

# Santa Barbara LAFCO

2517 Janin Way Out-of-Agency Service  
Agreement to Santa Ynez CSD

September 1, 2022

# Background

- Applicant: Santa Ynez CSD, by resolution
- Location: parcel is located at 2517 Janin Way approx. 1.0-acres (APN 139-061-005)
- Purpose: Replace septic with District connection for sewer services
- Sphere of Influence: The proposal area is outside of the District's Sphere of Influence (Updated in 2017)
- Parcel is within City of Solvang SOI; City has agreed

# Vicinity & OASA Map



# Land Use, Planning and Zoning

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- The land use is residential with one single family residence
- No changes in land use will be facilitated by the proposed boundary change
- Land use designations and zoning are agricultural in the County (SFR Res) zoned (1-E-1)

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# Plan for Services

- The District's Plan for Services outline the adequate services, facilities, and improvements
- The Plan for Services address the provision of governmental services and financing of improvements
- Plan for Services found in Attachment F
- A sewer laterals would connect the property to the main sewer line connected along Hwy 246
- The District and the Property Owner have provided documentation of a threat to the health and safety of the public or the affected residents

# Sphere of Influence

- The area proposed is outside the Santa Ynez's service area and sphere of influence (SOI). Less than one-half mile.
- The existing water main runs adjacent to the site in Mission Dr (HWY 246). Wastewater treatment provided at Solvang Plant.
- GC Section 56133(c) allows service outside a SOI to respond to an existing or impending threat to the public health and safety if both of the following are met:
  - (1) The entity applying for the contract approval has provided the commission with documentation of a threat to the health and safety of the public or the affected residents.
  - (2) The commission has notified any alternate service provider.
- Documentation of a threat to the health and safety of the public or the affected residents have been provided and Solvang has agreed

# Environmental Determination

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- The proposal is Categorical Exemption pursuant to Public Resources Code Sections 21000, Section 15301, Class 1 & 15303 Class 3
- Repair and maintenance and exempt structures; installation of new equipment and facilities

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# District and Landowner Consent

- Commission policy states that when property may ultimately be annexed to a city or a district, approval of an Out-of-Agency Service Agreement should require the landowner to agree to annex the territory with a consent to annex form
- A condition of approval has been added
- Both District & Property owners have also consented to the Out-of-Agency Service Agreement



# Conclusion

- The site is located in a Special Problems Area. This allows the District to best provide services in the future.
- An existing main sewer line is within the adjacent street.
- Provision under an out of agency service agreement must meet the findings of GC section 65133(b), services may be extended outside of an agency but within its sphere of influence in anticipation of a later change of organization. This would require significant planning studies including associated CEQA review, for the District to consider expanding its sphere of influence in anticipation of annexation of larger Janin Acres area.

# Recommendation

**OPTION 1 – APPROVE** the request for an Out-of-Agency Service Agreement, subject to the following terms and conditions:

- a) The District's provision of sewer services shall be limited to 1.0-acre site located 2517 Janin Way, Solvang, CA. 93463.
- b) The property owner shall execute and record an agreement approved by the Executive Officer that consents to annexation of the territory, which agreement shall inure to and bind all successors and assign to the property.
- c) Said out-of-agency service agreement is for sewer service only and shall remain in effect until such time as an annexation is approved by the Commission or terminated by the district.