

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

November 6, 2014 (Agenda)

- LAFCO 14-7: Golden Inn Annexation to the Santa Ynez Community Services District (SYCSD)
- PROPONENT: Board of Directors of the Santa Ynez Community Services District, by resolution adopted on January 23, 2013.
- ACREAGE & LOCATION Approximately 7.43 acres located on the northwest corner of Highway 246 and Refugio Road (APN 141-380-014). **(Exhibits A and B)**
- PURPOSE: To include obtain sewer services for a proposed senior care center. The construction of the senior care center will consist of five buildings. The proposed development includes a parcel map to create three new parcels.

GENERAL ANALYSIS:

Description of Project

1. Land Use and Zoning - Present and Future:

The County General Plan designates the 7.43 acre 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 Community Planning Area is the Santa Ynez Valley. The parcel is not designated for open space. Is not prime agricultural land, and is not within the coastal zone. (APN 141-380-014)

The proposed annexation is consistent with the Comprehensive Plan Land Use Development Policy #5, which states: "Within designated urban areas, new development other than that for agricultural purposes shall be services by the appropriate public sewer and water company, if such services are available." The subject parcel is located within the Urban Area.

On June 17, 2014, the Board of Supervisors approved the division of the existing parcel into three lots, with acreage, land use designations and zoning described below:

Proposed Parcel 1 – 2.2 acres; Office and Professional land use designation: Professional/Institutional zoning.

Proposed Parcel 2 – 3.0 acres; RES-30 land use designation; DR-25 zoning

Proposed Parcel 3 – 2.1 acres; RES-20 land use designation; DR-14 zoning

The APN's for each of the proposed parcels has not yet been issued.

2. Sphere of Influence:

The parcel is within the District's sphere of influence. **(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 site slopes gently to the south and is between seven and nine feet lower than Highway 246. It is bisected by an area that conveys drainage from the properties to the north across the site. No significant natural boundaries affect the proposal.

5. Population:

There are no dwellings on the parcel. At build out the senior care center project could develop as follows:

Building 1 – 60 beds Assisted Living and Memory Care

Building 2 – 60 Independent Living Units

Building 3 – 4-2 bedroom and 4-3 bedroom Employee Family Units

Building 4 – 7-1 bedroom, 2-2 bedroom, 2-3 bedroom Employee/Family housing units

Building 5 – 4-2 bedroom and 4-3 bedroom Employee/Family housing units

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

The Santa Ynez Community Services District has indicated that it has the capacity to serve the property. The property owners will pay a monthly service charge sufficient to pay maintenance and operation for sewer collection to the site. The property is within 200 feet of the District's main sewer line.

Water service to the site will be provided by the Santa Ynez River Water Conservation District, Improvement District No. 1 (ID#1). The property is included within the boundaries of ID#1.

7. Assessed Value, Tax Rates and Indebtedness:

The area proposed for annexation is presently within tax rate area 062026. The assessed value of land is \$2,356,650 (2014-15 roll). There are no improvements currently of the site. The overall tax rate will not be affected by this change. The property is owned by the Rona Barrett Foundation. (APN 141-380-014)

8. Environmental Impact of the Proposal:

A Final Mitigated Negative Declaration (14NGD-00000-00007) was prepared for the Golden Inn & Village Project by the County of Santa Barbara's Planning and Development Department, dated April 25, 2014. The project presents project-specific impacts that are potentially significant but can be mitigated to less than significant levels for aesthetics/visual resources, biological resources geological processes, noise, public facilities, and water resources/flooding. There are no adverse cumulative impacts.

Copies of the Mitigated Negative Declaration have been sent to the members of the Commission under separate cover and are available on the Commission's website (www.sblafco.org). Copies may also be inspected at 105 East Anapamu Street, Room 407, Santa Barbara, CA, 93101. The County's Notice of Determination, State Clearinghouse Number 2014031081, dated June 23, 2014, as included as **Exhibit C**.

9. Landowner and Annexing Agency Consent:

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

10. 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.

11. Conclusion:

Annexation of the Golden Inn property to the Santa Ynez Community Services District represents a reasonable and logical expansion of the district. The proposed senior care center needs to connect to the districts sewer line to allow development of the site. The district has the capacity to provide this service. The area proposed for annexation is with the SYCSD's sphere of influence.

EXHIBITS

Exhibits A and B Maps of the Proposed Annexation
Exhibit C Notice of Determination

Exhibit D Consent of Landowner
Exhibit E Consent of District to Waive Conducting Authority Proceedings
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. Certify your Commission has reviewed and considered the information contained in the Golden Inn Mitigated Negative Declaration, State Clearing House Number 2014031081, dated June 23, 2014, prepared by the County of Santa Barbara, as lead agency.
- B. Adopt this report and approve the proposal, to be known as the Golden Inn 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:

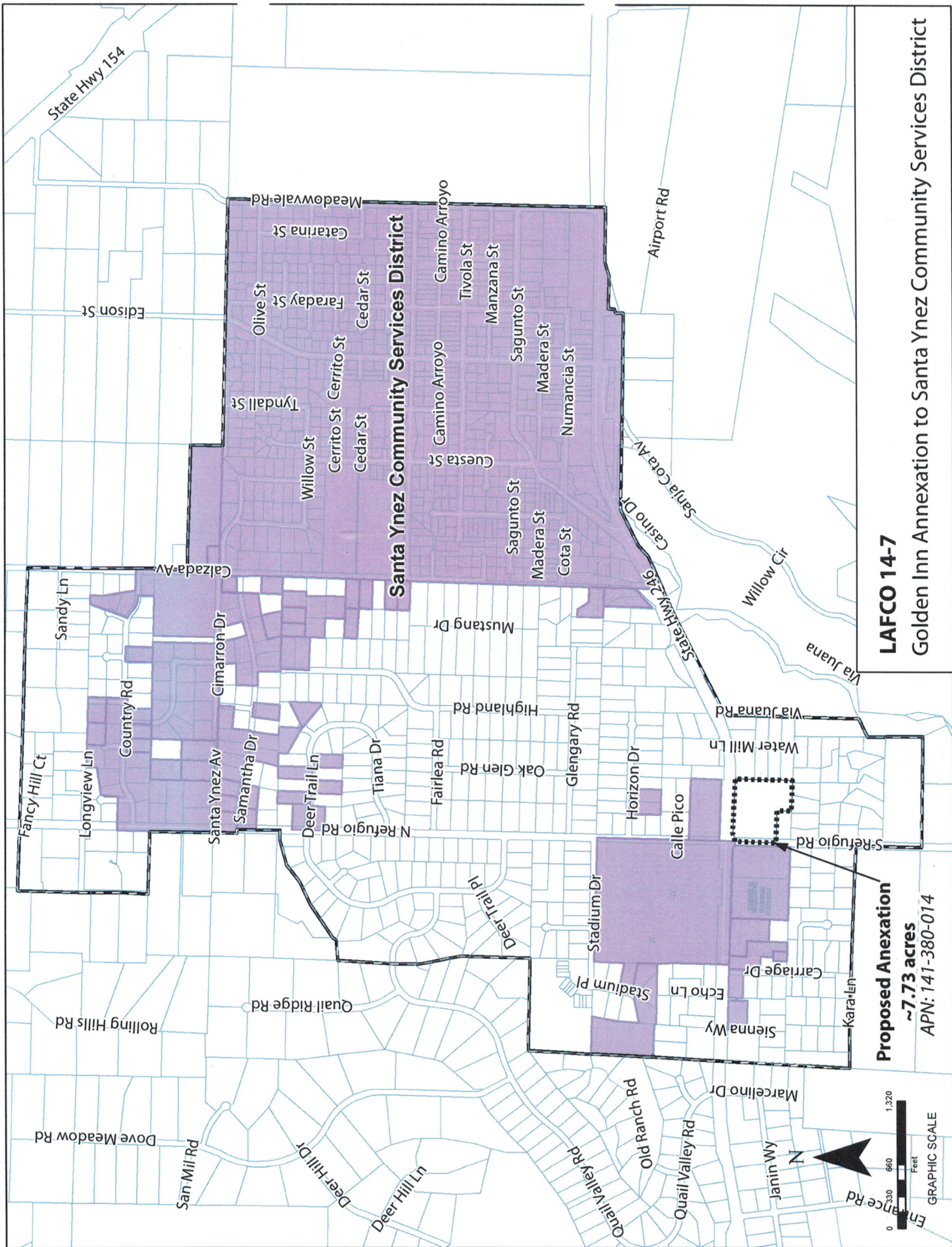
Approve **Option 1**.



PAUL HOOD

Executive Officer

LOCAL AGENCY FORMATION COMMISSION



Santa Ynez Community Services District

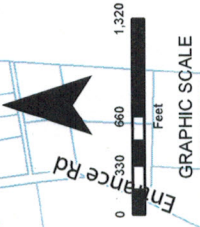
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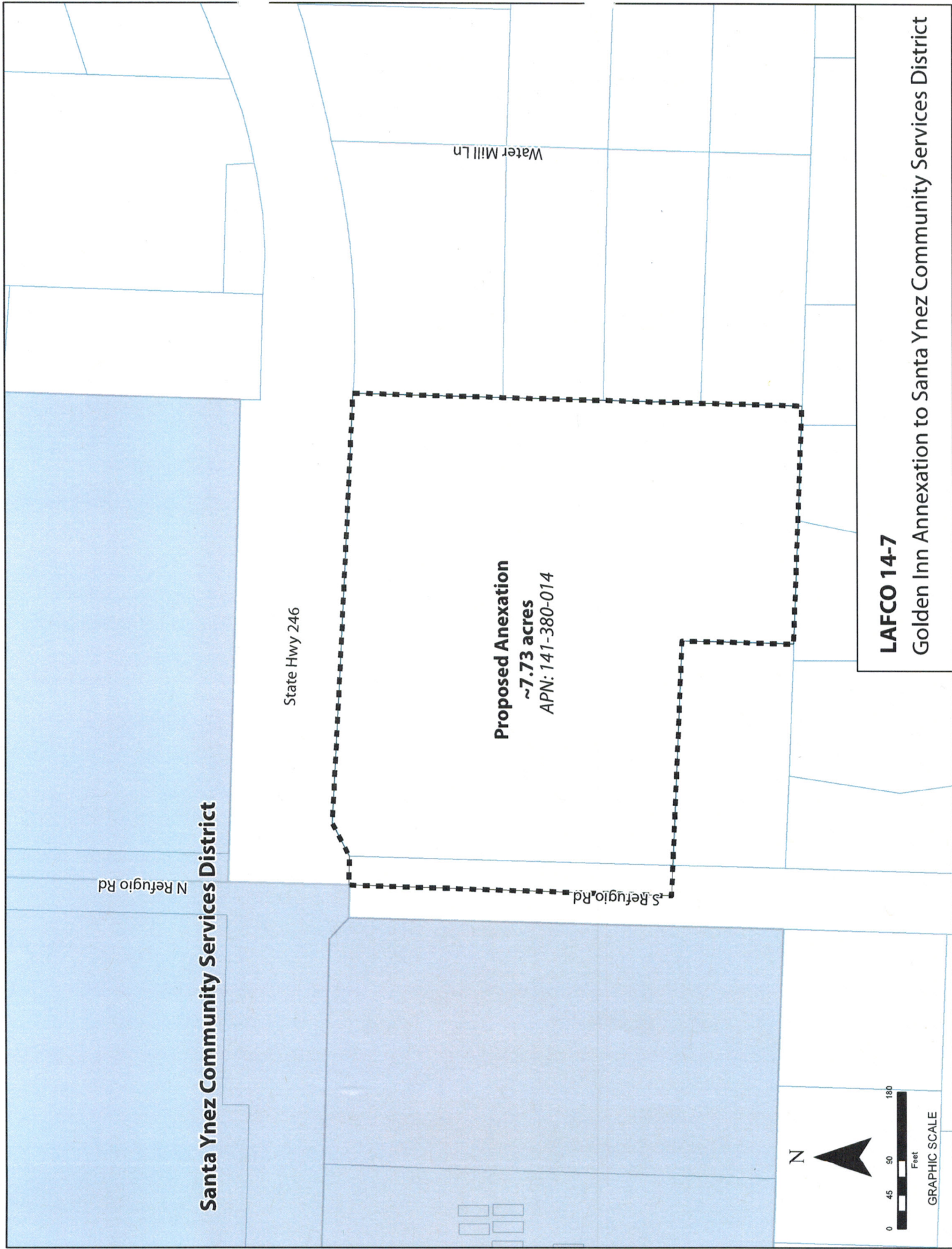
Golden Inn Annexation to Santa Ynez Community Services District

Proposed Annexation

~7.73 acres

APN: 141-380-014





LAFCO 14-7

Golden Inn Annexation to Santa Ynez Community Services District

NOTICE OF DETERMINATION (NOD)

To: Street Address: U.S. Mail:	Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814 P.O. Box 3044 Sacramento, CA 95812-3044	From: (Public Agency) County of Santa Barbara Planning and Development 123 East Anapamu Street Santa Barbara, CA 93101
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XX County Clerk
County of Santa Barbara

SUBJECT:

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

12GPA-00000-00002
12RZN-00000-00002
12TPM-00000-00009
12DVP-00000-00014
13DVP-00000-00005
13DVP-00000-00006

The Golden Inn & Village

14NGD-00000-00007

Project Number	Project Title	EIR or ND Number
2014031081	Dana Eady	(805) 934-6266
<small>State Clearinghouse Number (if submitted to Clearinghouse)</small>	<small>Lead Agency/Contact Person</small>	<small>Area Code/Telephone</small>

2014 SEP 25 PM 1:35
 COUNTY OF SANTA BARBARA
 CLERK OF THE BOARD OF SUPERVISORS

Project Location: The project involve Assessor Parcel No. 141-380-014 located at the southeast corner of Highway 246 and Refugio Road, in the Santa Ynez area, Third Supervisorial District, Santa Barbara County.

Project Description: Hearing on the request of Lisa Plowman of Peikert Group Architects, agent for The Rona Barrett Foundation, owner, to consider the following:

- a) 12GPA-00000-00002 [application filed on April 17, 2012] proposing to amend the land use designation on the subject parcel from Residential (Res-1.0) to Office and Professional (P) on approximately 2.2 acres, Residential (Res-20) on approximately 2.1 acres, and Residential (Res-30) on approximately 3 acres;
- b) 12RZN-00000-00002 [application filed on November 30, 2012] proposing to rezone the subject parcel from Residential (1-E-1) to Professional/Institutional (PI) on approximately 2.2 acres, Design Residential (DR-14) on approximately 2.1 acres, and Design Residential (DR-25) on approximately 3 acres in compliance with Chapter 35.14 of the County Land Use and Development Code;
- c) 12TPM-00000-00009/TPM 14,794 [application filed on November 30, 2012] for approval of a Vesting Tentative Parcel Map in compliance with County Code Chapter 21 to subdivide approximately 7.3 acres (gross) into three lots of 2.2 acres (Proposed Parcel 1), 3.0 acres (Proposed Parcel 2), and 2.1 acres (Proposed Parcel 3);
- d) 12DVP-00000-00014 [application filed on November 30, 2012] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to develop an Assisted Living/Memory Care Facility of approximately 36,991 sq. ft. with a maximum building height of 27 ft.;
- e) 13DVP-00000-00005 [application filed on April 2, 2013] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to develop an Independent Living Senior Apartment Complex and a Senior Community Center of approximately 46,067 square feet with a maximum building height of 25 feet;
- f) 13DVP-00000-00006 [application filed on April 2, 2013] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to develop 27 Low-Income Employee/Family Apartments in three

separate buildings totaling approximately 24,442 square feet, each with a maximum building height of 23 feet 6 inches; and to

Adopt the Mitigated Negative Declaration (14NGD-00000-00007) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetic/Visual Resources, Biological Resources, Geologic Processes, Noise, Public Facilities, and Water Resources/Flooding.

This is to advise that the Board of Supervisors has approved the above described project on June 17, 2014 and has made the following determinations regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the Provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Consideration [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.
7. The project [did did not] require discretionary approval from a state agency.

This is to certify that the final EIR or ND with comments and responses and record of project approval is available to the general public at:

- Santa Barbara County Planning and Development: 123 East Anapamu St. Santa Barbara, CA 93101
- Santa Barbara County Planning and Development: 624 Foster Road, Santa Maria, CA 93455


Signature (Public Agency)

June 23, 2014
Date

Planner II
Title

G:\GROUP\PERMITTING\CASE FILES\GPA\12CASES\12GPA-00000-00002 THE GOLDEN INN\ENVIRONMENTAL REVIEW\NOTICE OF DETERMINATION.DOC

APPLICATION FOR ANNEXATION
AND LANDOWNER CONSENT TO ANNEXATION

DATE: October 21, 2014

TO: SYCSD

As landowner of the property described below, I hereby make application and consent to have my property annexed into the SANTA YNEZ COMMUNITY SERVICES DISTRICT.

LOCATION OF PROPERTY: Northwest corner of HWY 246 and Refugio Rd., Santa Ynez, Ca 93460

ASSESSOR'S PARCEL NUMBER: 141-380-14

Frederick C. Lamont, Executive Director
Housing Authority of the County of Santa Barbara

NAME



SIGNATURE

815 W Ocean Ave., Lompoc, CA

ADDRESS

SANTA YNEZ COMMUNITY SERVICES DISTRICT

Mailing Address: P.O. Box 667, Santa Ynez, CA 93460-0667 • (805) 688-3008

October 21, 2014

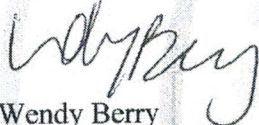
Santa Barbara LAFCO
Attn: Paul Hood
123 E. Anapamu St.
Santa Barbara, CA 93101

Dear Paul:

Consent is hereby given to waive conducting authority proceedings for the Golden Inn, Hwy 246/Refugio Rd. annexation.

If you have any questions, please feel free to call.

Sincerely,



Wendy Berry
Secretary/Treasurer

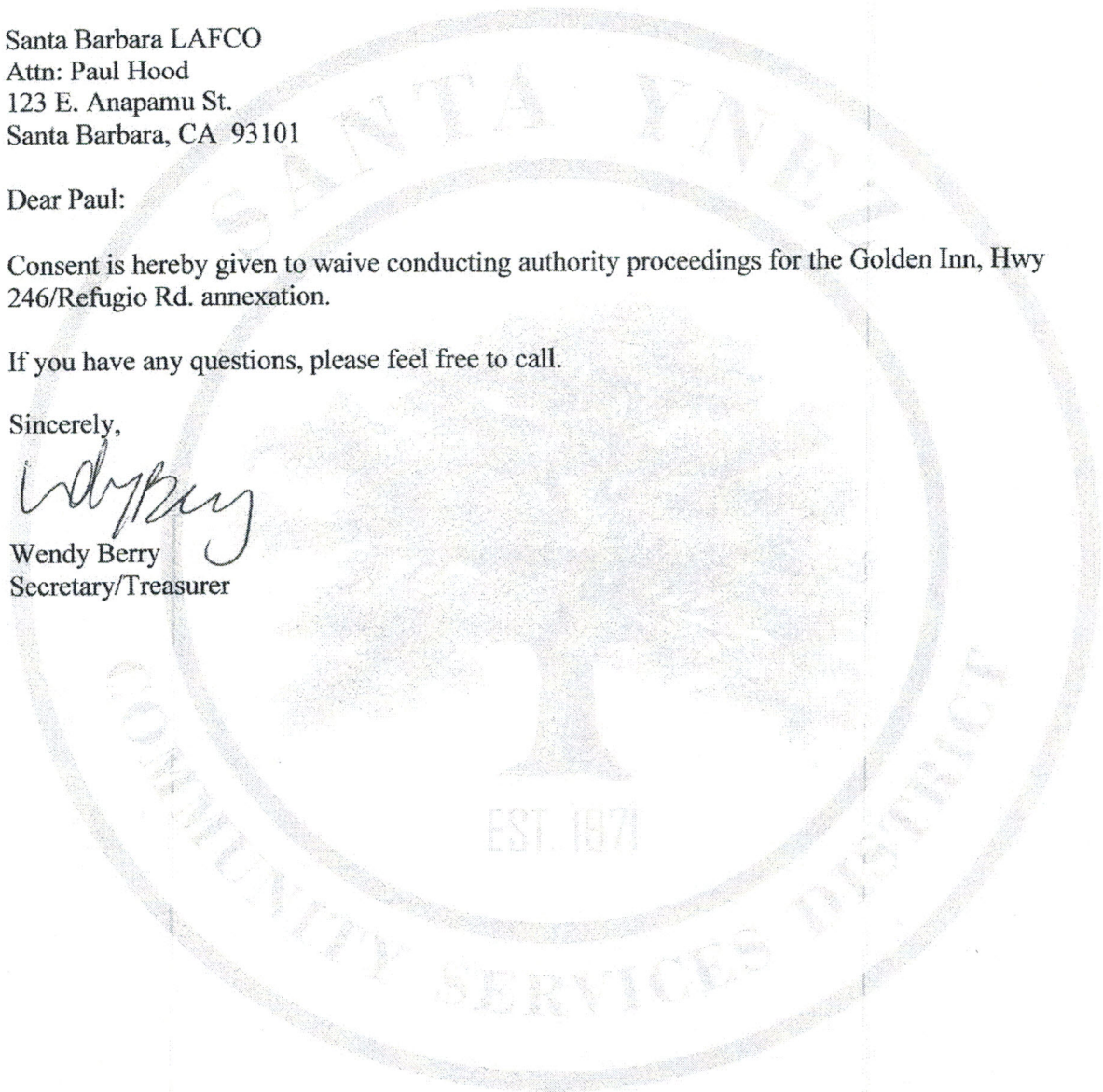


EXHIBIT E

LAFCO 14-7

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE GOLDEN INN
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) Certify your Commission has reviewed and considered the information contained in the Golden Inn and Village Mitigated Negative Declaration, State Clearing House Number 2014031081, dated June 23, 2014, prepared by the County of Santa Barbara, as lead agency.
- (2) The subject proposal is assigned the distinctive short-form designation:
GOLDEN INN 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 6, 2014 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