

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

November 6, 2014 (Agenda)

- LAFCO 14-8: Flores Annexation to the Santa Ynez Community Services District (SYCSD)
- PROPONENT: Board of Directors of the Santa Ynez Community Services District, by resolution adopted on July 28, 2014.
- ACREAGE & LOCATION Approximately one acre on the south side of Country Road on the north side of the district (3150 Country Road). (APN 141-330-008) **(Exhibits A and B)**
- PURPOSE: To include an existing single family home with a failing septic tank in the District to receive sewer services and promote orderly district boundaries. The property is within 200 feet of the main sewer line.

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 141-330-008 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.

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 level. No significant natural boundaries affect the proposal.

5. Population:

There is one dwelling unit within the proposal area. No changes in dwelling units or population are proposed or anticipated. The parcels is uninhabited ((less than 12 registered voters).

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

The property is within 200 feet of 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 is receiving services from ID#1.

7. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 62026. The assessed value is \$452,144, Land - \$191,818, Improvements – \$260,326. (2014-15 roll). The overall tax rate will not be affected by this change. (APN 141-330-08) (Tax Rate Area 062026)

8. Environmental Impact of the Proposal:

The proposal is categorically exempt (Class 19 – Annexation of Existing Facilities and Lots for Exempt Facilities) from the California Environmental Quality Act. **(Exhibit C)**

9. 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 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.

EXHIBITS

Exhibits A and B	Maps of the Proposed Annexation
Exhibit C	Categorical Exemption
Exhibit D	Landowner Consent Form
Exhibit E	District Consent to Waive Conducting Authority Proceedings
Exhibit F	Proposed Resolution Approving the Annexation

Conclusion:

Annexation of the Flores property to the Santa Ynez Community Services District represents a reasonable and logical expansion of the district. The single family residence need to connect to the districts sewer line because of a failing septic tanks. The district has the capacity to provide this service. The area proposed for annexation is with the SYCSD's sphere of influence.

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 Flores 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

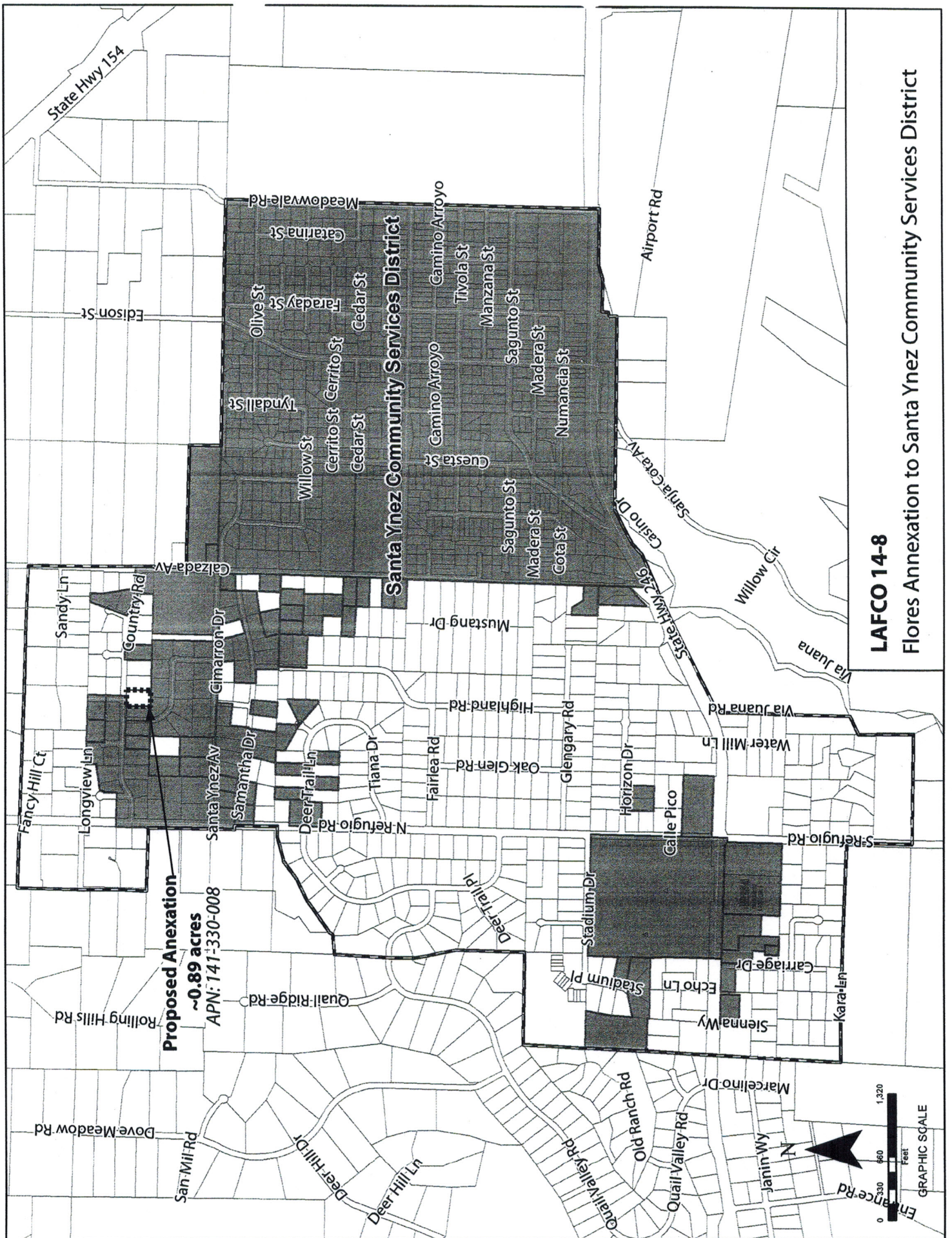


EXHIBIT A

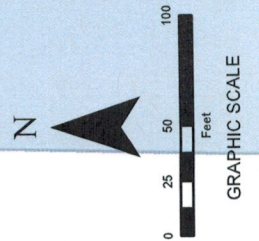
Santa Ynez Community Services District

Brandon Rd

Country Rd

Remington Dr

Proposed Anexation
~0.89 acres
APN: 141-330-008



LAFCO 14-8
Flores Annexation to Santa Ynez Community Services District

Notice of Exemption

TO: Office of Planning and Research
P.O. Box 3044
1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

FROM: Santa Ynez Community Services District
P.O. Box 667
Santa Ynez, CA 93460-0667

COUNTY OF SANTA BARBARA
CLERK OF THE
SUPERIOR COURT

or
 County Clerk
County of Santa Barbara
105 E. Anapamu Street
Santa Barbara, CA, 93101

Project Title: Annexation of 3150 Country Rd., Santa Ynez – Flores Annexation

Project Location – Specific: 3150 Country Rd., Santa Ynez, CA (APN 141-330-08)

Project Location – City: Unincorporated Town of Santa Ynez

Project Location – County: Santa Barbara

Description of Project: Annexation of 3150 Country Rd. (Flores)

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 Categorically Exempt under CEQA Guidelines Section 15319 as an annexation of an existing facility. There is no substantial evidence that the annexation will have a significant effect on the environment.

Lead Agency Contact Person: Wendy Berry,
Secretary

Telephone: (805) 688-3008

Signature of Lead Agency Representative:



Wendy Berry, Secretary/Treasurer

Date Received for Filing: 10/22/2014

Dated: October 16, 2014

APPLICATION FOR ANNEXATION
AND LANDOWNER CONSENT TO ANNEXATION

DATE:
Oct. 15, 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: 3150 Country Rd., Santa Ynez, CA 93460

ASSESSOR'S PARCEL NUMBER: 141-330-08

Jacqueline Flores
NAME

Jacqueline Flores
SIGNATURE

3150 Country Road, Santa Ynez, CA 93460
ADDRESS

SANTA YNEZ COMMUNITY SERVICES DISTRICT

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

October 21, 2014

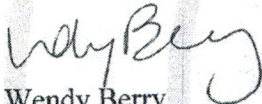
Santa Barbara LAFCO
Attn: Paul Hood
123 E. Anapamu St.
Santa Barbara, CA 93101

Dear Paul:

Consent is hereby given to waive conducting authority proceedings for the 3150 Country Rd.,
LAFCO annexation 14-08.

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

Sincerely,


Wendy Berry
Secretary/Treasurer

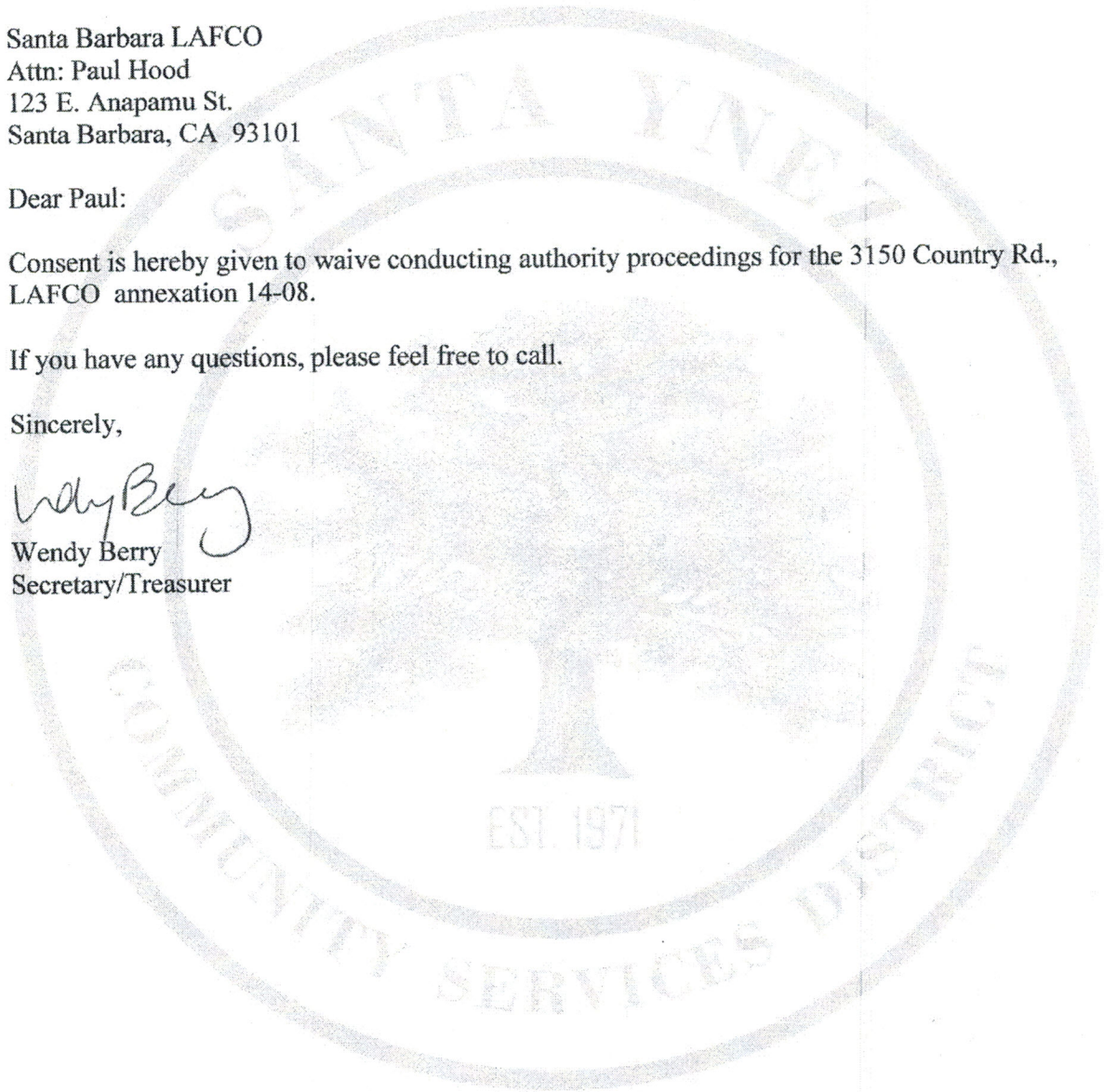


EXHIBIT E

LAFCO 14-8

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