

# Santa Barbara LAFCO

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

May 5, 2016





# Background

- The applicant is the Board of Directors of the Santa Ynez Community Services District, by Resolution of Application, dated on January 20, 2016.
- The area is comprised of approximately 434.82 acres adjacent to and northerly of State Highway 246 and west and east of Refugio Road. The proposed annexation consists of 383 parcels separated into 6 parcels, A-F
- The purpose of the annexation is to connect to the district sewage collection system to connect failing septic systems to meet Local Agency Management Program (LAMP) requirements for Onsite Wastewater Treatment Systems.
- The entire area is within the SYCSD's sphere of influence of the Santa Ynez Community Services District.

# Land Use and Development

- The County General Plan designates the area as Single Family Residential, 1-E-one-acre min. lots, 3-E-1,3-acre minimum lots, and DR-1 Design Residential one dwelling unit per acre. It is within the Santa Ynez Community Plan area and is within the Urban Area and the Santa Ynez Valley Rural Region. There are existing homes in the annexation area.
- 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

# Environmental Determination

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



# Plan for Services

- The Santa Ynez Community Services District has indicated that it has the capacity to serve the property. The City of Solvang operates the treatment plant. 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.
- The SYCSD service boundary, has a capacity of 1.50 million gallons per day (mgd) that is contractually allocated between the City of Solvang (1.21 mgd) and SYCSD (0.29 mgd) The SYCSD provides wastewater collection for urban land uses in Santa Ynez Township as well as wastewater collection for the Chumash Reservation through contractual agreements. Based on the Community Plan, capacity projections for the SYCSD indicate that at 225 gallons per household per day, the CSD could support service to roughly 383 additional homes within its sphere of influence.

# City of Solvang Comments

- The City of Solvang Public Works Director provided the following information regarding wastewater usage by the SYCSD:
- SYCSD owns 0.300 MGD capacity in Solvang's 1.5 MDG Wastewater Treatment Plant.
- Per the agreement between Solvang and SYCSD, they may only utilize 95% of that capacity. So a 5% restriction of 0.015 MDG exists.
- SYCSD's peak Annual Average Daily Flow over the past six years (2010-2015) was 0.144 MGD. This occurred in 2012.
- Through an agreement with SYCSD, the Santa Ynez Band of Chumash Indians own 0.088 MGD capacity of SYCSD's 0.300 MGD.

# Protest Hearing

- The annexing district has consented to waiving conducting authority proceedings. Written consent from all of the property owners has not been obtained. Therefore, a protest hearing will be required if the annexation is approved by the Commission.
- In addition, this annexation will require that a protest hearing be held. Government Code Section 57075 reads in pertinent part:
- The protest hearing will determine if the owners and/or registered voters are on favor of the West Santa Ynez Annexation to the Santa Ynez Community Services District.



# Conclusion

- Annexation of the West Santa Ynez Area to the Santa Ynez Community Services District represents a reasonable and logical expansion of the district. The area is fully developed and is within the district sphere of influence. The district has the ability to serve the area and address groundwater contamination issues related to LAMP requirements. It would also eliminate the need to annex individual parcels on a piecemeal basis when septic tanks fail.
- The district has also indicated that there would be no mandatory hookup to the collection system. The district has also indicated that it could be a long term project to get every property owner within the annexation boundaries to connect to the district wastewater collection system.

# Recommendation

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

1. Find that the proposal is categorically exempt (Class 19 – Annexation of Existing Facilities and Lots for Exempt Facilities) from the California Environmental Quality Act.
2. Approve the proposal, to be known as the West Santa Ynez Area Annexation to the Santa Ynez Community Services District subject to the following terms and conditions:
  - That the territory being annexed being liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
  - The territory shall be liable for existing or future bonded indebtedness of the Santa Ynez Community Services District.