

Santa Barbara LAFCO

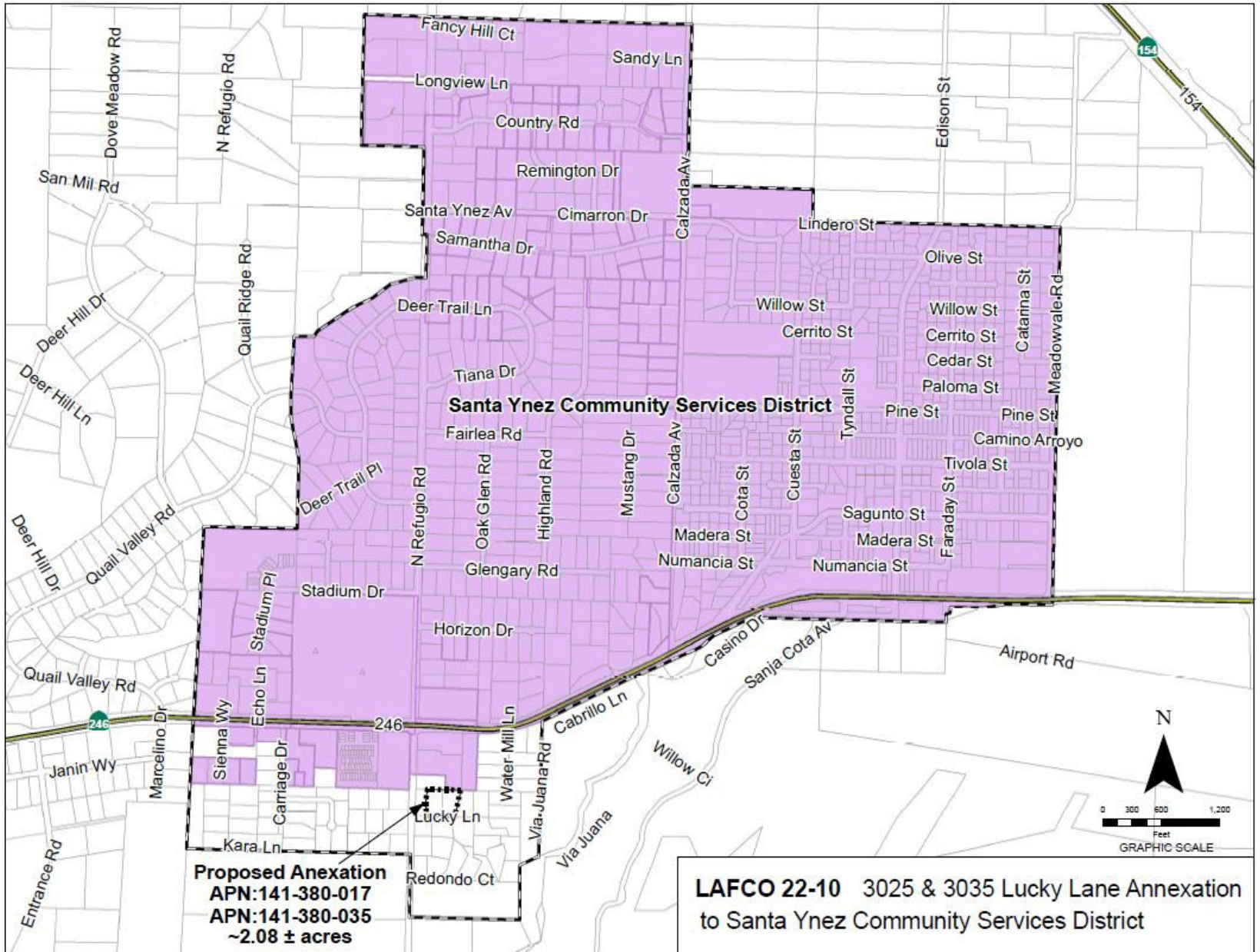
3025 & 3035 Lucky Lane
Annexation to the Santa Ynez Community
Services District

April 6, 2023

Background

- Applicant: District, by Resolution
- Location: two parcels; one located at 3025 Lucky Lane (APNs 141-380-017) and the other located at 3035 Lucky Lane (APN 141-380-035). Acreage total 2.08 acres
- Purpose: Annex into the Santa Ynez Community Services District to provide sanitary sewer services to the two existing single-family residences
- Sphere of Influence: The proposal area is within the District's Sphere of Influence (Updated in 2017)

Vicinity Map



Annexation Map



Land Use, Planning and Zoning

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Formation Commission

- The land use is residential with two developed parcels, each with one Single-Family residence
- No changes in land use will be facilitated by the proposed boundary change
- Land use designations and zoning are residential in the County (Residential 1-E-1)

**Change of Organization Item
No 1**

Plan for Services

- The Plan for Services address the provision of governmental services and financing of improvements
- Plan for Services documented in the Resolution of Application and submitted materials
- The district serves the area to the North of the parcels. District infrastructure (existing wastewater pipes) are located within a reasonable distance in the area at the intersection of N. Refugio Road.

Environmental Determination

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- The proposal is Categorical Exemption pursuant to Public Resources Code Sections 21000, Section 15319(b), Class 19

**Change of Organization Item
No 1**

District and Landowner Consent

- Parcel is “uninhabited” – less than 12 voters (GC sec. 56079.5)
- The District has consented to waving conducting authority proceedings
- The Property owners have also consented to the annexation
- Therefore, the annexation can proceed without notice, hearing and election

Conclusion

- The site is located in an area that allows the District to best provide services in the future
- The proposed annexation represents a reasonable and logical extension of district services

Recommendation

OPTION 1 – APPROVE the proposal and resolution as follows:

- Find the proposal to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15319(b), Class 19 section 15303 Annexations of Existing Facilities and Lots for facilities Exempt Facilities .
- Approve the proposal, to be known as 3025 & 3035 Lucky Lane Annexation to the Santa Ynez Community Services District
- 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
- 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.
- Waive the conducting authority proceedings and direct the staff to complete the proceeding.