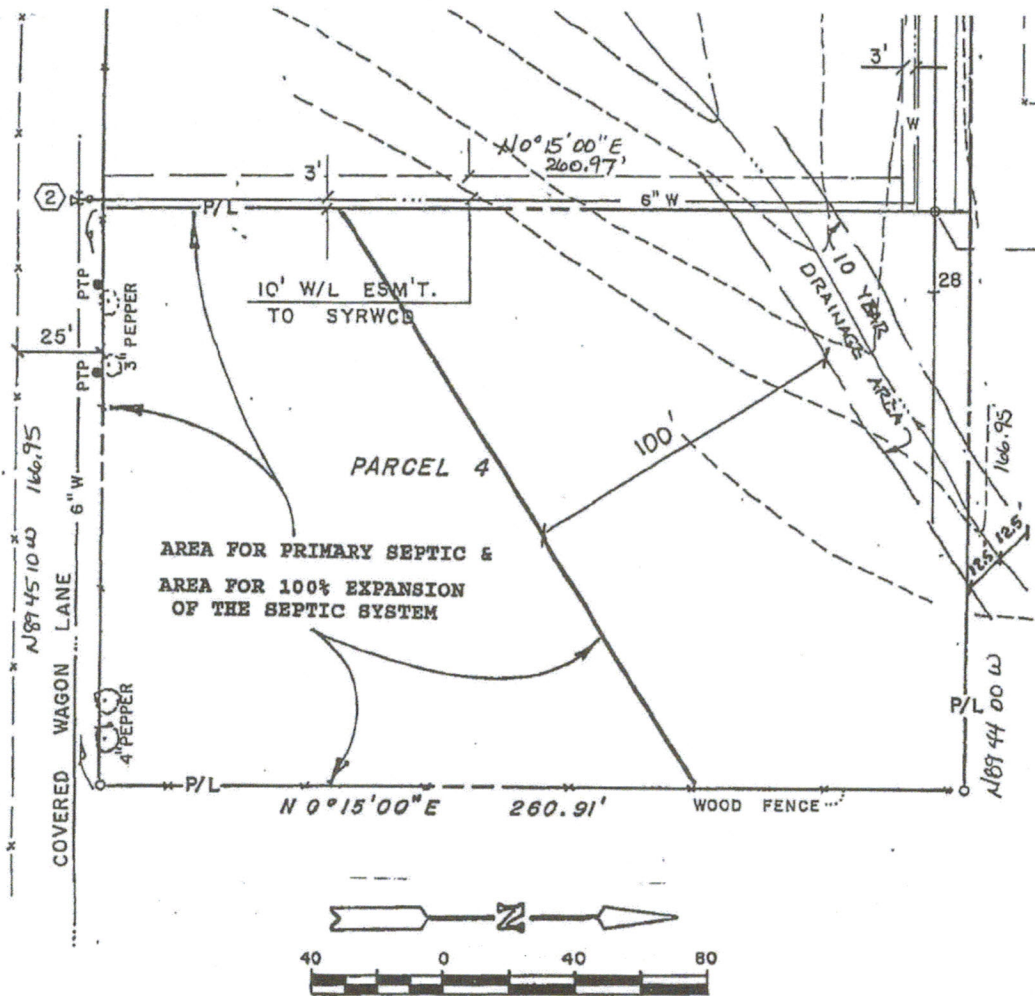
751-B East Burton Mesa  
Lompoc, CA 93436  
(805) 737-7744

EXHIBIT E



GENERAL NOTES FOR PARCELS 2, 3, AND 4 OF PARCEL MAP 14,039:

1. SEE PAGES 1 TO 19, INCLUSIVE, FOR ADDITIONAL CONDITIONS THAT MAY PERTAIN TO THIS LOT.
2. ALL STRUCTURES SHALL BE LOCATED WITHIN THE BUILDING ENVELOPES SHOWN AND SHALL MEET BUILDING SETBACK REQUIREMENTS AS ESTABLISHED IN THE ZONING REGULATIONS OF ARTICLE III- COUNTY OF SANTA BARBARA.



GENERAL NOTES FOR PARCELS 2, 3, AND 4 OF PARCEL MAP 14,039:

1. SEE PAGES 1 TO 19, INCLUSIVE, FOR ADDITIONAL CONDITIONS THAT MAY PERTAIN TO THIS LOT.
2. ALL SEPTIC SYSTEMS SHALL BE LOCATED WITHIN THE ENVELOPES SHOWN. SEPTIC SYSTEM LAYOUT AND EXPANSION SHALL BE REVIEWED AND APPROVED BY SANTA BARBARA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND BASED UPON RECOMMENDATIONS OF THE TRACT SOILS ENGINEER.

LAFCO XX-XX

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING THE TAIT  
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:  
TAIT 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, attached hereto and made a part hereof.
- (5) The proposal is subject to the following terms and conditions:
  - (a) Find the proposal to be Categorically Exempt (Class 19) from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15319;

- (b) 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.
- (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 proceedings.

(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 July 11, 2019 and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: \_\_\_\_\_

Chair

Santa Barbara Local Agency Formation Commission

ATTEST

\_\_\_\_\_  
Jacquelyne Alexander, Clerk  
Santa Barbara Local Agency Formation Commission