

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

April 6, 2023 (Agenda)

LAFCO 22-10: 3025 & 3035 Lucky Lane Annexation to the Santa Ynez Community Services District.

PROPONENT: Board of Directors, by Resolution of Application (Reso #22-25).

ACREAGE & LOCATION The proposed annexation includes 2.08± -acres (1.06 acres and 1.02 acres located at 3025 & 3035 Lucky Lane, respectively) and is directly surrounded by residential uses on all sides. All parcels are located on Lucky Lane and easterly of N. Refugio Road. Both properties are located within the unincorporated area of Santa Barbara County. (APN 141-380-017 & 141-380-035). (**Attachment A.**)

PURPOSE: Annexation to the Santa Ynez Community Services District is to provide sanitary sewer services to two existing single-family residences and one accessory dwelling structure. The residences are currently utilizing septic system. The property owners wish to connect to the Santa Ynez Community Services District wastewater collection system. In the event of septic tank failures, connection to the Santa Ynez Community Services District wastewater system or construction of an advanced onsite wastewater disposal system would be required. The district is also authorized to provide street lighting service.

RECOMMENDATION:

That the Commission adopt the attached Resolution that will approve the Annexation of 3025 & 3035 Lucky Lane properties into the Santa Ynez Community Services District.

GENERAL ANALYSIS:

Description of Project

1. Land Use and Zoning - Present and Future:

Both properties are developed with single-family residences. The existing land use is residential. The landowners wish to connect to nearby Santa Ynez Community Services District's sewer main. The proposal is for continued residential uses.

No changes in land use will be facilitated by the proposed boundary change. The land use designations and zoning are residential under County (Single-Family Residential Res-1.0; Zoned 1-E-1).

2. Sphere of Influence:

Both parcels proposed for annexation are within the sphere of influence of the Santa Ynez Community Services District. The sphere of influence was last updated in 2012.

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 is relatively flat with slight slope toward the east. The area is an urban residential area surrounded by existing residential development.

5. Impact of Agricultural Resources

The annexation will have no impact on Agricultural Resources.

6. Population:

Together the parcels are uninhabited as less than 12 registered voters reside in the area.

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

Sewer laterals and step pump system would connect both properties to the main sewer line. The district has stated it has the capacity to serve both properties. Each property will receive the same level and range of service as other properties currently served by the district. The property is already within the boundaries of the Santa Ynez Water Conservation District, Improvement District No. 1 ("ID#1") and currently receive water supply services from ID#1. All other utilities are provided by the respective utility companies and no extension of services would be required. The district is also authorized to provide street lighting services if in the future new lights are warranted.

8. Assessed Value, Tax Rates, Indebtedness and Exchange:

The assessed value and tax rate for the properties will not be affected by this change. APN 141-380-017 & 141-380-035 are presently within Tax Rate Area 062026. The assessed value of the parcel 141-380-017 is \$600,000 for the land and \$200,000 for improvements for a total of \$800,000. The assessed value of the parcel 141-380-035 is \$199,508 for the land and \$61,376 for improvements for a total of \$260,884 after exemptions. (Tax roll 2022-2023.) A property tax exchange was approved by the Board of Supervisors on

February 28, 2023 which included a zero exchange with this annexation. The overall tax rate will not be affected by this change.

The proponent requests the subject territory, upon annexation, be liable for payment of its share of the district's existing indebtedness. The Tax Collector will add to assessments on the regular tax bill levied against the residence.

9. Environmental Impact of the Proposal:

The proposal is categorically exempt from the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA") pursuant to CEQA Guidelines section 15319 (b) Class 19 Annexations of individual small parcels for facilities exempted by Section 15303. The Clerk will file the Commission's Notice of Exemption following approval of the proposal and environmental determination. (**Attachment D.**)

10. Landowner and Annexing Agency Consent:

Both applicants, (landowners Hamaker & Cicileo) consented to annexation to the Santa Ynez Community Services District. (**Attachment B.**) The Santa Ynez Community Services District have consented to the annexation via resolution of application. The site is uninhabited; having fewer than 12 registered voters. Therefore, the Commission may waive the conducting authority proceedings pursuant to Government Code section 56662.

11. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. The properties would be contiguous to the district. The site is uninhabited; namely, there are fewer than 12 registered voters residing in the annexation area.

The boundaries are definite and certain. The County Surveyor will approve a map and legal description sufficient for filing with the State Board of Equalization.

12. Applications; County Department Reportbacks.

The applicant's application for annexation of the Property was submitted on December 12, 2022. Pursuant to LAFCO's processing procedure, LAFCO requested "Reportbacks" from interested County Departments. Reportback's were received from the Surveyor, Auditor Controller, Fire Department, Planning & Development, Public Works, and the Assessor on January 9, 2023.

Public Noticing:

The Cortese-Knox-Hertzberg Act governs notification requirements regarding annexation with one-hundred percent consent from the property owners and support from the jurisdiction. The

proponents have submitted a letter requesting waiving the noticing requirements under CKH 56662. Notice has been sent to the proponents, District and affected agencies. The documents are also available at the Santa Barbara LAFCO website, www.sblafco.org. The noticing requirements of the CKH Act and CEQA has been met.

Conclusion:

The area proposed for annexation, 3025 & 3035 Lucky Lane Annexation to the Santa Ynez Community Services District, respectively properties owned by Evan and Katherine Hamaker and Douglas Cicileo represents a reasonable and logical expansion of the district. The area proposed for annexation is within the district's sphere of influence.

The sites are located in an area that allows the district to best provide sewer and street lighting services in the future. The district serves the areas to the north of the parcels. District infrastructure (wastewater pipes) is located within a reasonable distance in the area at intersection of N. Refugio Road. The sites are already served by the Santa Ynez Water Conservation District, Improvement District No. 1 for water.

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 exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15319(b) Class 19 Annexations of individual small parcels for facilities exempted by Section 15303.
- B. Condition approval upon the annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees and assessments of the Santa Ynez Community Services District;
- C. Find the subject territory is uninhabited; all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings; and.
- D. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 –DENY the proposal.

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

RECOMMENDED ACTION:

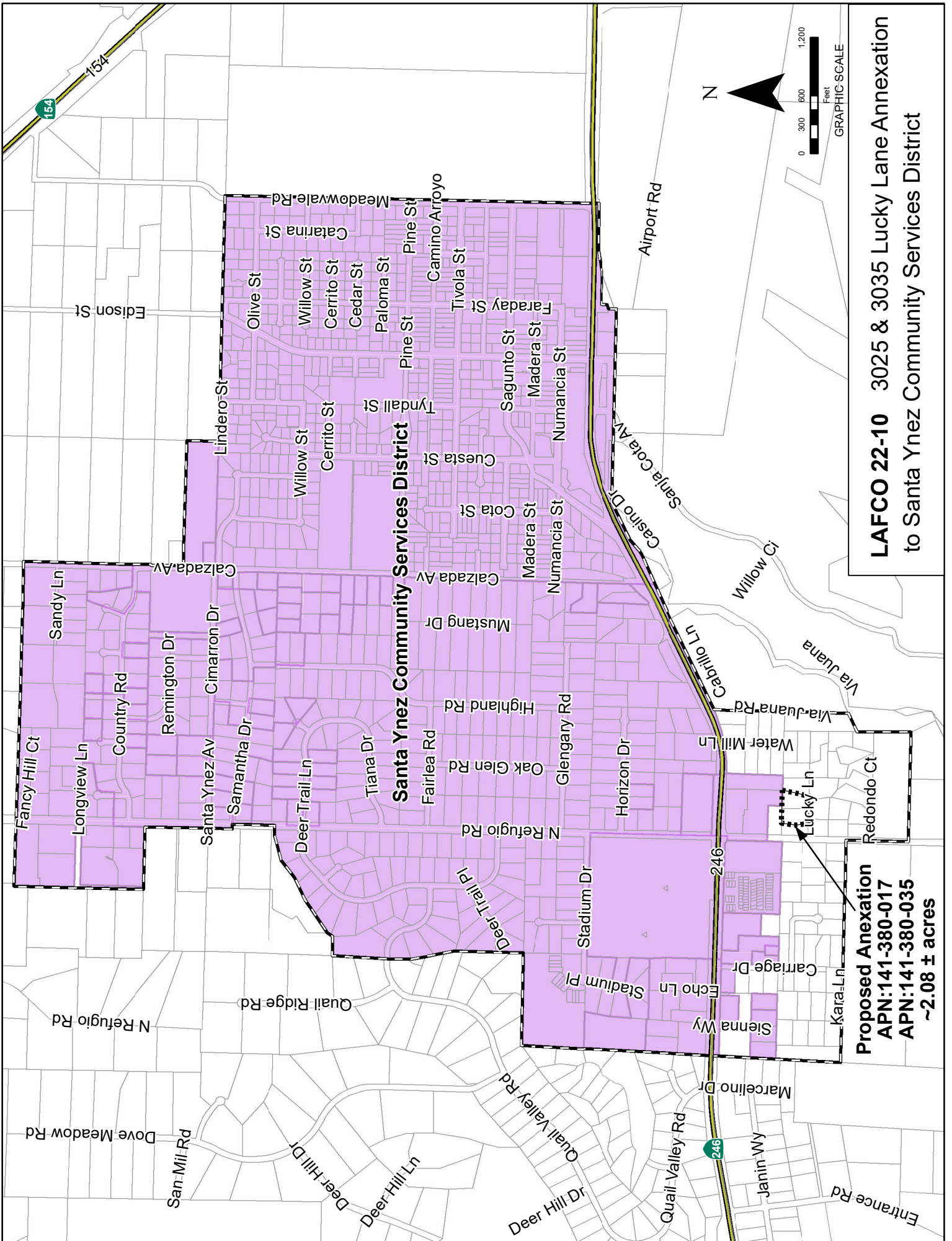
Approve **OPTION 1**.



Mike Prater
Executive Officer
LOCAL AGENCY FORMATION COMMISSION

ATTACHMENTS

Attachment A	Maps of the Proposed Annexation
Attachment B	Resolution, Application & Consent by Landowners
Attachment C	LAFCO Legislative Factors-Government Code Section 56668 (a-q)
Attachment D	CEQA Exemption Section 15319(b)
Attachment E	LAFCO Resolution Approving the Annexation



Santa Ynez Community Services District

LAFCO 22-10 3025 & 3035 Lucky Lane Annexation
 to Santa Ynez Community Services District

Proposed Anexation
APN:141-380-017
APN:141-380-035
~2.08 ± acres

Santa Ynez Community Services District

Proposed Annexation
APN:141-380-017
APN:141-380-035
~2.08 ± acres

LUCKY-LN

HOMESTEAD-TRAIL

TALL-PINE-RD

N-REFUGIO-RD

N



Feet

GRAPHIC SCALE

LAFCO 22-10 3025 & 3035 Lucky Lane Annexation
to Santa Ynez Community Services District



SANTA YNEZ
COMMUNITY SERVICES DISTRICT

Mike Prater
Executive Officer
Santa Barbara LAFCO
105 E. Anapamu Street, Santa Barbara, CA. 93101

To: Mike Prater, Executive Officer
From: Santa Ynez Community Services District
Re: Annexation of 3025 and 3035 Lucky Lane
Date: November 23, 2022

Mr. Prater,

Please find the following (9) attachments for the Annexation of 3025 and 3035 Lucky Lane. Lucky Lane is in our sphere of influence.

1. Resolution
2. Questionnaire
3. Assessor Parcel Map
4. Maps and Legal Description
5. Notice of Exemption
6. Signed Cost Accounting Agreement
7. LAFCO Processing Fee - Check
8. \$1,100 Map Check Deposit
9. State Board of Equalization Fee - Check

Please let me know if you have any questions or need any other information.

Thank you,

A handwritten signature in black ink, appearing to read 'Loch A. Dreizler', with a long horizontal flourish extending to the right.

Loch A. Dreizler, General Manager

Resolution

RESOLUTION NO. 22-25

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA
YNEZ COMMUNITY SERVICES DISTRICT INITIATING
PROCEEDINGS FOR ANNEXATION OF ASSESSOR'S PARCEL
NOS. 141-380-017 and 141-380-035**

**3025 Lucky Lane (Hamaker)
3035 Lucky Lane (Cicileo)**

WHEREAS, the Board of Directors of the Santa Ynez Community Services District (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 District's 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 parcels proposed to be annexed will, upon such annexation, be eligible to apply for permits for the connection of the parcels to the District's public sewer system. However, the issuance of a permit for any such parcel 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(b) of the CEQA Guidelines.

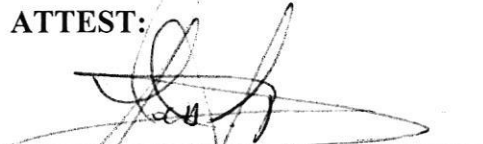
10. In accordance with Section 15062 of the CEQA Guidelines, the Board of Directors hereby authorizes and directs the Secretary of the District to sign and file a Notice of Exemption with the Santa Barbara County Clerk, in the form attached hereto as Exhibit "C".

PASSED AND ADOPTED this 16th day of November 2022, by the following vote of the Board of Directors of the Santa Ynez Community Services District:

AYES: 4
NOES: 0
ABSENT: Van Pelt
ABSTAIN: 0



Karen Jones, President
of the Board of Directors

ATTEST:


Loch Dreizler, General Manager

Questionnaire

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

**Proposal Justification Questionnaire for Annexations,
Detachments and Reorganizations**

(Attach additional sheets as necessary)

1. Name of Application: (The name should match the title on the map and legal description; list all boundary changes that are part of the application)

Evan Hamaker / Douglas Cicileo

2. Describe the acreage and general location; include street addresses if known:

2.08 total acres / 2 one acre parcels 3025/3035 Lucky Lane

3. List the Assessor's Parcels within the proposal area:

141-380-017 / 141-380-035

4. Purpose of proposal: (Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.)

tie into sewer services

5. Land Use and Zoning - Present and Future

- A. Describe the existing land uses within the proposal area. Be specific.

Residential 1-E-1

- B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.

No change

- C. Describe the existing zoning designations within the proposal area.

1-E-1

- D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?

No change

- E. (For City Annexations) Describe the rezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this rezoning?

N/A

- F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements).

N/A

6. Describe the area surrounding the proposal

Using Table A, describe existing land uses, general plans and zoning designations for lands adjacent to and surrounding the proposal area. The application is incomplete without this table.

7. Conformity with Spheres of influence

A. Is the proposal area within the sphere of influence of the annexing agency?

Yes

B. If not, include a proposal to revise the sphere of influence.

N/A

8. Conformity with County and City General Plans

A. Describe the existing County General Plan designation for the proposal area.

Two properties at 1-E-1

B. (For City Annexations) Describe the City general plan designation for the area.

N/A

C. Do the proposed uses conform with these plans? If not, please explain.

Yes

9. Topography and Natural Features

A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal.

Existing family dwelling (single family dwelling.)

B. Describe the general topography of the area surrounding the proposal.

mostly flat with slight grade down heading East.

10. Impact on Agriculture

A. Does the affected property currently produce a commercial agricultural commodity?

NO

B. Is the affected property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program?

NO

C. Is the affected property Prime Agricultural Land as defined in Government Code §56064?_

NO

D. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract?

NO

1) If "yes," provide the contract number and the date the contract was executed.

2) If "yes", has a notice of non-renewal be filed? If so, when?

3) If this proposal is an annexation to a city, provide a copy of any protest filed by the annexing city against the contract when it was approved.

11. Impact on Open Space

Is the affected property Open Space land as defined in Government Code Section 65560?

NO

12. Relationship to Regional Housing Goals and Policies (City annexations only)

If this proposal will result in or facilitate an increase in the number of housing units, describe the extent to which the proposal will assist the annexing city in achieving its fair share of regional housing needs as determined by SBCAG.

N/A

13. Population

A. Describe the number and type of existing dwelling units within the proposal area.

2SFD One ADU

B. How many new dwelling units could result from or be facilitated by the proposal?

Single-family Existing Multi-family _____

14. Government Services and Controls – Plan for Providing Services (per §56653)

A. Describe the services to be extended to the affected territory by this proposal.

B. Describe the level and range of the proposed services.

Waste water Services

C. Indicate when the services can feasibly be provided to the proposal area.

Once annexed into SycSD.

D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal.

Connection of sewer line and step pump system.

E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

By property owners

F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.

upgrade current septic system.

15. Ability of the annexing agency to provide services

Attach a statement from the annexing agency describing its ability to provide the services that are the subject of the application, including the sufficiency of revenues (per Gov't Code §56668j).

16. Dependability of Water Supply for Projected Needs (as per §56653)

If the proposal will result in or facilitate an increase in water usage, attach a statement from the retail water purveyor that describes the timely availability of water supplies that will be adequate for the projected needs.

N/A

17. Bonded indebtedness and zones – These questions pertain to long term debt that applies or will be applied to the affected property.

N/A

- A. Do agencies whose boundaries are being changed have existing bonded debt? _____
If so, please describe.

Yes, Horizon Drive sewer main extension.

- B. Will the proposal area be liable for payment of its share of this existing debt? _____
If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.)

NO

- C. Should the proposal area be included within any 'Division or Zone for debt repayment? __
If yes, please describe.

NO

- D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? _____. If yes, please describe.

NO

18. Environmental Impact of the Proposal

- A. Who is the "lead agency" for this proposal? Santa Ynez Community Services District

- B. What type of environmental document has been prepared?

None, Categorically Exempt -- Class 15319

EIR _____ Negative Declaration _____ Mitigated ND _____

Subsequent Use of Previous EIR _____ Identify the prior report. _____

- C. If an EIR has been prepared, attach the lead agency's resolution listing significant impacts anticipated from the project, mitigation measures adopted to reduce or avoid significant impacts and, if adopted, a "Statement of Overriding Considerations."

N/A

19. Boundaries

- A. Why are these particular boundaries being used? Ideally, what other properties should be included in the proposal? *2 SFD properties are the only ones interested, other surrounding properties are not interested.*
- B. If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included.

N/A

20. Final Comments

- A. Describe any conditions that should be included in LAFCO's resolution of approval.
- B. Provide any other comments or justifications regarding the proposal.
- C. Enclose all pertinent staff reports and supporting documentation related to this proposal. Note any changes in the approved project that are not reflected in these materials.

21. Notices and Staff Reports

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

<u>Name</u>	<u>Address</u>	<u>Ph. #</u>
A. Loch Dreizler	PO BOX 667 Santa Ynez, CA 93460	805-688-3008
B. Evan Hamaker	3025 Lucky Ln SY CA, 93460	805 350-1492
C. Douglas Cicileo	717 Western Ave, SB, CA, 93101	805 709-2450

Who should be contacted if there are questions about this application?

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Evan Hamaker	3025 Lucky Lane Santa Ynez, CA 93460	805-350-1492

Signature *Evan Hamaker*

Date 11/2/22

TABLE A

Information regarding the areas surrounding the proposal area

	Existing Land Use	General Plan Designation	Zoning Designation
East	1-E-1	1-E-1	1-E-1
West	1-E-1	1-E-1	1-E-1
North	1-E-1 / DR-25 / DR14	1-E-1 / DR-25 / DR14	1-E-1 / DR-25 / DR14
South	1-E-1	1-E-1	1-E-1

Other comments or notations:

Date: December 2, 2022

Application Name: **Hamaker and Cicileo, 3025 & 3035 Lucky Lane, Santa Ynez**

Environmental Questionnaire

(Please submit any environmental studies that have been completed.)

1. Has an environmental determination (Negative Declaration-Environmental Impact Report) been certified by a legislative body?

Yes No (Notice of Exemption)

If yes, please attach a copy*

2. Is the site presently zoned for or engaged in agricultural use?

Yes No

If yes, please explain: _

Prime agricultural land:

Yes No

3. Will extension of services requested for this proposal induce growth on affected property? _____ Yes No

On adjacent properties? _____ Yes No

Unincorporated? _____ Yes No

Both? _____ Yes No

4. Will the proposal require public services from any agency or facility that is currently operating at or near capacity, i.e., sewer, water, police, or fire?

_____ Yes No

If yes, please explain:

5. Please describe the environmental setting of the site: Existing Single-Family Residences with one existing ADU

6. Terrain:

Leve to Gently rolling (0-10%)

Slopes (10-30%)

Steep slopes (over 30%)

7. Hydrology (streams, lakes, or marshes on site)? _____Yes No

If yes, please describe: _____

8. Vegetation:

Has the natural vegetation already removed or altered?

_____Yes No

9. Are there any endangered plant species on site? _____Yes No

10. Have any endangered or threatened species been identified?

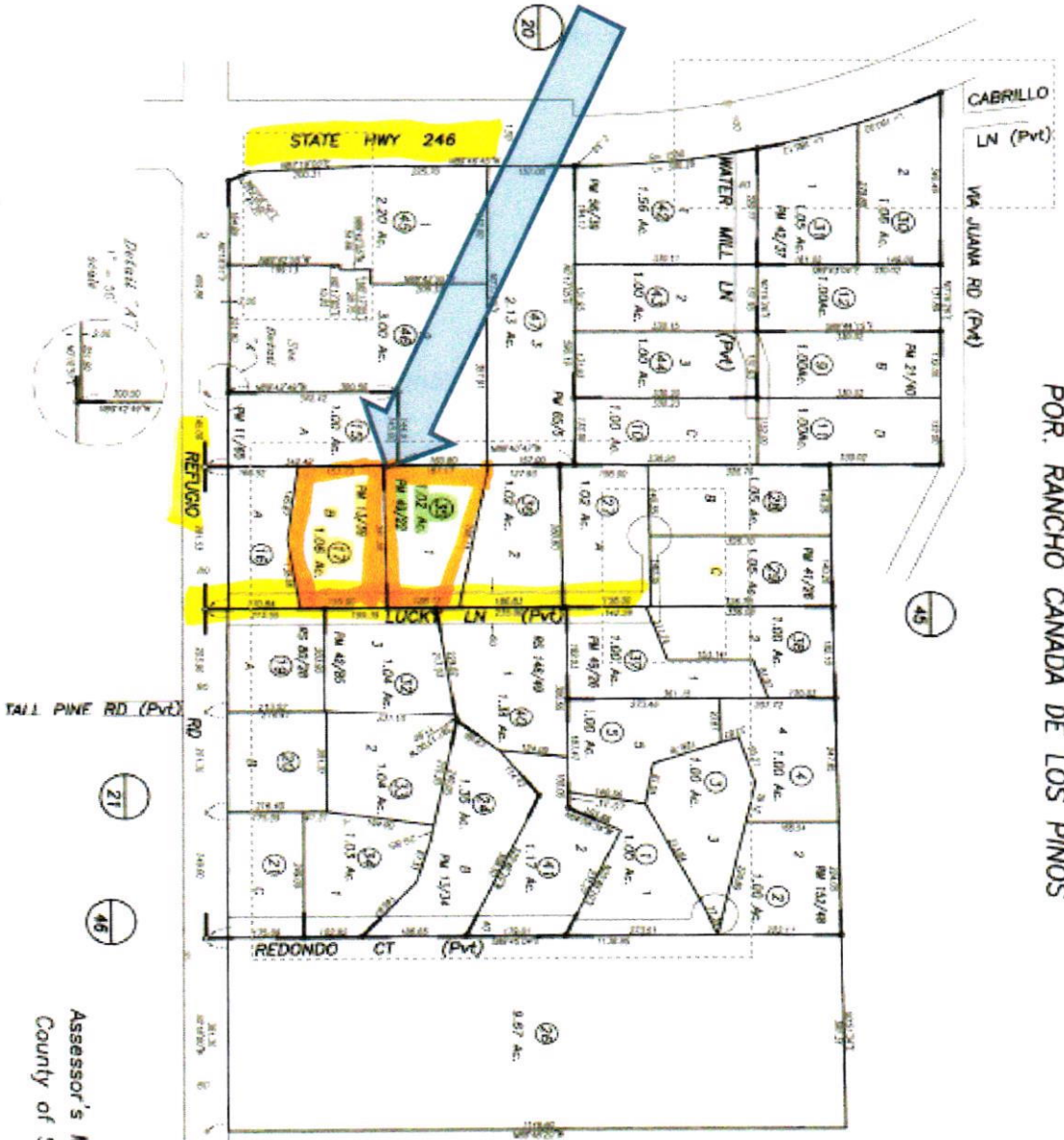
_____Yes No

If yes, please explain:

Assessor Parcel Map

Exhibit "B"

08/12/1987 R.M. BK. 152, Pg. 48-49, Tract 13,776



POR. RANCHO CANADA DE LOS PINOS

141-38



000000m = 90'
1" = 200'

NOTICE
Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building etc.

Assessor's Map Bk. 141-Pg. 38
County of Santa Barbara, Calif.

08/15 14 000 00 00 00

Maps and Legal Description

Exhibit A
Geographic Description
Santa Ynez Community Services District
Annexation 22LF__
Annexation to the Santa Ynez Community Services District

Parcel 1 of Parcel Map No. 14089, in the County of Santa Barbara, State of California, per map recorded in Book 49, Page 21 and 22 of Parcel Maps, in the Office of the County Recorder of said County described as follows:

Beginning at the Northeast corner of said Parcel 1 being 22.38 feet more or less West from the westerly projection of the South line of Parcel 2 of Parcel Map 14,794 recorded in Book 65 of Parcel Maps at Page 6 of Official Records and also being the South line of the Golden Inn Annexation LAFCO14-7 recorded as Document No. 2014-0060229 of Official Records;

Course 1: thence, South 00°50'29" East, along the east line of said Parcel 1, a distance of 281.21 feet to the Southeast corner thereof;

Course 2: thence, North 89°47'39" West, along the South line of said Parcel 1, a distance of 155.00 feet to the Southwest corner thereof;

Course 3: thence, North 09°16'37" West, along the East line of said Parcel 1, a distance of 138.66 feet;

Course 4: thence, North 07°38'35" West, along the East line of said Parcel 1, a distance of 145.83 feet to the Northwest corner of said Parcel 1;

Course 5: thence, North 89°43'08" West, along the North line of said Parcel 1, a distance of 153.83 feet more or less to the Northeast corner of said Parcel 1 and the **Point of Beginning**.

Containing 1.06 acres, more or less.



9/27/22
202270

141-380-015

EXISTING SANTA YNEZ
COMMUNITY SERVICE
DISTRICT BOUNDARY

PARCEL 2
65 PM 6
141-380-046

N89°43'08"W 153.83'
COURSE 5
POINT OF BEGINNING

LAFCO 14-7
RECORDED AS DOCUMENT
NO. 2014-0060229

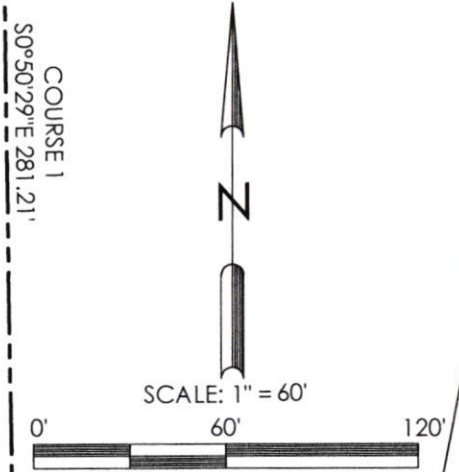
PARCEL A
141-380-016

13 PM 39
PARCEL B

PARCEL C
141-380-035

141-380-017
ANNEXATION AREA
1.06 ACRES±

COURSE 4
N7°38'35"E 145.83'
COURSE 3
N9°16'37"W 138.66'



COURSE 1
S0°50'29"E 281.21'

N89°47'39"W 155.00'
COURSE 2

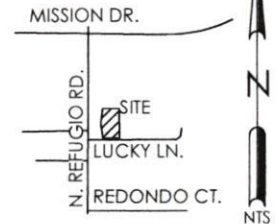
LUCKY LANE

LEGEND

- PROPOSED ANNEXATION LIMITS
- EXISTING SANTA YNEZ COMMUNITY SERVICES DISTRICT LIMITS



TOWN OF SANTA YNEZ



VICINITY MAP

APPROVED AS TO FORM AND SURVEYING
CONTENT

I HEREBY STATE THAT THIS ANNEXATION
MAP CORRECTLY REPRESENTS A MAP
MADE BY ME OR UNDER MY DIRECTION
UNDER THE PROVISIONS OF SECTION 8761
OF THE PLS ACT.

ALEKSANDAR JEVREMOVIC LS 8378 DATE
SANTA BARBARA COUNTY SURVEYOR

DATE:	9/27/2022
DRAWN:	
CHECKED:	
PROJECT:	

EXHIBIT B
ANNEXATION NO. 22LF__
ANNEXATION TO THE SANTA YNEZ COMMUNITY
SERVICES DISTRICT

BLS
Borum Land Surveying Inc.
www.borumlandsurveying.com
ATTACHMENT B

Notice of Exemption

Exhibit "C"
Notice of Exemption

Notice of Exemption

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 3025 and 3035 Lucky Lane

Project Location – Specific: 3025 and 3035 Lucky Ln., Santa Ynez, CA (APNs 141-380-017 and 141-380-035)

Project Location – City: Unincorporated Town of Santa Ynez

Project Location – County: Santa Barbara

Description of Project: Annexation of 3025 and 3035 Lucky Lane

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)

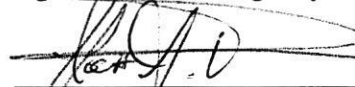
- Ministerial project.
- Not a project.
- Emergency Project.
- Categorical Exemption.
State type and class number: CEQA Guidelines Section 15319(b)
- Declared Emergency.
- Statutory Exemption.
State Code section number:
- Other. Explanation:

Reason why project is exempt: The project is Categorical Exempt under CEQA Guidelines Section 15319(b) as an annexation of individual small parcels of the minimum size for exempt facilities. There is no substantial evidence that the annexation will have a significant effect on the environment.

Lead Agency Contact Person: Loch Dreizler,
General Manager

Telephone: (805) 688-3008

Signature of Lead Agency Representative:

 11.12.22

Loch Dreizler, General Manager

Signed Cost Accounting Agreement

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

PROJECT APPLICATION

Permit # _____

Property Address: 3025 Lucky Ln, Santa Ynez, CA, 93460

APN#: 141-380-017

Owner Name: Evan Hamaker Phone: 805 350-1492

Owner Address: 3025 Lucky Ln, Santa Ynez, CA, 93460

Owner Email: evanhamaker@gmail.com

Owner Signature: 

Authorized Agent: Evan Hamaker Phone: 805 350-1492

Mailing Address: 3025 Lucky Ln, Santa Ynez Cellphone: "

Email: evanhamaker@gmail.com

Contractor: _____ Phone: _____

FAX: _____ Mailing Address: _____

State License: _____ Email: _____

Project Description: annex to the district to connect to
sewer

For Official District Use Only

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

COST ACCOUNTING AGREEMENT

Applicant: Evan Hamaker

Mailing Address: 3025 Lucky Ln, Santa Ynez, CA, 93460

Telephone: 805 350-1492

Fax: _____

E-mail Address: evanhamaker@gmail.com

The cost of processing an application may exceed the initial deposit required. In order to recover any additional costs associated with processing your application, the Local Agency Formation Commission, LAFCO, has found it necessary to implement a provision of the Fee Schedule that provides full cost recovery for processing an application.

I, Evan Hamaker, the landowner and/or responsible Applicant, agree to pay the actual costs pursuant to the Fee Schedule attached hereto, plus copying charges and related expenses incurred in the processing of this application. I also understand that if payment on any billings prior to final action is not paid within thirty (30) days, I agree that processing of my application will be suspended until payment is received. In the event of default, I agree to pay all costs and expenses incurred by LAFCO in securing the performance of this obligation.

If the applicant is in non-compliance with an existing agreement, the applicant shall be subject to LAFCO Policy Guidelines and Standards XIV, which identifies additional steps that must be satisfied before a new application may be accepted.

In order to implement the cost accounting, please sign and date this statement indicating your agreement to the cost accounting procedure and agreement. This signed agreement is required for your application to be accepted for processing. Checks may be made payable to LAFCO and delivered or mailed to the LAFCO Office at 105 East Anapamu Street, Rm 407, Santa Barbara, CA 93101. If you have questions regarding your application, please contact the LAFCO Office at (805) 568-3391.


Applicant's Signature

11/2/22
Date

COST ACCOUNTING AGREEMENT

Applicant: Douglas Cicileo

Mailing Address: 717 Western Ave

Santa Barbara, Ca 93101

Telephone: 805-705-2450

Fax: _____

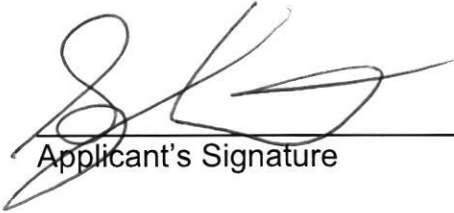
E-mail Address: Douglas@Cicileo.com

The cost of processing an application may exceed the initial deposit required. In order to recover any additional costs associated with processing your application, the Local Agency Formation Commission, LAFCO, has found it necessary to implement a provision of the Fee Schedule that provides full cost recovery for processing an application.

I, Douglas Cicileo, the landowner and/or responsible Applicant, agree to pay the actual costs pursuant to the Fee Schedule attached hereto, plus copying charges and related expenses incurred in the processing of this application. I also understand that if payment on any billings prior to final action is not paid within thirty (30) days, I agree that processing of my application will be suspended until payment is received. In the event of default, I agree to pay all costs and expenses incurred by LAFCO in securing the performance of this obligation.

If the applicant is in non-compliance with an existing agreement, the applicant shall be subject to LAFCO Policy Guidelines and Standards XIV, which identifies additional steps that must be satisfied before a new application may be accepted.

In order to implement the cost accounting, please sign and date this statement indicating your agreement to the cost accounting procedure and agreement. This signed agreement is required for your application to be accepted for processing. Checks may be made payable to LAFCO and delivered or mailed to the LAFCO Office at 105 East Anapamu Street, Rm 407, Santa Barbara, CA 93101. If you have questions regarding your application, please contact the LAFCO Office at (805) 568-3391.


Applicant's Signature

11-2-22
Date

To whom it may concern,

I Douglas Cicileo, am the owner of 3035 Lucky lane. I am accepting and committed to the annexation and proposed sewer connection of our properties to Santa Ynez Community Services District. Evan Hamaker is taking the lead on the annexation and has my full support.

Best,
DOuglas Cicileo
805-705-2450

A handwritten signature in black ink, appearing to read 'D. Cicileo', with a large, stylized flourish at the end.

11.2.22

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

PROJECT APPLICATION

Permit # _____

Property Address: 3035 Lucky LN

APN#: 141-380-035

Owner Name: Douglas Cicileo Phone: 805 705 2450

Owner

Address: 717 Western Ave, Santa Barbara, Ca, 93101

Owner Email: Douglas C Cicileo.

Owner

Signature: 

Authorized Agent: Douglas C Cicileo, com Phone: 805-705-2450

Mailing Address: 717 Western Ave SB, Ca, 93101 Cellphone: " "

Email: Douglas C Cicileo.com

Contractor: _____ Phone: _____

FAX: _____ Mailing Address: _____

State License: _____ Email: _____

Project Description: ANex to the district to connect to sewer.

For Official District Use Only

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

ATTACHMENT C

LAFCO Proposal Review Factors - Government Code 56668

3025 & 3035 Lucky Lane Annexation to the Santa Ynez Community Services District File No. 22-10

Factor (a) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

Response. The 3025 & 3035 Lucky Lane Annexation consist of APN 141-380-017 (3025 Lucky Lane – 1.06 acres), and & 141-380-035 (3035 Lucky Lane – 1.02 acres) zoned 1-E-1. The two parcels consist of existing single-family residences located within the unincorporated area of Santa Barbara County. Both parcels are directly surrounded by residential uses on all sides. The parcels are east of N. Refugio Road and south of Mission Drive (Hwy 246). The annexation area slopes easterly, but is relatively flat.

The existing land uses are residential. The parcels are developed with 3025 Lucky Lane an 812 square foot single-family residence built in 1930 and a 500 square foot accessory dwelling and 3035 Lucky Lane has a 1,440 square foot single-family residence built in 1934, respectively. All properties would abandon the existing septic system and connect to SYCSD main sewer line located approximately 430-feet from the parcels within N. Refugio Road. The proposal is for continued residential uses. The land use designations and zoning are residential under County (Single-Family Residential Res 1.0; Zoned 1-E-1).

The district's collection system is comprised of 13.8 miles of gravity sewers (approximately 9,576-line segments), 386 manholes, 0.84 miles of force mains, and two (2) pump stations. The sewer lines range in size from eight (8) inches to fifteen (15) inches in diameter. Gravity lines consist of (7.53 miles of 8-inch VCP gravity line, 4.25 miles of 12-inch VCP gravity line, 1 mile of 10-inch gravity line and 2.1 miles of 15-inch VCP gravity line). The District contracts with the City of Solvang to treat and dispose of the District's wastewater. The City of Solvang operates and maintains a 1.5 MGD Sequencing Batch Reactor (SBR) activated sludge wastewater treatment plant built in 1997. The treatment plant is located at 101 S. Alisal Rd., Solvang. Santa Ynez Community Services District has a 20% share of the capacity.

Santa Ynez Community Services area's average annual wastewater collection demand generated approximately 0.13 million gallons per day. It also translates over the report period to an estimated 69 gallons per day for each person. Of this amount, it is estimated by LAFCO this represents 45% of permitted capacity.

The current County Housing Element (2023-2031) identifies an estimated growth rate of 1.2 percent within the Santa Ynez Valley.

Assessed Valuation: APN 141-380-017 & 141-380-035 are presently within Tax Rate Area 062026. The assessed value of the parcel 141-380-017 is \$600,000 for the land and \$200,000 for improvements for a total of \$800,000. The assessed value of the parcel 141-380-035 is \$199,508 for the land and \$61,376 for improvements for a total of \$260,884 after exemptions. (Tax roll 2022-2023.) A property tax exchange was approved by the Board of Supervisors on February 28, 2023 which included a zero exchange with this annexation. The overall tax rate will not be affected by this change.

Factor (b) The need for organized community services, the present cost and adequacy of governmental services and controls in the area, probable future needs for those services and controls, probable effect of the proposed incorporation, formation, annexation, or exclusion and alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

Response. The present cost and adequacy of services and controls for this property is the responsibility of the landowner under County for both APNs for land use authority. The properties are currently served by a septic system. A new sewer lateral, main line extension and step pump system would connect the properties to the main sewer line. The district has stated it has the capacity to serve the property. There are currently no moratoriums on new sewer connections. The property will receive the same level and range of service as other properties currently served by the district. The existing sewer line is northerly approximately 430 lineal feet. The property is supplied water by Santa Ynez Water Conservation District, Improvement District No. 1.

Factor (c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

Response. The proposed action would allow the annexation and connection of a sewer extension and lateral into the district upon compliance with the terms and conditions of approval "Resolution 22-25" of the District dated November 16, 2022. The parcels would remain in County's unincorporated area and only be annexed within the Santa Ynez Community Services District's service area. No effects of this action would alter the existing social and economic interests.

Factor (d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

Response. The County's Santa Ynez Valley Community Plan provides for the planned, orderly and efficient development of the area by regulating development via standards expressed in the plan and approving the entitlements and environmental documentation regarding proposals. Santa Barbara LAFCO does not have specific Policies for District Annexations however; the following are the Santa Barbara LAFCO general Policies for providing planned orderly development:

Policy 1. Any proposal for a change or organization or reorganization shall contain sufficient information to determine that adequate services, facilities, and improvements can be provided and financed by the agencies responsible for the provision of such services, facilities, and improvements.

Analysis. The District's Resolution for the properties outline the adequate services, facilities, and improvements, in that, within the annexation area will be subject to District taxes, fees and/or charges imposed. However, the issuance of a permit for any such parcel 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.

Policy 2. All lands proposed for annexation to cities shall be pre-zoned prior to the submission of an application to the Local Agency Formation Commission. The City shall be lead agency for environmental review in such cases, and environmental documentation shall accompany the application.

Analysis. The property would be annexed into the Santa Ynez Community Services District and not a city, pre-zoning is not required. The properties are within the Districts Sphere of Influence.

Policy 3. Reorganization of overlapping and competing agencies or the correction of illogical boundaries dividing agency service areas is recommended. The Commission encourages reorganizations, consolidations, mergers, or dissolutions where the result will be better service, reduced cost, and/or more efficient and visible administration or services to the citizens.

Analysis. The property would be contiguous to the district. The District provides wastewater treatment and street lighting services for the Santa Ynez Valley. No other competing agencies could provide sewer service.

Policy 4. In order to minimize the number of agencies providing services proposals for formation of new agencies shall be discouraged

unless there is evidenced a clear need for the agency's services from the landowners and/or residents; there are no other existing agencies that are able to annex and provide similar services; and there is an ability of the new agency to provide for and finance the needed new services.

Analysis. An existing agency the Santa Ynez Community Services District is the most logical agency to provide sewer and street lighting services. Santa Ynez Community Services District has a 20% share of the capacity of the 1.5 MGD Solvang Treatment Plant.

Government Code Section 56377 states:

56377. In reviewing and approving or disapproving proposals which could reasonably be expected to include, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses, the commission shall consider all of the following policies and priorities:

(a) Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.

(b) Development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open-space uses which are outside of the existing sphere of influence or the local agency.

Analysis. The annexation to the District promotes the development of lands surrounded by the District, the annexation area does not have any agriculture land located within the boundaries of the annexation.

Factor (e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

Response. The proposed annexation boundary does not contain lands designated or used for agricultural purposes.

Factor (f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

Response. The annexation boundary follows lines of assessment and would create a contiguous annexation. The parcels would remain in the unincorporated territory no changes are proposed. The proposal is subject to the condition that prior to the Executive Officer executing and recording the Certificate of Completion, the proponent shall obtain the County Surveyor's final approval of the legal description and map and submit such approval to the Executive Office.

Factor (g) A regional transportation plan adopted pursuant to Section 65080.

Response. The annexation of this existing residential units would not change the SBCAG RTP Connected 2050 planning document.

Factor (h) Consistency with appropriate City or County General and Specific Plans.

Response. The annexation is consistent with the County's General Plan Policies. The County's Land Use designation for the property is Res-1.0 and Zoned 1-E-1 Single Family Residential. No further zoning changes were required for the allowed uses under County regulations.

Factor (i) The Sphere of Influence of any local agency which may be applicable to the proposal being reviewed.

Response. The proposal site is within the Districts Sphere of Influence. The last SOI update was in 2012.

Efficient Service Provision. The site is located in an area that allows the District to best provide services in the future. The District serves the areas to the north. District infrastructure (wastewater pipes) are located within a reasonable distance to the area.

LAFCO Process. The Sphere recognizes that an area should receive services from a particular jurisdiction and the jurisdiction should plan to serve an area. The Sphere does not grant a jurisdiction the authority to serve a particular area. For the District to serve the area either an outside service agreement or an annexation would need to be approved by LAFCO. The landowners requested annexation to serve the site with wastewater and the District has adopted a resolution of application. The district is also authorized to provide street lighting services within their service boundary. These approvals are subject to the Cortese-Knox-Hertzberg Act and local policies and procedures adopted by Santa

Barbara LAFCO. LAFCO has discretion in making its decision regarding these actions. Annexation into the Santa Ynez Community Services District would include the following property; Assessor's Parcel Numbers 141-380-017 & 141-380-035.

Municipal Service Review. The Cortese-Knox-Hertzberg Act advises that a current Municipal Service Review (MSR) be used to analyze a Sphere of Influence. The CKH Act requires LAFCO to update the Spheres of Influence for all applicable jurisdictions in the County every five years or as necessary. The MSR is a study of the Agency's service capabilities and addresses seven factors described in Section 56430 of the CKH Act. LAFCO adopted a Sphere of Influence Update and Municipal Services Review (SOI/MSR) for the Santa Ynez Community Services District in 2012. However, a draft MSR is underway planned for adoption in May 2023.

Factor (j) The comments of any affected local agency or other public agency.

Response. No comments have been submitted by local agencies. Any comments will be addressed in the staff report and Reportback section.

Factor (k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

Response. The SYCSO is capable of providing services to both properties within the annexation area. This is documented in the District resolution and draft MSR for Water, Wastewater, and Stormwater services. A property tax exchange was approved by the Board of Supervisors on February 28, 2023 which included a zero exchange with this annexation. Wastewater services are financed by connection fees and charges and not by property taxes. The SYCSO has adequate funding for any future street lighting services, as needed.

Factor (l) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

Response. The property water service is already provided by Santa Ynez Water Conservation District, Improvement District No. 1. SYCSO is authorized to provide sewer service and street lighting only.

Factor (m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

Response. The parcels will remain in the county continuing to contribute to the regional housing needs. Most homes within the Santa Ynez Valley are priced well above the average County resident income. The annexation would not affect any city or county progress towards achieving their share of the regional housing needs as established in the latest Regional Housing Needs Plan.

Factor (n) Any information or comments from the landowner or owners.

Response. The annexation application was filed by resolution on behalf of the landowners.

Factor (o) Any information relating to existing land use designations.

Response. No changes in land use plans are associated with this proposal.

Factor (p) Environmental Justice. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

Response. 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.

Factor (q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.

Response. The 3025 & 3035 Lucky Lane Annexation site located at 3025 & 3035 Lucky Lane, respectively is in a moderate fire hazard zone or landslide risk; and low liquefaction as identified in the local hazard mitigation plan. Santa Ynez Valley is located east of the City of Solvang. This area is largely suburban residential in character, providing a range of residential types. Pacific Gas and Electric (PG&E) provides power to the northern parts of the County. The entire county is subject to energy shortages.

Exhibit "C"
Notice of Exemption

Notice of Exemption

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 3025 and 3035 Lucky Lane

Project Location – Specific: 3025 and 3035 Lucky Ln., Santa Ynez, CA (APNs 141-380-017 and 141-380-035)

Project Location – City: Unincorporated Town of Santa Ynez

Project Location – County: Santa Barbara

Description of Project: Annexation of 3025 and 3035 Lucky Lane

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)

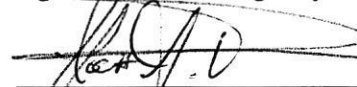
- Ministerial project.
- Not a project.
- Emergency Project.
- Categorical Exemption.
State type and class number: CEQA Guidelines Section 15319(b)
- Declared Emergency.
- Statutory Exemption.
State Code section number:
- Other. Explanation:

Reason why project is exempt: The project is Categorical Exempt under CEQA Guidelines Section 15319(b) as an annexation of individual small parcels of the minimum size for exempt facilities. There is no substantial evidence that the annexation will have a significant effect on the environment.

Lead Agency Contact Person: Loch Dreizler,
General Manager

Telephone: (805) 688-3008

Signature of Lead Agency Representative:


Loch Dreizler, General Manager

NOTICE OF EXEMPTION

Filing of Notice of Exemption in Compliance with Section 21108 of the Public Resources Code

TO: County Clerk
County of Santa Barbara
105 East Anapamu Street
Santa Barbara CA 93101

FROM: Local Agency Formation Commission 105
East Anapamu Street, Room 407 Santa
Barbara CA 93101
805/568-3391

PROJECT TITLE: **LAFCO 22-10** 3025 & 3035 Lucky Lane Annexation into Santa Ynez Community Services District

PROJECT LOCATION AND DESCRIPTION:

Project Location:

2.08 acres located at 3025 & 3035 Lucky Lane east of Refugio Road
(APNs 141-380-017 & 141-380-035)

Description of Nature, Purpose, and Beneficiaries of Project:

The Proposed Annexation and sewer service connection for two existing single-family residences and one accessory dwelling unit, from the Santa Ynez Community Services District. The property is currently served by two separate on-site wastewater treatment systems.

The existing residences are allowed under County zoning of 1-E-1 within the Santa Ynez Valley Community Plan. Activity is covered under existing zoning new sewer connection line and step pump system. The proposal is categorically exempt from the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA") pursuant to CEQA Guidelines section 15319(b), Class 19 Annexations of individual small parcels for facilities exempted by Section 15303.

Name of Person or Agency Carrying Out the Project:

Santa Barbara Local Agency Formation Commission

Reasons for Exemption. LAFCO's approval of the proposed annexation into the Santa Ynez Community Services District would be consistent with a Categorical Exemption Class 19(b). The listed exception under section 15300.2 for class 3 would not apply in this case since the existing residences are not located in a sensitive location, historic resource, or hazardous site. There are no future development approvals with no changes in land use.

Mike Prater, Executive Officer

April 6, 2023

Date

The "project" is to provide sewer services from the Santa Ynez Community Services District to the existing three residences located at 3025 & 3035 Lucky Lane, in the unincorporated area of the County. A Categorical Exemption Section 15319(b), Class 19 Annexations of individual small parcels for facilities exempted by Section 15303 would apply.

The Santa Barbara Local Agency Formation Commission will approve the above-referenced project on April 6, 2023 and has determined it to be exempt from further environmental review under the requirements of California Environmental Quality Act (CEQA) of 1970, as defined in the State and local Guidelines for the implementation of CEQA.

Exempt Status:

- Ministerial
- Statutory
- Categorical Exemption:
Project is a sewer connection three exiting residences exempt from CEQA pursuant to CEQA Guidelines Section 15319(b) Class 19
- Emergency Project
- No Possibility of Significant Effect [Sec. 15061 (b,3)]

By: _____
Executive Officer

Date: _____

LAFCO 23-xx

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE 3025 AND
3035 LUCKY LANE 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, on March 21, 2023, the Executive Officer issued a Certificate of Filing for LAFCO application No, 22-10. The application proposes annexation of the property known as the 3025 & 3035 Lucky Lane to the Santa Ynez Community Services District; 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 Commission determined that the environmental review documentation meets the requirements of the California Environmental Quality Act, Public Resources Code section 21000 et seq., (CEQA); and

WHEREAS, the Commission has considered all factors required to be considered by Government Code Sections 56668 et seq.; and

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Commission as follows:

- (1) The proposal has been reviewed and is found to be Categorical Exempt from CEQA pursuant to CEQA Guidelines section 15319(b) Class 19 Annexations of individual small parcels for facilities exempted by Section 15303;
- (2) The proposal is found to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County;

ATTACHMENT E

- (3) The proposal is found to be within the Santa Ynez Community Services District's sphere of influence;
- (4) The subject proposal is assigned the distinctive short-form designation:
3025 & 3035 Lucky Lane Annexation;
- (5) This approval is conditioned upon annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees, and assessments of the Santa Ynez Community Services District;
- (6) Said territory is found to be uninhabited;
- (7) All affected landowners have given written consent to the annexation and the annexing agency has consented to waive conducting authority proceedings.
- (8) The conducting authority proceedings are waived and staff is directed to complete the proceedings, subject to compliance with all conditions of this Resolution;
- (9) The boundaries of the affected territory as revised are found to be definite and certain as set forth in Exhibits A and B, attached hereto and made a part hereof, subject to the condition that prior to the Executive Officer executing and recording the Certificate of Completion, the proponent shall obtain the County Surveyor's final approval of the legal description and map and submit such approval to the Executive Office.
- (10) 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.
- (11) The annexation shall become final upon the recordation of the Certificate of Completion.

This resolution is hereby adopted this 6th day of April, 2023 in Santa Barbara, California.

AYES:

NOES:

ABSTAIN:

Santa Barbara County Local Agency
Formation Commission

By: _____
Joan Hartmann, Chair

Date: _____

ATTEST:

Natasha Carbajal, Analyst/Clerk
Santa Barbara County
Local Agency Formation Commission

Exhibit A
Geographic Description
Santa Ynez Community Services District
Annexation 22LF__
Annexation to the Santa Ynez Community Services District

Parcel 1 of Parcel Map No. 14089, in the County of Santa Barbara, State of California, per map recorded in Book 49, Page 21 and 22 of Parcel Maps, in the Office of the County Recorder of said County described as follows:

Beginning at the Northeast corner of said Parcel 1 being 22.38 feet more or less West from the westerly projection of the South line of Parcel 2 of Parcel Map 14,794 recorded in Book 65 of Parcel Maps at Page 6 of Official Records and also being the South line of the Golden Inn Annexation LAFCO14-7 recorded as Document No. 2014-0060229 of Official Records;

Course 1: thence, South 00°50'29" East, along the east line of said Parcel 1, a distance of 281.21 feet to the Southeast corner thereof;

Course 2: thence, North 89°47'39" West, along the South line of said Parcel 1, a distance of 155.00 feet to the Southwest corner thereof;

Course 3: thence, North 09°16'37" West, along the East line of said Parcel 1, a distance of 138.66 feet;

Course 4: thence, North 07°38'35" West, along the East line of said Parcel 1, a distance of 145.83 feet to the Northwest corner of said Parcel 1;

Course 5: thence, North 89°43'08" West, along the North line of said Parcel 1, a distance of 153.83 feet more or less to the Northeast corner of said Parcel 1 and the **Point of Beginning**.

Containing 1.06 acres, more or less.



9/27/22
202270

141-380-015

EXISTING SANTA YNEZ
COMMUNITY SERVICE
DISTRICT BOUNDARY

PARCEL 2
65 PM 6
141-380-046

N89°43'08"W 153.83'
COURSE 5
POINT OF BEGINNING

LAFCO 14-7
RECORDED AS DOCUMENT
NO. 2014-0060229

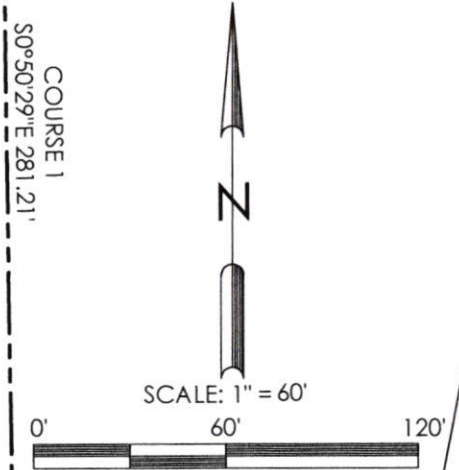
PARCEL A
141-380-016

13 PM 39
PARCEL B

PARCEL C
141-380-035

141-380-017
ANNEXATION AREA
1.06 ACRES±

COURSE 4
N7°38'35"E 145.83'
COURSE 3
N9°16'37"W 138.66'



COURSE 1
S0°50'29"E 281.21'

N89°47'39"W 155.00'
COURSE 2

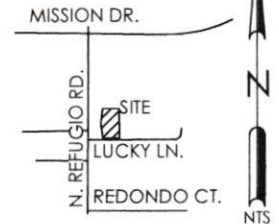
LUCKY LANE

LEGEND

- PROPOSED ANNEXATION LIMITS
- EXISTING SANTA YNEZ COMMUNITY SERVICES DISTRICT LIMITS



TOWN OF SANTA YNEZ



APPROVED AS TO FORM AND SURVEYING
CONTENT

I HEREBY STATE THAT THIS ANNEXATION
MAP CORRECTLY REPRESENTS A MAP
MADE BY ME OR UNDER MY DIRECTION
UNDER THE PROVISIONS OF SECTION 8761
OF THE PLS ACT.

ALEKSANDAR JEVREMOVIC LS 8378 DATE
SANTA BARBARA COUNTY SURVEYOR

DATE:	9/27/2022
DRAWN:	
CHECKED:	
PROJECT:	

EXHIBIT B
ANNEXATION NO. 22LF__
ANNEXATION TO THE SANTA YNEZ COMMUNITY
SERVICES DISTRICT

BLS
Borum Land Surveying Inc.
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