

SIENNA WAY ANNEXATION TO THE SANTA YNEZ COMMUNITY SERVICES DISTRICT

STAFF PRESENTATION

AUGUST 6, 2020

LAFCO AGENDA: CHANGE OF ORGANIZATION ITEM NO. 2

CHANGE OF ORGANIZATION ITEM NO. 2

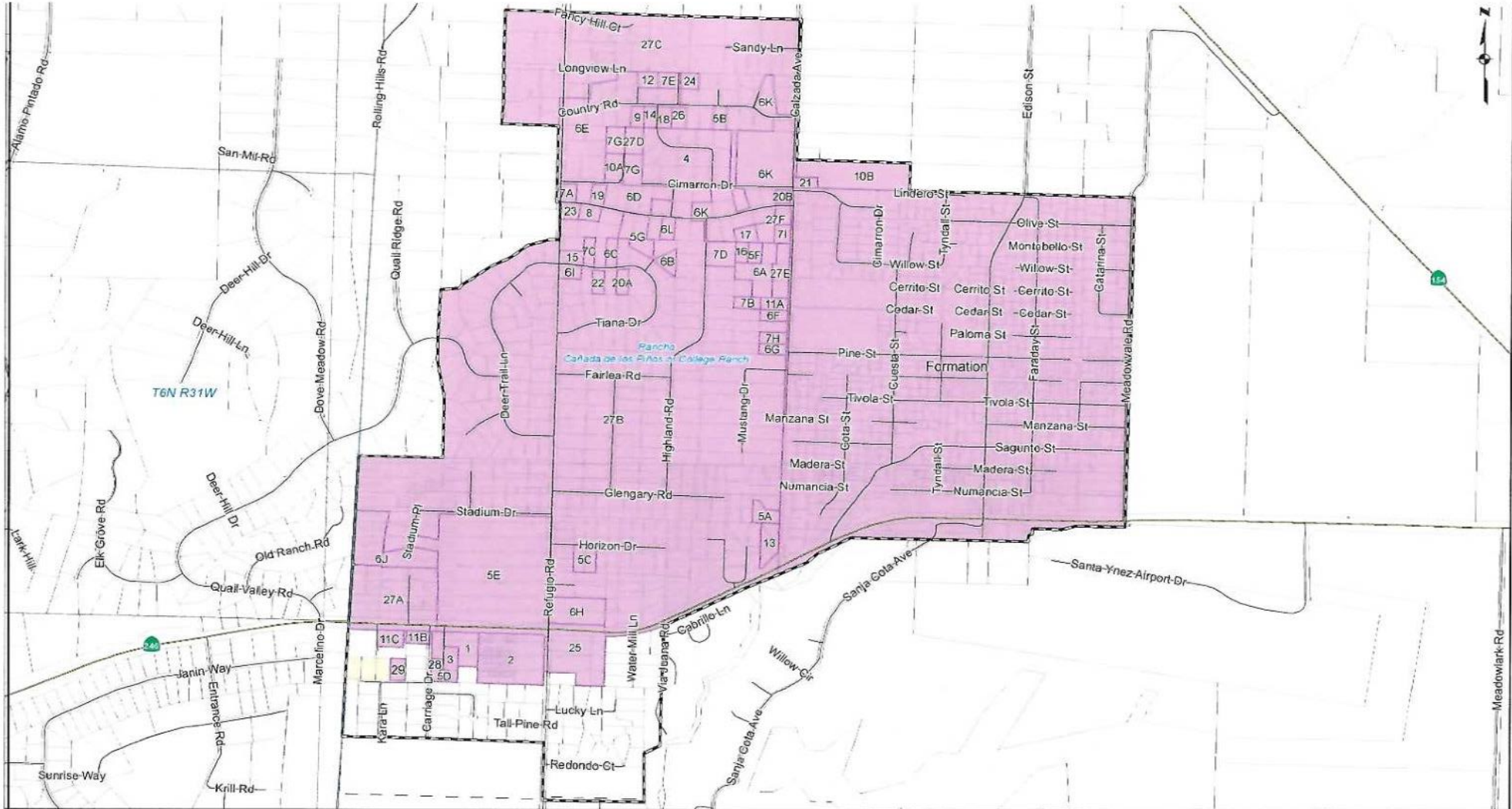


ANNEXATION PROJECT

- Annexation to the Santa Ynez Community Services District for 3 parcels located at 837, 843, and 846 Sienna Way.
- 3 developed single family parcels approximately 1 acre each.
- LAFCO approved “the Tait” annexation of adjacent parcel at 850 Sienna Way to Santa Ynez CSD on July 11, 2019.
- Parcels are within Sphere of Influence.

GEN PLAN & ZONING CONSISTENCY

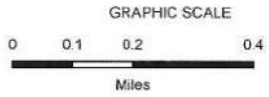
- County General Plan designates the site as RES 1.0 (Single Family Residential, One-Acre Lots). It is zoned I-E-I (Single-Family Residential; one-acre min. lots).
- Annexation consistent with the County Comp. Land Use Development Policy #5, which states: “Within designated urban areas, new development 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.”



Santa Ynez Community Services District

Compiled by the Office of the County Surveyor on 10/29/2019. Formed by Board of Supervisors Resolution 71-773. Recorded 11/29/1971, Inst. 2374JDR/48. Last Action: 29, LAFCO 19-01, Tait Annex., 10/18/2019. Sphere: 04/05/2012. See boundary activity table at <http://www.countyofsb.org/pwd/pwsurveyor.aspx?id=23260>

NOTICE OF DISCLAIMER: This data is for reference only. Although every effort has been made to ensure the accuracy of information, errors and conditions originating from physical sources used to develop the database may be reflected in this data. Santa Barbara County shall not be liable for any errors, omissions, or damages that result from inappropriate use of this document. No level of accuracy is claimed for the boundary lines shown hereon and lines should not be used to obtain coordinate values, bearings or distances.



- Legend**
- Freeways
 - Highways
 - Roads
 - ▭ Parcels
 - ▭ Sections
 - ▭ Ranchos
 - ▭ Spanish Land Grants
 - ▭ Formation
 - ▭ Annexation
 - ▭ Detachment



CHANGE OF ORGANIZATION ITEM NO. 2

PARCELS

- Parcels are within the sphere of influence of the Santa Ynez Community Services District.
- Parcels are not contiguous to Santa Ynez CSD; however, Gov. Code sec. 61007(a) provides noncontiguous territory may be included in a CSD.
- No significant natural boundaries affect the proposal. areas are flat with an approximate 6” rise on the ingress/egress road.

AGRICULTURE, DISADVANTAGE COMMUNITIES, JANIN ACRES SPECIAL PROBLEMS AREA

- The annexation will have no impact on Agricultural Resources
- 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.
- The property is within the Janin Acres Special Problems Area due to septic tank issues and limitations.

WAIVER OF CONDUCTING AUTHORITY PROCEEDINGS

- Parcel is “uninhabited” - less than 12 voters. (GC sec. 56079.5.)
- The 3 property owners have consented to annexation. (Exhibits E.)
- The annexing district consents to waiving conducting authority proceedings. (Exhibit F.)
- Therefore, Commission may waive the conducting authority proceedings. (GC sec. 56663.)

CEQA EXEMPTION – CLASS 19

- Santa Ynex CSD determined proposal is categorically exempt (Class 19 – Annexation of Existing Facilities and Lots for Exempt Facilities) from the California Environmental Quality Act. **(Exhibit C.)**
- The Commission will file a Notice of Exemption following approval of the proposal and environmental determination. **(Exhibit D.)**

RECOMMENDATION

- Adopt Resolution that
 - Finds project exempt from CEQA
 - Approves the annexation subject to conditions in Resolution
 - Finds the area to be uninhabited and the landowners and CSD have consented.
 - Waive the conducting authority proceedings.