

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

November 3, 2011 (Agenda)

LAFCO 11-7: Wulftange Annexation to the Santa Ynez Community Services District

PROPOSER: Board of Directors of the Santa Ynez Community Services District, by resolution adopted on September 21, 2011

ACREAGE & LOCATION: Approximately one acre located north of and adjacent to Cimarron Drive, east of and adjacent to Calzada Drive (1400 Calzada Drive)

PURPOSE: To include in the District an existing single family home that has been authorized to receive sewer service from the District.

HISTORY

This one-acre parcel contains an existing single-family home. The District on September 22 submitted an application to annex the property to provide sewer service for the existing home. It is a one-lot "island" that is completely surrounded by parcels already within the District.

After the application was being processed, the District on October 6 submitted a second request, for authorization to provide emergency out-of-agency sewer services.

On October 14, Paul Jenzen of the County Environmental Health Department verified the status of the on-site disposal system, stating in a memorandum to County Supervisor Janet Wolf,

Today I visited the subject property . . . I looked at the existing septic system and it was clearly in a near state of failure. It would be my opinion to allow the immediate annexation of the subject property to the SYCSD because of the apparent health and safety issues with the failing septic system and the fact that the property is the only one in the immediate vicinity not already annexed.

Chair Wolf on October 14, consistent with the Commission's procedures, authorized the District to provide service to the Wulftange property on an out-of-agency basis.

PROPOSAL INFORMATION

1. Land Use and Zoning - Present and Future:

The parcel contains a single-family home and is zoned 1-E-1 (single-family residential; one-acre min. lots). No change in planning or zoning will result from this annexation. The site is within the District sphere of influence and surrounded by the District.

There do not appear to be any Environmental Justice issues presented by this application.

2. Surrounding Land Uses:

The surrounding land uses, general plan and zoning designations on all sides are single-family residential, one-acre minimum lot size.

3. Conformity with Plans:

The existing land use conforms to the County General Plan that designates the area as Single-Family Residential, One Unit/Acre.

4. Topography, Natural Features and Drainage Basins

The annexation area and surrounding areas are gently rolling terrain. There are no natural features that affected the connection of the property to the District sewer.

5. Population:

There is one dwelling unit within the proposal area. No changes in dwelling units or population are proposed or anticipated.

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

The initiating agency's "Plan for Providing Services within the Affected Territory" is available in the LAFCO office as required by Government Code section 56653.

7. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 62026. The assessed value is \$210,297 (2010-11 roll). The overall tax rate will not be affected by this change.

8. Environmental Impact of the Proposal:

The proposal is categorically exempt. (Class 19 – Annexation of Existing Facilities and Lots for Exempt Facilities)

9. Landowner and Annexing Agency Consent:

Written consent has been given by the property owner. The annexing district consents to waiving conducting authority proceedings.

10. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. The boundaries are definite and certain. A map sufficient for filing with the State Board of Equalization has not yet been received.

ALTERNATIVES FOR COMMISSION ACTION

After consideration of this report and any testimony or additional materials that are submitted the Commission should consider taking one of the following options:

OPTION 1 – APPROVE the annexation as submitted.

- A. Find the proposal to be categorically exempt (Class 19).
- B. Adopt this report and approve the proposal, to be known as the Wulftange Annexation to the Santa Ynez Community Services District conditioned upon the territory being annexed being liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- C. Find: 1) all affected landowners have given written consent to the annexation and 2) the annexing agency has consented to waive conducting authority proceedings.
- D. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 – Adopt this report and **DENY** the proposal.

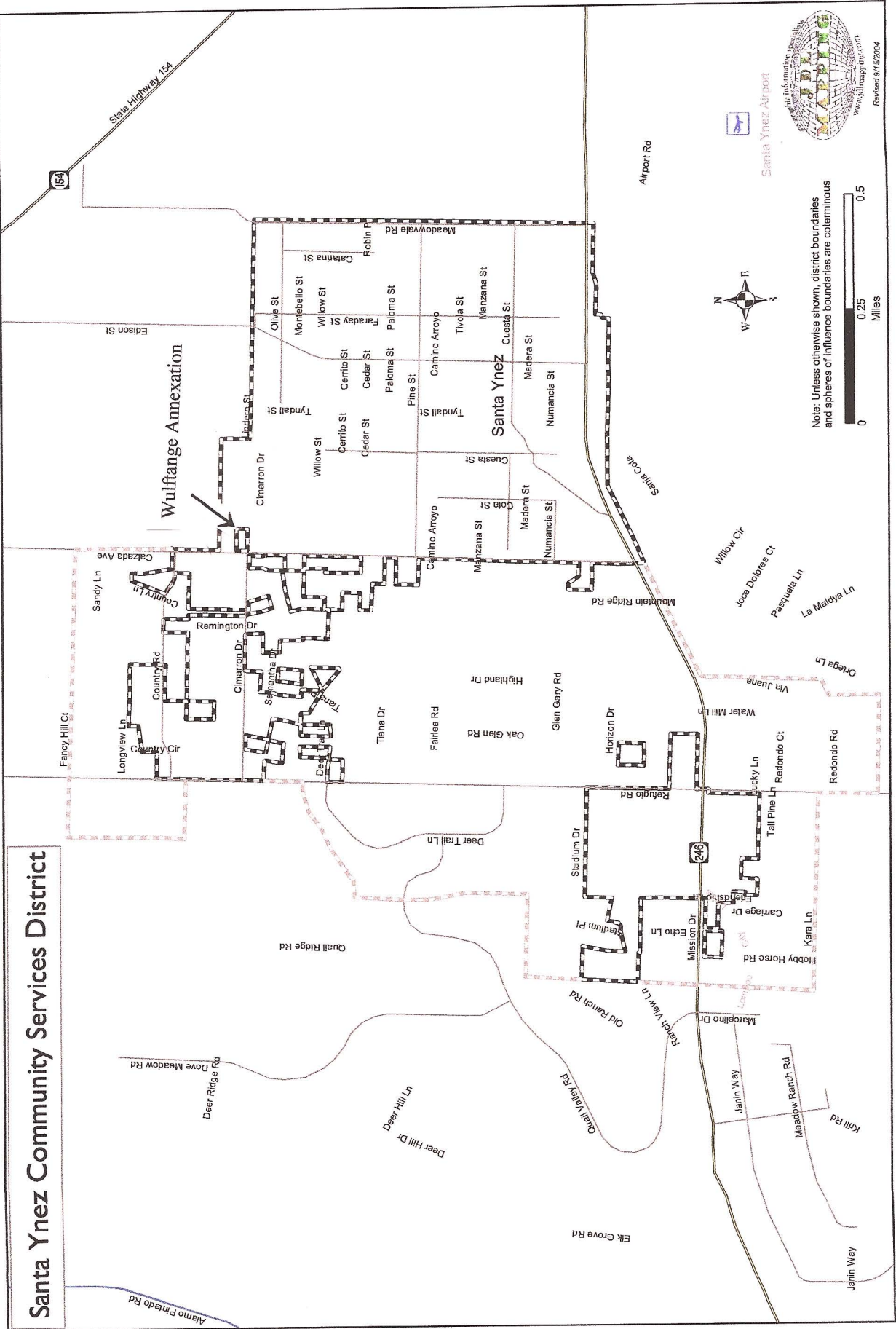
OPTION 3 - CONTINUE consideration of the proposal to a future meeting.

RECOMMENDED ACTION:

Approve **Option 1**.



BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION

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Santa Ynez Community Services District

The map displays the district boundaries of the Santa Ynez Community Services District. A dashed line indicates the **Wulftange Annexation** area. Major roads include **State Highway 154** and **Highway 245**. Numerous streets are labeled, such as **Edison St**, **Calzada Ave**, **Remington Dr**, **Cimarron Dr**, **Longview Ln**, **Country Rd**, **Country Cir**, **Deer Ridge Rd**, **Quail Ridge Rd**, **Deer Hill Ln**, **Deer Trail Ln**, **Farley Rd**, **Tiana Dr**, **Highland Dr**, **Oak Glen Rd**, **Glen Gary Rd**, **Horizon Dr**, **Stadium Dr**, **Stadium Pl**, **Old Ranch Rd**, **Quail Valley Rd**, **Elk Grove Rd**, **Ranch View Ln**, **Marcelino Dr**, **Janin Way**, **Meadow Ranch Rd**, **Knoll Rd**, **Janin Way**, **Kara Ln**, **Hobby Horse Rd**, **Carriage Dr**, **Friendship Ln**, **Mission Dr**, **Echo Ln**, **Redondo Ct**, **Tall Pine Ln**, **Water Mill Ln**, **Via Juana**, **Ortega Ln**, **La Malaya Ln**, **Paquale Ln**, **Jose Dolores Ct**, **Willow Cir**, **Mountain Ridge Rd**, **Alameda St**, **Numancia St**, **Madera St**, **Cuesta St**, **Manzana St**, **Twyla St**, **Camino Arroyo**, **Pine St**, **Tyndall St**, **Palma St**, **Cedar St**, **Cerrito St**, **Willow St**, **Tyndall St**, **Oliver St**, **Montebello St**, **Catalina St**, **Robin Pl**, **Meadowdale Rd**, **Alameda St**, **Numancia St**, **Madera St**, **Cuesta St**, **Manzana St**, **Twyla St**, **Camino Arroyo**, **Pine St**, **Tyndall St**, **Palma St**, **Cedar St**, **Cerrito St**, **Willow St**, **Tyndall St**, **Oliver St**, **Montebello St**, **Catalina St**, **Robin Pl**, **Meadowdale Rd**.

Wulftange Annexation

Santa Ynez Airport

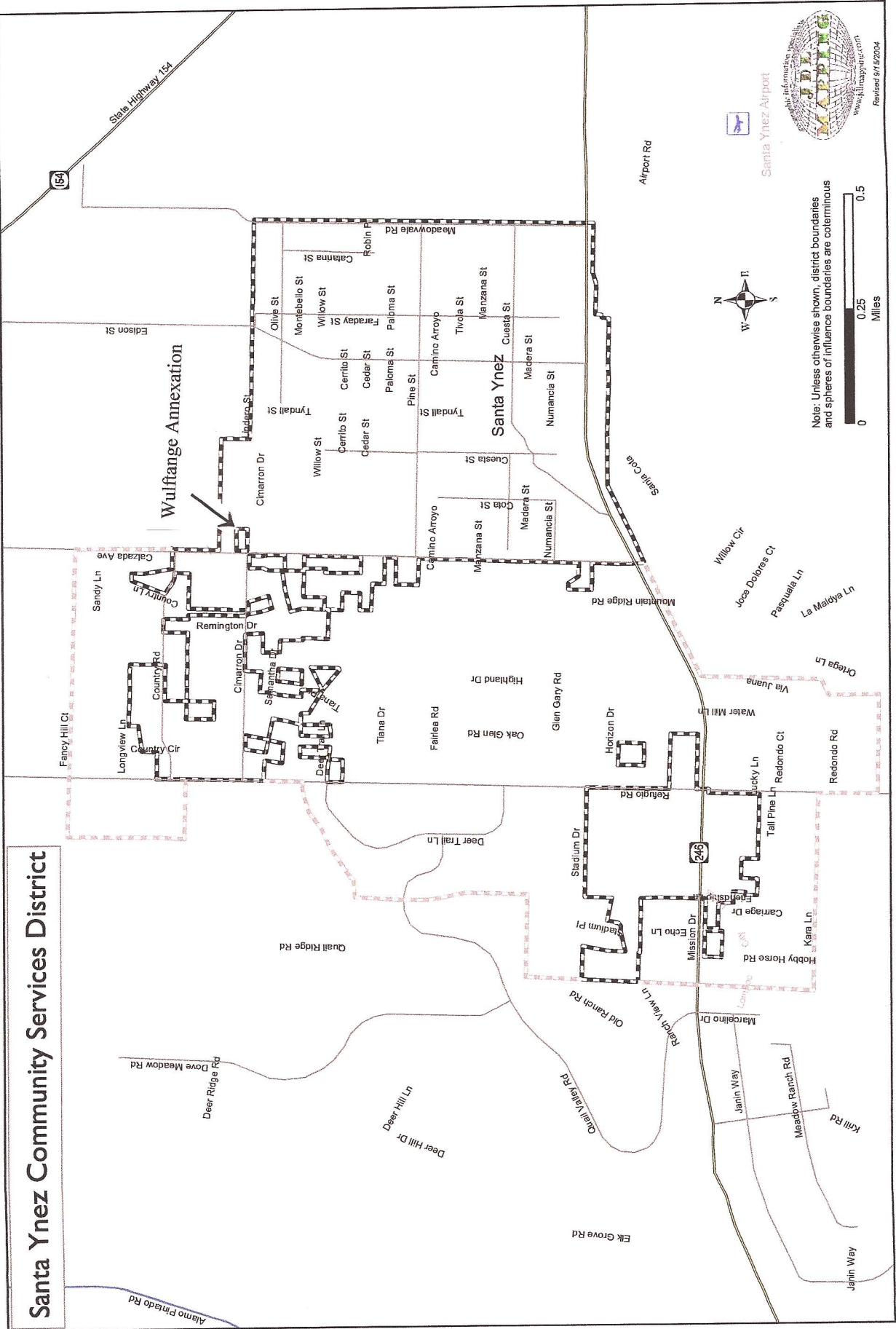
Scale: 0 to 0.5 Miles

Note: Unless otherwise shown, district boundaries and spheres of influence boundaries are coterminous.

Revised 9/15/2004

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A.P.N.
141-121-011
PM 12,326, PARCEL "A"

A.P.N.
141-121-012
PM 12,326, PARCEL "B"

A.P.N.
141-330-064
S.Y.C.S.D.
PARCEL K
98-01

NORTHWEST
CORNER S.Y.C.S.D.
PARCEL "B" 01-16

A.P.N.
141-121-014
PM 12,191, LOT "B"
S.Y.C.S.D.
PARCEL B
01-16

CORNER S.Y.C.S.D.
PARCEL "B" 1-16

CORNER S.Y.C.S.D.
PARCEL "B" 01-16

S 89°38'25" E 264.64'

A.P.N.
141-121-013
PM 12,191
LOT "A"

1400 CALZADA AVENUE
CONTAINING
1.00± ACRE (GROSS)
0.89± ACRE (NET)

N 89°38'25" W 264.64'

S 00°19'00" W 164.60'

SOUTHWEST
CORNER S.Y.C.S.D.
PARCEL "B" 01-16

SANTA YNEZ AVE.

CORNER S.Y.C.S.D.
PARCEL K 98-01

CIMARRON DRIVE

NORTHWEST CORNER
S.Y.C.S.D. FORMATION 71-773

A.P.N.
141-360-018
TR 11,786, LOT 18
S.Y.C.S.D.
PARCEL K
98-01

A.P.N.
141-360-019
TR 11,786, LOT 19

A.P.N.
143-380-008
TR 13,643, LOT 11
S.Y.C.S.D.
FORMATION
71-773

A.P.N.
143-380-009
TR 13,643, LOT 12
S.Y.C.S.D.
FORMATION
71-773

A.P.N.
143-010-013
PM 11,448, PARCEL D
S.Y.C.S.D.
FORMATION
71-773

A.P.N.
143-380-010
TR 13,643, LOT 13
S.Y.C.S.D.
FORMATION 71-773

A.P.N.
141-360-020

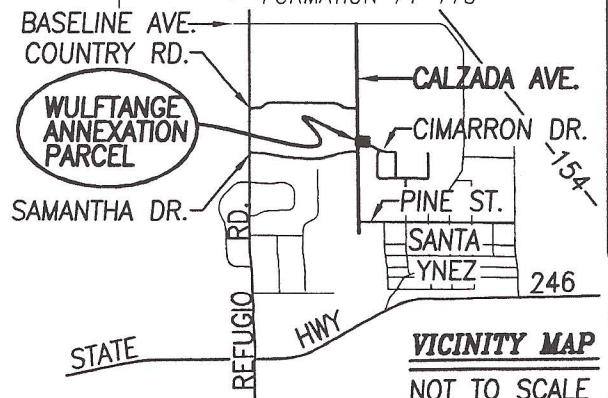
SAMANTHA DRIVE

LEGEND

- □ □ - EXISTING SANTA YNEZ COMMUNITY SERVICES DISTRICT BOUNDARY
- □ □ - PROPOSED ANNEXATION TO SANTA YNEZ COMMUNITY SERVICES DISTRICT

- - 1/2" PIPE, R.C.E. 15,883 R
PER P.M. BK. 15, PG. 74
- - 3/4" PIPE WITH SPK
PER P.M. BK. 4, PG. 26
- - EXISTING SYCSD BOUNDARY CORNER
SEE EXHIBIT "A" LEGAL DESCRIPTION
- # - SEE EXHIBIT "A" LEGAL DESCRIPTION

P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING



VICINITY MAP
NOT TO SCALE

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE WULFTANGE
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 from the California Environmental Quality Act.

(2) The subject proposal is assigned the distinctive short-form designation:
WULFTANGE 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 Exhibit A, attached hereto and made a part hereof.

(5) The proposal is subject to the following terms and conditions:

(a) The subject territory shall be liable for its pro rata share of the existing bonded indebtedness of the Santa Ynez Community Services District.

(b) The subject territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the current District boundaries.

(6) Satisfactory proof having been given that the subject area is uninhabited, all landowners within the affected territory have given their written consent to the proposal and the annexing agency has given written consent to the waiver of conducting authority proceedings, said conducting authority proceedings are hereby waived.

(7) All subsequent proceedings in connection with this annexation shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.

This resolution was adopted on November 3, 2011 and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: _____
Chair
Santa Barbara Local Agency Formation Commission

ATTEST

Mary Everett, Clerk
Santa Barbara Local Agency Formation Commission