

Santa Barbara LAFCO

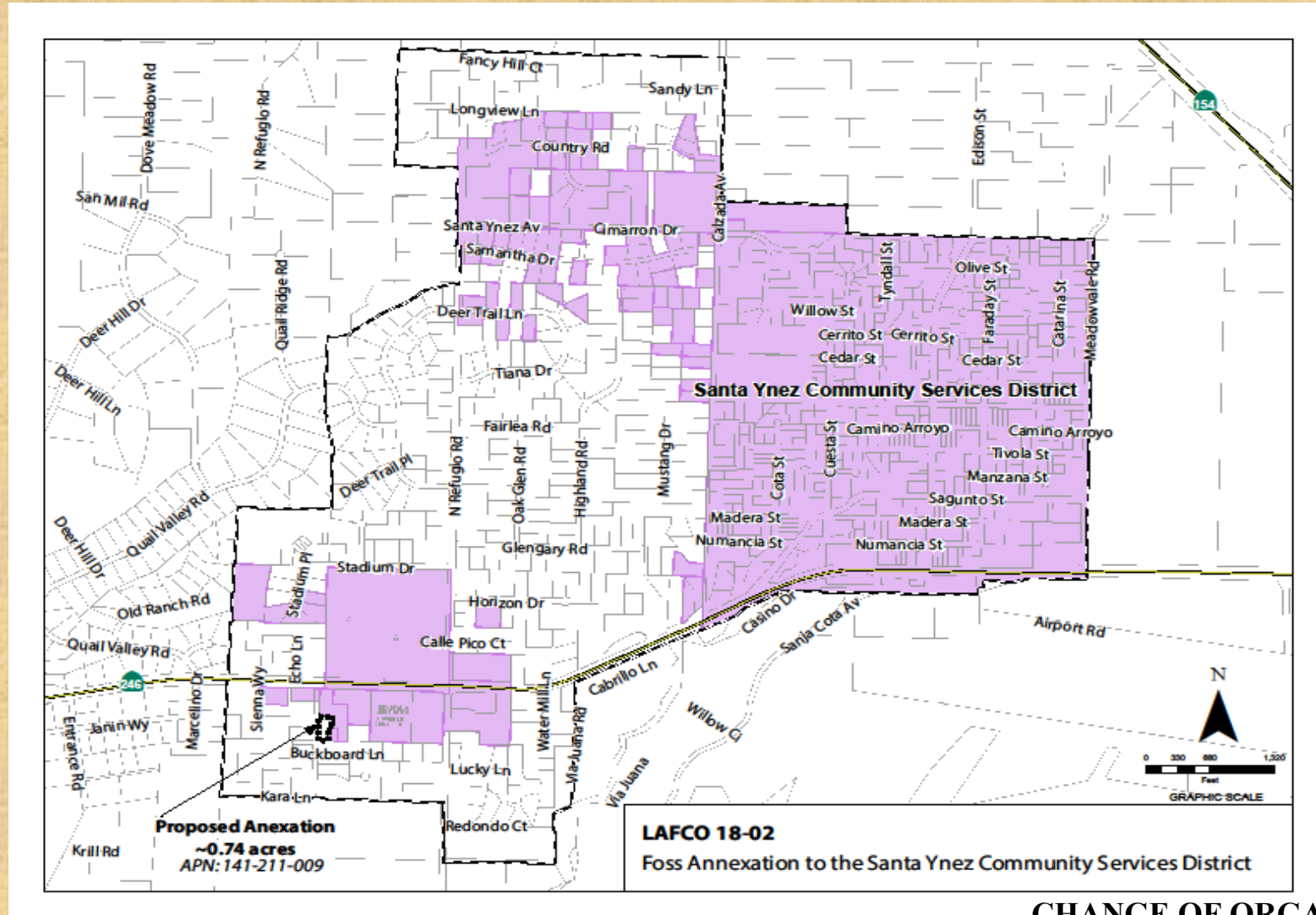
Foss Annexation to the Santa Ynez Community
Services District (SYCSD)

June 7, 2018

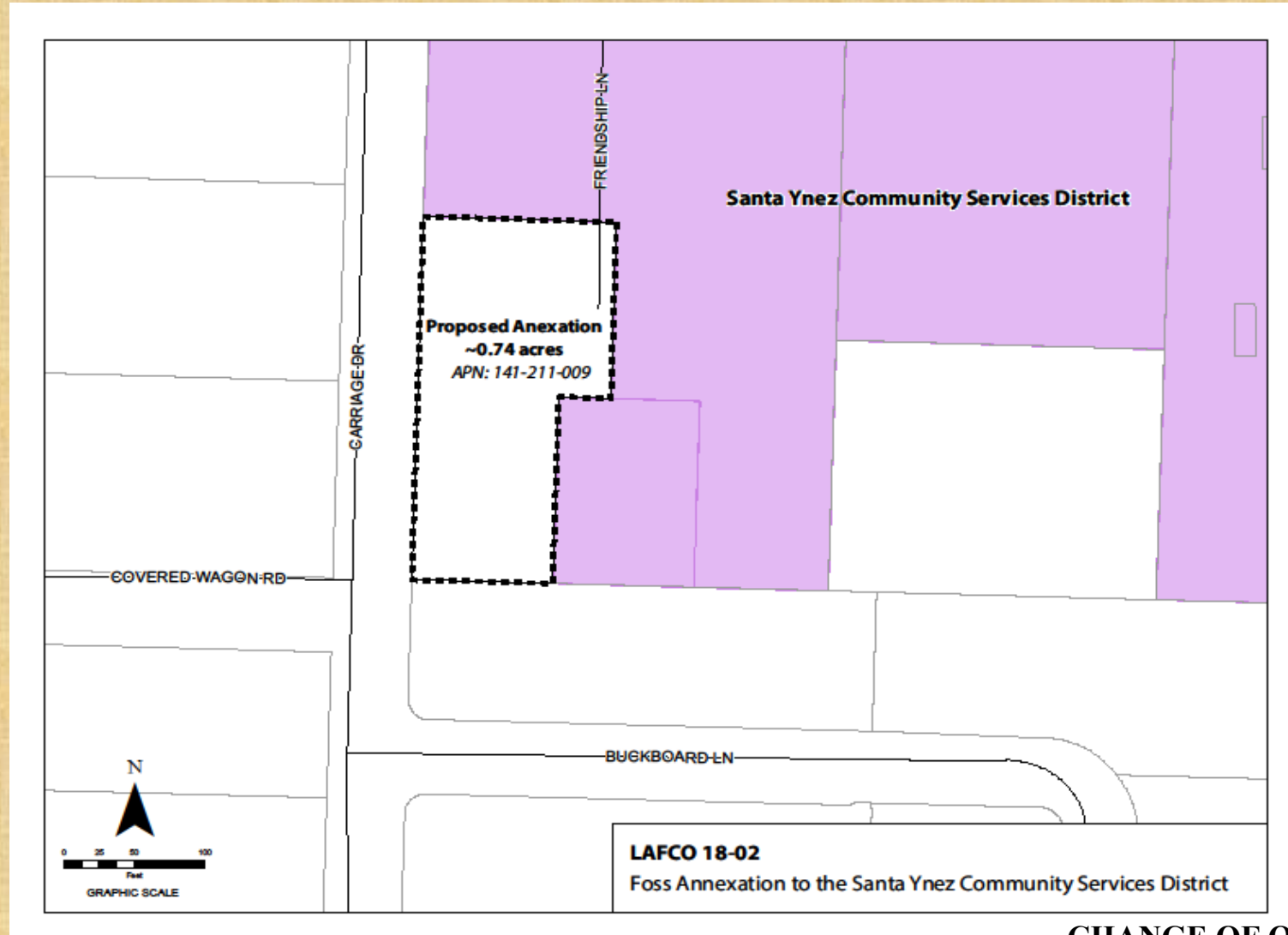
Background

- The applicant is the Board of Directors of the Santa Ynez Community Services District (SYCSD), by Resolution of Application, dated on January 17, 2018.
- The annexation area is comprised of approximately 0.74 acres located at 821 Friendship Lane bounded by Carriage Drive.
- The purpose of the annexation is to provide wastewater services to an existing single family home(currently using a septic tank) and a proposed Accessory Dwelling Unit (ADU). There is an accessory structure on the property that was previously used as a preschool under a Conditional Use Permit (CPU). The existing accessory structure will be demolished and replaced with an ADU in the same general location. The CPU 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. The owners also decided to connect the existing residence to SYCSD's wastewater system.
- The entire area is within the SYCSD's sphere of influence of the Santa Ynez Community Services District.

Vicinity Map



Annexation Map



Land Use and Development

- 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.

Environmental Determination

- 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.
- The Commission will file a Notice of Exemption following approval of the proposal and environmental determination.

Plan for Services

- 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.

District and Landowner Consent

- The annexing district has consented to waiving conducting authority proceedings.
- The property owners have also consented to the annexation.
- Therefore the annexation can proceed without notice, hearing and election.

Conclusion

- Annexation of the Foss property to the Santa Ynez Community Services District represents a reasonable and logical expansion of the district.
- The existing single family home with an accessory structure that was previously used as a preschool, will be demolished and replaced with an ADU in the same general location.
- The district and the property owners consent to the annexation. The district has adequate wastewater capacity to serve the existing dwelling unit and the accessory dwelling unit.

Recommendation

OPTION 1 – APPROVE the annexation as submitted and adopt a resolution that will take the following actions:

- Find the proposal to be Categorically Exempt (Class 19) from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15319;
- 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
- Find: 1) all affected landowners have given written consent to the annexation and 2) the annexing agency has consented to waive conducting authority proceedings.
- Waive the conducting authority proceedings and direct the staff to complete the proceeding.