

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

November 7, 2013 (Agenda)

- LAFCO 13-11: Rankin Annexation to the Santa Ynez Community Services District
- PROPONENT: Board of Directors of the Santa Ynez Community Services District, by resolution adopted on August 21, 2013
- ACREAGE & LOCATION Approximately one acre on the south side of the intersection of Refugio Road and Samantha Drive (3030 Samantha Drive, Santa Ynez).
- 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 August 21, 2013 approved a request to provide emergency sewer service to this property via an out-of-agency service agreement. That application notes "The property has a failing leach field and the District is concerned for public health and safety and considers this situation as an emergency." The property owners 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 and has paid all annexation fees.

On August 29, 2013, Chair Roger Aceves, consistent with the Commission's procedures, verbally authorized the District to immediately provide service to the Rankin property on an out-of-agency basis. The verbal authorization was necessary because staff and several Commissioners (not including Chairman Aceves) were attending the CALAFCO Annual Conference in Lake Tahoe. The Out-Of-Agency Service Agreement was formally signed by Chairman Aceves at the September 5, 2013, Commission meeting. At this time we understand that the home has been connected to the District sewage collection system. The signed authorization for the District to serve the Rankin property is attached to this staff report.

On August 21, 2013, at the same time it approved an emergency out-of-agency agreement, it also approved a resolution of application for this proposed annexation consisting of the 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.

Surrounding uses to the north, east, and south single-family residences. The property to the west is Agriculture (AG 1-5) with a 5 acre minimum lot size.

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 net assessed value of land and improvements is \$561,450 (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 approved a map and legal description sufficient for filing with the State Board of Equalization.

EXHIBITS

- Exhibit A Maps of the Proposed Annexation
- Exhibit B Proposed Resolution Approving the Annexation
- Exhibit C Out-of-Agency Service Agreement
- Exhibit D Property Owner Consent Form

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 Rankin 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.

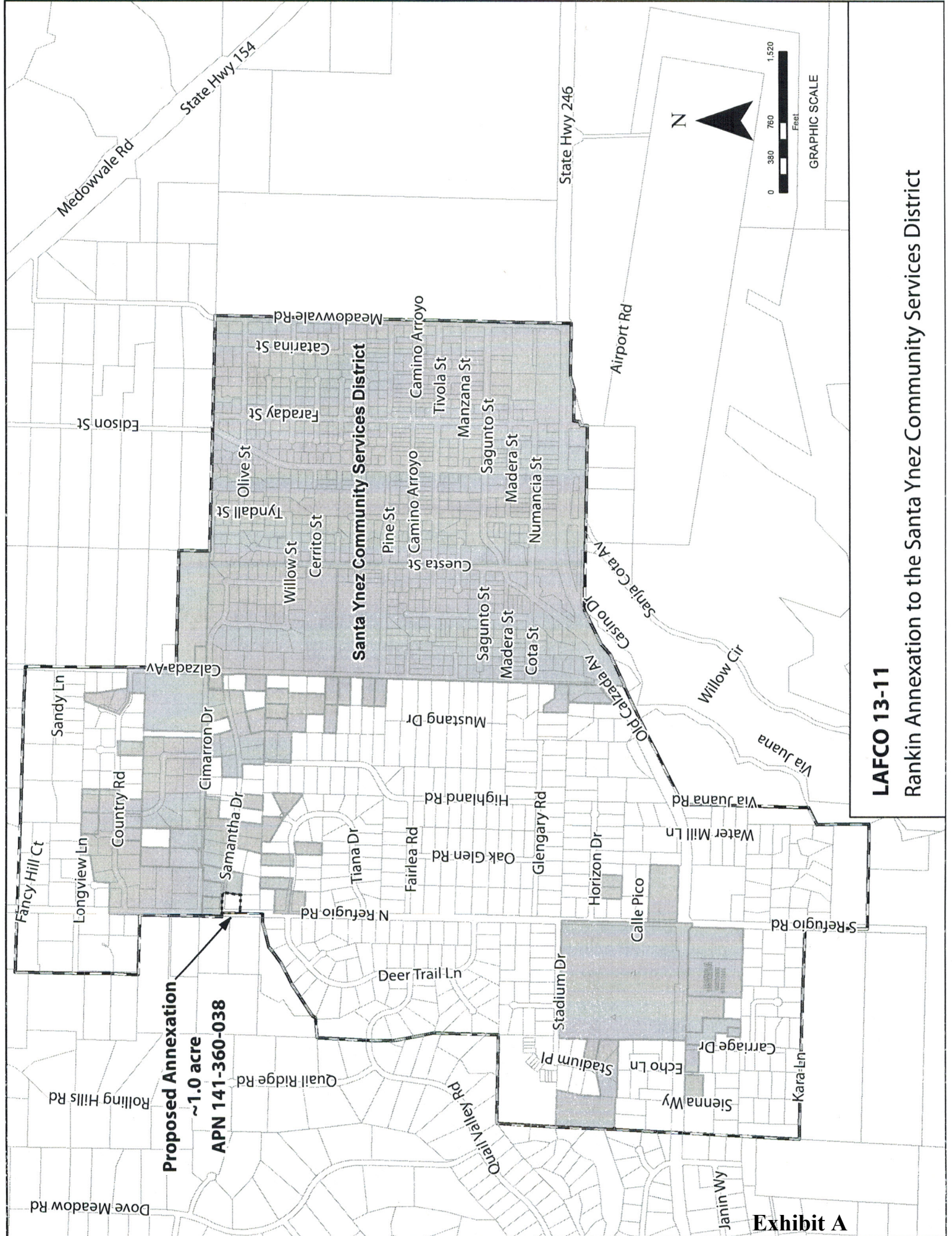
OPTION 3 - CONTINUE consideration of the proposal to a future meeting.

RECOMMENDED ACTION:

Approve **Option 1**.



PAUL HOOD
Executive Officer
LOCAL AGENCY FORMATION COMMISSION



Proposed Annexation
 ~1.0 acre
APN 141-360-038

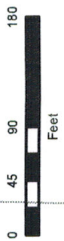
Santa Ynez Community Services District

LAFCO 13-11

Rankin Annexation to the Santa Ynez Community Services District

Exhibit A

N



Feet
GRAPHIC SCALE

Proposed Annexation
~1.0 acre
APN 141-360-038



SANTA-YNEZ-AV

SAMANTHA-DR

N.REFUGIO.RD

DEER-TRAIL-EN

LAFCO 13-11

Rankin Annexation to the Santa Ynez Community Services District

Exhibit A

LAFCO 13-11

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE RANKIN
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:

RANKIN 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 November 7, 2013 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

EXHIBIT "A"

Rankin Annexation to Santa Ynez Community Services District
LAFCO 13-11

All of Lot 38 and portions of Refugio Road and Samantha Drive, as shown on Tract 11,786, per Book 90, Pages 98 through 100 of Maps as filed in the Office of the County Recorder, lying in the Rancho Cañada De Los Piños (or College Ranch), County of Santa Barbara, State of California, more particularly described as follows:

Beginning at the Southeast Corner of said Lot 38, also being the Southwest corner of the Phillips Annexation to the Santa Ynez Community Services District recorded as Instrument No. 2001-0082191, Official Records, on September 25, 2001 in said Recorder's Office; thence,

1. Westerly along the South line of said Lot 38 and its Westerly prolongation, North $89^{\circ}42'56''$ West, 211.15 feet to the centerline of said Refugio Road; thence,
2. Northerly along said centerline, North $00^{\circ}17'04''$ East, 201.00 feet to the centerline intersection of said Refugio Road with the centerline of said Samantha Drive, also being a point on the South line of Parcel "A" of the Westside Annexation No. 3 to the Santa Ynez Community Services District recorded as Instrument No. 2000-0062203, Official Records, on October 10, 2000 in said Recorder's Office; thence,
3. Easterly along said centerline and said Southerly boundary of said Parcel "A", South $89^{\circ}42'56''$ East, 57.00 feet to the beginning of a tangent curve concave Southerly with a radius of 1936.66 feet; thence,
4. Easterly along the arc of said curve and said Southerly boundary of said Parcel "A" through a central angle of $03^{\circ}16'18''$ and a length of 110.59 feet to the Southeasterly corner of said Parcel "A" and the Southwesterly corner of Parcel "E" of the Westside Annexation No. 2 to the Santa Ynez Community Services District recorded as Instrument No. 98-070465, Official Records, on September 14, 1998; thence
5. continuing Easterly along said curve and said Southerly boundary of said Parcel "E" through a central angle of $01^{\circ}48'13''$ and a length of 60.96 feet to the intersection with the Northerly prolongation of the Easterly line of said Lot 38 also being the Northwest corner of said Phillips Annexation; thence,
6. Southerly along said Northerly prolongation and Easterly line of said Lot 38 and said Westerly line of said Phillips Annexation, South $05^{\circ}21'35''$ West, 194.16 feet the point of beginning and the Southwest corner of said Phillips Addition

Containing 1.01 Acres, more or less



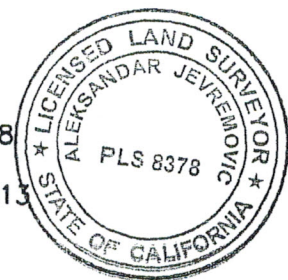
Approved as to form and
surveying content

A. Jevremovic

Aleksandar Jevremovic, PLS No. 8378
County Surveyor

License Expiration: December 31, 2013

Date 10/17/2013

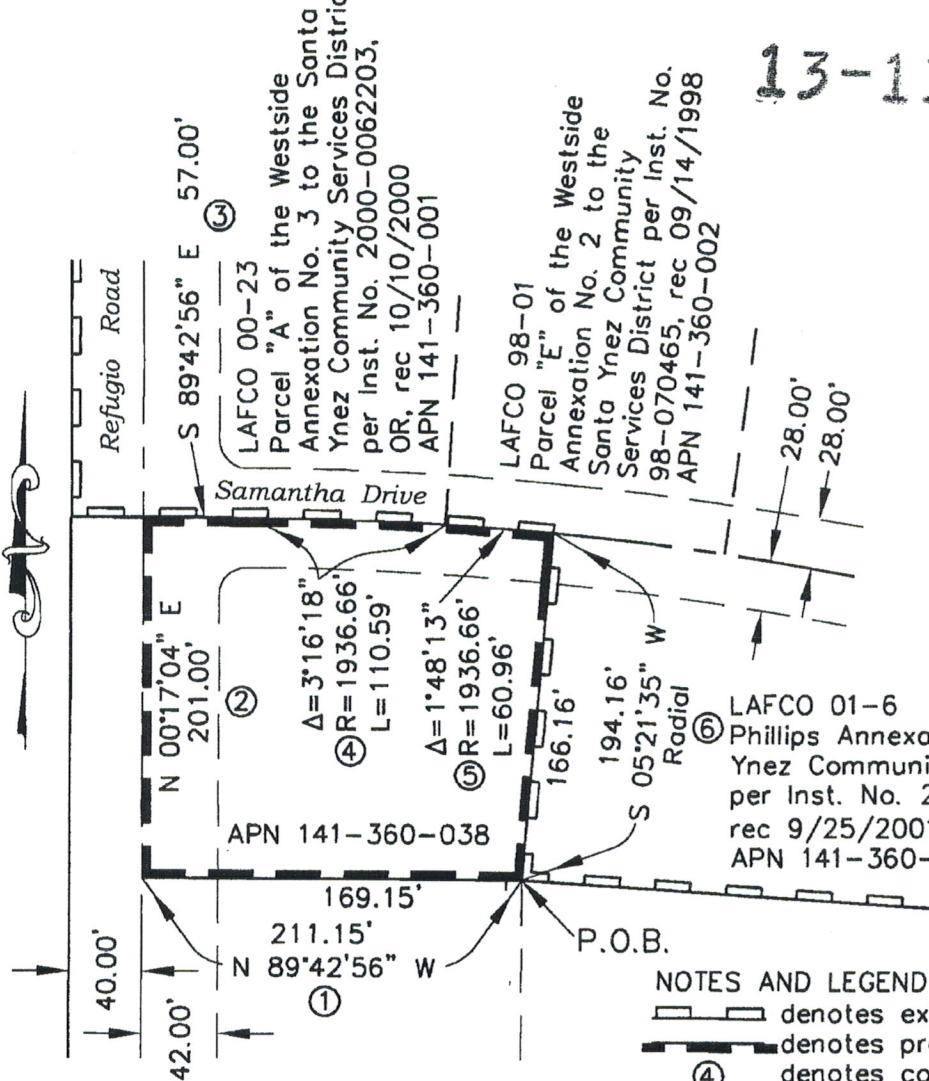


RanKin Annexation to the Santa Ynez Community Services District LAFCO 13-11 comprised of Lot 38, Tract 11,786 per Book 90, Pages 98-100 as filed in the Office of the County Recorder, lying in the Rancho Cañada de los Piños (or College Ranch) County of Santa Barbara, State of California

EXHIBIT "B"



13-11



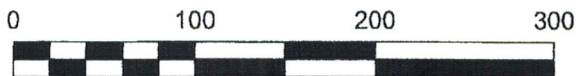
NOTES AND LEGEND

- denotes existing district boundary
- denotes proposed annexation boundary
- ④ denotes course number for legal description

Bearings, Distances and Curve data shown are record and/or calculated from Tract No. 11,786, Book 90, Pages 98-100.

Containing 1.01 Acres, more or less

Prepared 8/12/2013



Blake Land Surveys
 250 Industrial Way, Suite "C"
 P.O. Box 869, Buellton, CA 93427
 tel 805-688-2054
Est. 1980 PLS 4786

Approved as to form and surveying content

A. Jevremovic

Aleksandar Jevremovic, PLS No. 8378
 County Surveyor
 License Expiration: December 31, 2013

Date 10/17/2013



LAFCO 13-3

AUTHORIZATION OF THE CHAIR OF THE SANTA BARBARA LOCAL AGENCY
FORMATION COMMISSION FOR THE SANTA YNEZ COMMUNITY SERVICES
DISTRICT TO PROVIDE OUT-OF-AGENCY SERVICES FOR RANKIN (3030 Samantha
Drive, Santa Ynez)

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 (Section 56000 et seq. of the Government Code) to provide services outside its boundaries at 3030 Samantha Drive, Santa Ynez; and

WHEREAS, at the Guidelines and Standards of the Santa Barbara Local Agency Formation Commission authorize cities and special districts to provide services outside their boundaries under specific 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, BE IT RESOLVED DETERMINED AND ORDERED by the Chair of the Local Agency Formation Commission of Santa Barbara County as follows:

- (1) Said out-of-agency service agreement is hereby approved.
- (2) Sewer service is the only authorized service.
- (3) The extension of service is subject to further LAFCO review.

This authorization is effective on the date signed by Chair.

Dated: 9-5-13



Roger Aceves, Chair
Santa Barbara Local Agency Formation Commission

REQUEST FOR ANNEXATION TO
THE SANTA YNEZ COMMUNITY SERVICES DISTRICT AND
AGREEMENT TO PAY ALL COSTS AND FEES

3030 Samantha

I/we are the owners of record for property located at Drive, Santa Ynez, CA, APN No. 141-360-038. I/we are requesting annexation of my/our property to Santa Ynez Community Services District ("District").

I/we agree to pay all fees and charges imposed by the District in connection with the Annexation.

I/we also acknowledge that property within the District is subject to certain taxes, fees and/or charges imposed under District resolutions and ordinances, and that additional fees and/or charges are payable under such resolutions and ordinances for District sewer service. I/we hereby consent to the imposition of such taxes, fees and/or charges upon annexation of the property to the District, and to the payment of such additional fees and/or charges as a condition of sewer service to the property.

The request for annexation and acceptance of the above terms is evidenced by my/our signature(s) below:

Signature:

Date:

Ross J Rankin
Print Name

Ross J Rankin
Sign Name

7/24/13
Date

Lyn Dee Rankin
Print Name

Lyn Dee Rankin
Sign Name

7-24-13
Date