

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

June 7, 2018 (Agenda)

- LAFCO 18-02: Foss Annexation to the Santa Ynez Community Services District (SYCSD) (Friendship Lane)
- PROPONENT: Board of Directors of the Santa Ynez Community Services District, by resolution adopted on January 17, 2018.
- ACREAGE & LOCATION Approximately 0.74 acres located at 821 Friendship Lane. The property is bounded by Carriage Drive and includes a portion of Friendship Lane (private). (APN 141-211-009) **(Exhibits A and B)**
- PURPOSE: To include an existing single family home with an accessory structure (under CUP 84-CP-1) that was previously used as a preschool. The existing accessory structure will be demolished and replaced with an ADU in the same general locations. The conditional use permit will be voluntarily terminated as a condition of the building permit. Both structures will be connected to the SYCSD wastewater system and the existing septic tank servicing the primary residence will be abandoned. Connection to the SYCSD wastewater system is a condition of issuance of the building permit for construction of the ADU. The Local Agency Management Plan (LAMP) would not allow construction of the ADU unless it was served by the SYCSD's wastewater system.

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 141-211-009 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. Impact of Agricultural Resources

The annexation will have no impact on Agricultural Resources.

6. Population:

There is one dwelling unit within the proposal area, with an accessory structure that was previously used as a preschool. The existing accessory structure will be demolished and replaced with an ADU in the same general location. This will result in a slight increase in population. No other changes in dwelling units or population are proposed or anticipated. The parcel is uninhabited ((less than 12 registered voters).

7. 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. It will require one additional water meter to serve the proposed ADU.

8. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within Tax Rate Area 062026. The assessed value is \$343,627, Land - \$133,873, Improvements – \$209,754. (2017-18 roll). The overall tax rate will not be affected by this change. (APN 141-211-009)

9. Environmental Impact of the Proposal:

As applicant and lead agency, the Santa Ynez CSD has prepared the environmental determination for this proposal. The district has determined that the 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.

10. 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)**

11. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. The property is contiguous to the District. The site is uninhabited; namely, there are fewer than 12 registered voters.

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

Conclusion:

Annexation of the Foss property to the Santa Ynez Community Services District represents a reasonable and logical expansion of the district. existing single family home with an accessory structure that was previously used as a preschool. The existing accessory structure will be demolished and replaced with an ADU in the same general locations. The conditional use permit will be voluntarily terminated as a condition of the building permit. Both structures will be connected to the SYCSD wastewater system and the existing septic tank servicing the primary residence will be abandoned. Connection to the SYCSD wastewater system is a condition of issuance of the building permit for construction of the ADU. The LAMP program would not allow construction of the ADU unless it was served by the SYCSD's wastewater system.

In addition, the district has the capacity to provide wastewater services. The area proposed for annexation is with the SYCSD's sphere of influence.

EXHIBITS

Exhibits A and B	Maps of the Proposed Annexation and Sphere of Influence
Exhibit C	Categorical Exemption Class 19 – Annexation of Existing Facilities
Exhibit D	Landowner Consent Form
Exhibit E	District Consent 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. Find the proposal to be Categorical Exempt (Class 19) from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15319;
- B. Adopt this report and resolution approving the proposal, to be known as the Foss Annexation to the Santa Ynez Community Services District, conditioned upon the annexed territory 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.

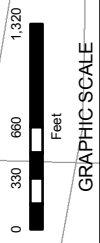
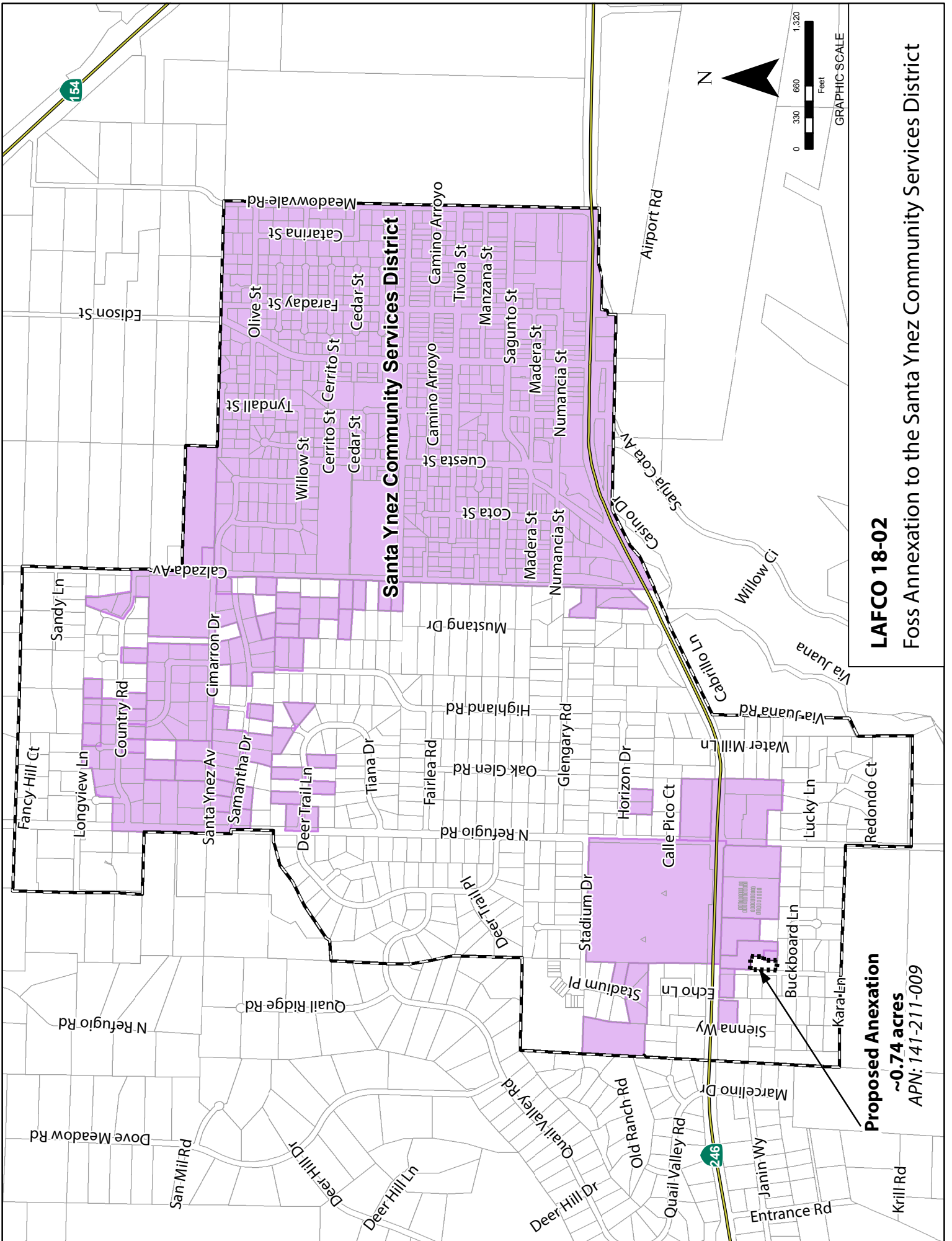
OPTION 3 - CONTINUE consideration of the proposal to a future meeting.

RECOMMENDED ACTION:

Approve **Option 1**.



PAUL HOOD
Executive Officer
LOCAL AGENCY FORMATION COMMISSION



GRAPHIC SCALE

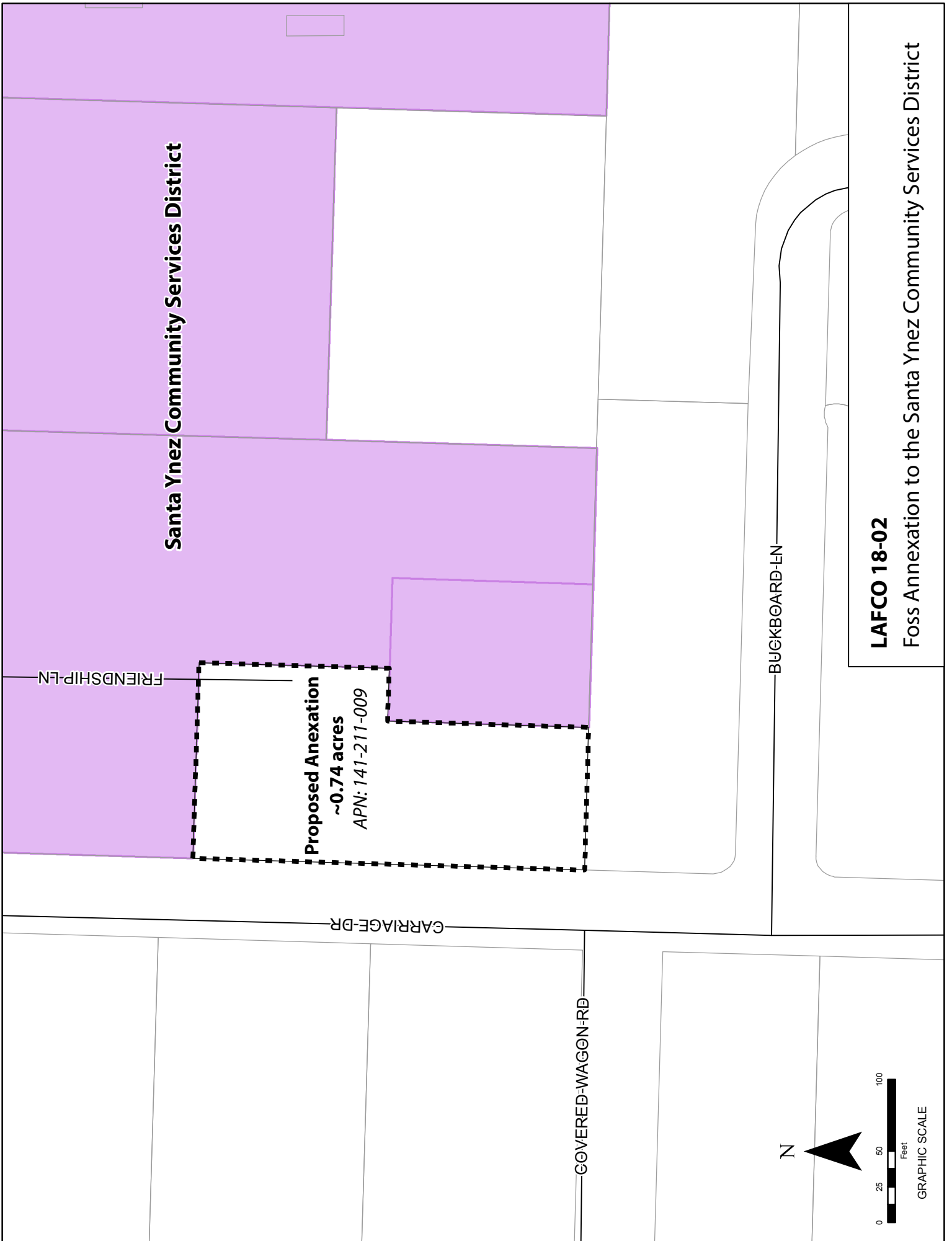
Santa Ynez Community Services District

LAFCO 18-02

Foss Annexation to the Santa Ynez Community Services District

Proposed Annexation

~0.74 acres
 APN: 141-211-009



LAFCO 18-02

Foss Annexation to the Santa Ynez Community Services District

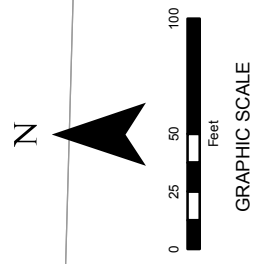


EXHIBIT B

Exhibit "A"

Preliminary Environmental Review Form

SANTA YNEZ COMMUNITY SERVICES DISTRICT
1070 Faraday
P.O. Box 667
Santa Ynez, CA 93460
(805) 688-3008

Name of Project: Annexation of 821 Friendship Ln., Santa Ynez, CA 93460 (Foss)

Location: 821 Friendship Ln, Santa Ynez, CA (APN 141-211-009)

Entity or Person Undertaking Project: (Check appropriate box)

- Santa Ynez Community Services District
- Other: Name _____
Address: _____

Environmental Committee Determination:

The District's Environmental Committee, having undertaken and completed a preliminary review of this proposed activity in accordance with the California Environmental Quality Act Guidelines ("CEQA Guidelines") has concluded that:

- A. The activity does not require further environmental assessment because:
- 1. The proposed action does not constitute a project under CEQA Guidelines Section 15378 or is statutorily exempt.
 - 2. The project constitutes a feasibility or planning study under CEQA Guidelines Section 15262.
 - 3. The project is an Emergency Project under CEQA Guidelines Section 15269.
 - 4. The project is a Ministerial Project under CEQA Guidelines Section 15268.
 - 5. The project is Categorically Exempt under CEQA Guidelines Section 15319 (Annexation of existing facilities and lots for exempt facilities).
 - 6. The project involves another public agency which constitutes the lead agency.

Name of Lead Agency: Santa Ynez Community Services District

B. The District is the lead agency and the activity is a project which requires further evaluation of the possible significant effects on the environment.

Date: January 17, 2018



Jeff Hodge, General Manager

Exhibit "B"

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 821 Friendship Lane, (Foss) 141-211-009

Project Location – Specific: 821 Friendship Ln, Santa Ynez, CA

Project Location – City: Unincorporated Town of Santa Ynez

Project Location – County: Santa Barbara

Description of Project: Annexation of 821 Friendship Lane, Santa Ynez

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 significant effect on the environment.

Lead Agency Contact Person: Jeff Hodge, General Manager Telephone: (805) 688-3008

Signature of Lead Agency Representative:


Wendy Berry, Secretary/Treasurer

Dated: January 17, 2018

Date Received for Filing:

LANDOWNER CONSENT TO OUT-OF AGENCY SERVICE AGREEMENT (OASA)
Santa Barbara Local Agency Formation Commission (LAFCO)

March 22, 2018

LAFCO FILE OASA No 18-01: Foss/821 Friendship Lane - Santa Ynez Community
Service District

As landowner of the property described below, I hereby consent to my/our property
being included in the above referenced OASA.

Approval of this Out-of-Agency Service Agreement is conditioned upon recordation of
the landowner('s) consenting to annex the territory, which agreement shall inure to
future owners of the property.

PROPERTY OWNER ADDRESS: 821 Friendship Lane, Solvang, CA

ASSESSORS PARCEL NO: 141-211-009

LANDOWNER: Foss Family Living Trust - Mark and Kathleen Foss

Mark Foss 3/23/18

Signature

Date

Kathleen Foss 3/23/18

Signature

Date

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

PROJECT APPLICATION

Permit # _____

Property Address: 821 Friendship Ln Solvang, CA 93463

APN#: 141-211-009

Owner Name: Mark & Kathleen Foss Phone: (805) 688-5727

Owner

Address: Mark & Kathleen Foss

Owner Email: markfoss1210@yahoo.com

Property Owner's Signature Mark Foss, Kathleen Foss

Authorized Agent: Rob Alexander Phone: _____

Mailing Address: PO Box 1064 Solvang, CA 93464 Cellphone: (805) 886-0168

Email: roba@cahomesinc.com

Contractor: TBD Phone: _____

FAX: _____ Mailing Address: _____

State License: _____ Email: _____

Project Description: New sewer extension to serve proposed Accessory Dwelling Unit. Primary residence will continue to use an existing septic system.

For Official District Use Only

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

RESOLUTION NO. 18-01

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA
YNEZ COMMUNITY SERVICES DISTRICT INITIATING
PROCEEDINGS FOR ANNEXATION OF ASSESSOR'S PARCEL NO. 141-211-009**

WHEREAS, the Board of Directors of the Santa Ynez Community Services District, Santa Barbara County, California (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 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 the document entitled "LAFCO 18-XX Exhibit B", which document 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 reason for the proposal is 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 any such permit 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 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 file a Notice of Exemption with the Santa Barbara County Clerk, in the form attached hereto as Exhibit "B".

PASSED AND ADOPTED this 17th day of January 2018, by the following vote of the Board of Directors of the Santa Ynez Community Services District:

AYES:

NOES:

ABSENT:

ABSTAIN:

David Higgins-President
of the Board of Directors

ATTEST:

Wendy Berry, Secretary
of the Board of Directors

LAFCO Resolution No. XX-XX

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING
THE FOSS 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:
Foss 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) Find the proposal to be Categorically Exempt (Class 19) from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15319;

- (b) Adopt this report and resolution approving the proposal, to be known as the Foss Annexation to the Santa Ynez Community Services District, conditioned upon the annexed territory being liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District;
 - (c) Find that 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 staff to complete the proceeding.
- (6) 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 June 7, 2018 and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: _____

Roger Welt, Chair
Santa Barbara Local Agency Formation Commission

ATTEST:

Jacquelyne Alexander, Clerk
Santa Barbara Local Agency Formation Commission

EXHIBIT "A"
LAFCO 18-02

Foss Annexation to the Santa Ynez Community Services District


That portion of Lot 12 of Tract 2 of the Subdivision of Rancho Canada De Los Pinos, in the County of Santa Barbara, State of California, as shown on Map filed in Rack 3, Map No. 4 in the Office of the County Recorder of Santa Barbara County included within Parcel A as shown on Map filed in Book 65, Page 69 of Record of Surveys in the Office of Said County Recorder, more particularly described as follows;

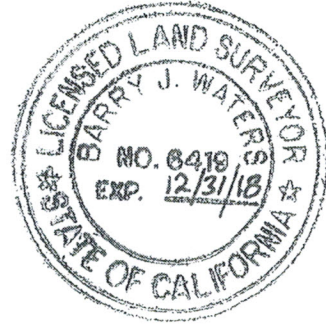
Beginning at the Southeast corner of said Parcel "A" and said corner being the Southwest corner of the Westside Annexation No. 1 to the Santa Ynez Community Services District LAFCO 96-3 Parcel D recorded December 18, 1996 as Instrument No. 96-075576 of Official Records of said County;

- Thence 1st leaving said Southwest corner of said Westside Annexation No.1 Parcel D and along the Southerly line of said Parcel "A" North 89°42'00" West 100.00 feet to the Southwesterly corner of said Parcel "A";
- Thence 2nd along the Westerly line of said Parcel "A" North 00°17'16" East 272.43 feet to the Northwest corner of said Parcel "A" and the most Westerly Southwest corner of the Friendship Lane Annexation to the Santa Ynez Community Services District LAFCO Resolution No. 91-820 as recorded October 23, 1991 in Instrument No. 91-071262 of Official Records;
- Thence 3rd along the Northerly line of said Parcel "A" and a Southerly line of said Friendship Lane Annexation South 89°37'52" East 137.00 feet to the Northeast corner of said Parcel "A";
- Thence 4th along the Easterly line of said Parcel "A" and a Westerly line of said Friendship Lane Annexation South 00°17'16" West 132.27 feet to a point on the Northerly line of said Westside Annexation No. 1 Parcel D;
- Thence 5th leaving said Friendship Lane Annexation and along the Northerly line of said Westside Annexation No. 1 Parcel D North 89°42'00" West 37.00 feet to the Northwest corner of said Westside Annexation No. 1 Parcel D;
- Thence 6th along the Easterly line of said Parcel "A" and Westerly line of said Westside Annexation No. 1 Parcel D South 00°17'16" West 140.00 feet to said Southwesterly corner of said Westside Annexation No. 1 Parcel D and the Point of Beginning.

~End of Description~

The above described area contains 0.74 Acres more or less

Prepared By:  5.4.18
Barry J. Waters, P.L.S. 6419 date:



Approved as to Form and Survey Content

E. Tenell Matlovsky, PLS 8629
Deputy for: 05/04/2018
Aleksandar Jevremovic, P.L.S. 8378 date:
County Surveyor



APPROVED AS TO FORM AND SURVEY CONTENT

E. Tenell Matlovsky, PLS 8629
Deputy for:

ALEKSANDAR JEVREMOVIC
COUNTY SURVEYOR
P.L.S. 8378

05/04/2018



FRIENDSHIP LANE ANNEXATION TO THE SANTA YNEZ COMMUNITY SERVICES DISTRICT AS LAFCO RESOLUTION NO. 91-820, RECORDED OCT. 23, 1991 BY INSTRUMENT NO. 91-071262 OF O.R.

APN 141-211-067

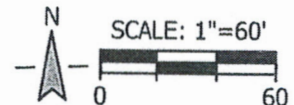
TO SOLVANG
MISSION DR./HWY 246

SANTA YNEZ

SITE

VICINITY MAP
not to scale

WESTSIDE ANNEXATION NO. 1 PARCEL D TO THE SANTA YNEZ COMMUNITY SERVICES DISTRICT, LAFCO RESOLUTION NO. 96-3, RECORDED DEC. 18, 1996 AS INSTRUMENT NO. 96-075576 OF O.R.

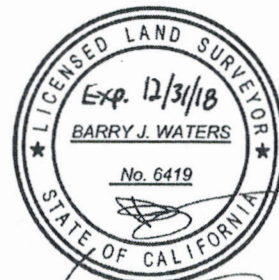


LEGEND

- P.O.B. — POINT OF BEGINNING
- R1 — WESTSIDE ANNEXATION NO. 1 PARCEL D LAFCO RESOLUTION 96-3 RECORDED OCTOBER 23, 1991 AS INSTRUMENT 96-075576 OF OFFICIAL RECORDS OF THE COUNTY OF SANTA BARBARA
- R2 — FRIENDSHIP LANE ANNEXATION LAFCO RESOLUTION 91-820 RECORDED DECEMBER 18, 1996 AS INSTRUMENT 91-071262 OF OFFICIAL RECORDS OF THE COUNTY OF SANTA BARBARA
- (3) — INDICATES COURSE # AS DESCRIBED IN EXHIBIT "A"
- NEW ANNEXATION BOUNDARY
- EXISTING ANNEXATION BOUNDARY

**LAFCO 18-02
EXHIBIT B**

Foss Annexation to the Santa Ynez Community Services District
County of Santa Barbara, State of California
Prepared Dec. 2017
Coast Engineering and Survey, Inc./
Waters Cardenas Land Surveying, Inc.
5553 Hollister Avenue, #5, Goleta, CA 93117



[Signature]
BARRY J. WATERS, P.L.S. 6419 5-4-18
DATE