

SANTA YNEZ COMMUNITY SERVICES DISTRICT

MEMORANDUM

TO: Board of Directors
FROM: Loch Dreizler, General Manager
DATE: November 16, 2022
SUBJECT: Adopt Resolution 22-25

Recommendation

Adopt Resolution 22-25, initiating proceedings for the annexation of the assessor's parcel Nos. 141-380-017 and 141-380-035. 3025 (Hamaker) and 3035 (Cicileo) Lucky Lane

Policy Implications

- The annexation request is pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with California Government Code Section 56000.
- The two parcels are located within the District's Sphere of Influence.

Fiscal Implications

The District will receive annexation fees and prior to connection, the District will receive capacity fees and sewer fees from each parcel. The property owner for 3035 Lucky Lane still needs to pay \$1,639.85 for their portion of annexation fees (complete information on submitted check).

Alternatives Considered

Do not approve the annexation.

Discussion

The properties are within the District's Sphere of Influence but have not been annexed into the District. Both property owners would like to connect to the sewer system. The property owners will need to acquire an easement from the Golden Inn for the property owners to connect to the Golden Inn Pump Station and depending on the topography, may have to install a STEP pump system. Septic Tank Effluent Pump (STEP) effluent (liquid waste) would be pumped to the Golden Inn lift station.

The property owners will be required to conform to the District's Design and Construction Standards for Public Sewage System Improvements.

Attachments:

1. Resolution 22-25
2. Environmental Review
3. Notice of Exemption
4. LAFCO Questionnaire
5. Map and Legal Description
6. Project Application

RESOLUTION NO. 22-25

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA
YNEZ COMMUNITY SERVICES DISTRICT INITIATING
PROCEEDINGS FOR ANNEXATION OF ASSESSOR'S PARCEL
NOS. 141-380-017 and 141-380-035**

**3025 Lucky Lane (Hamaker)
3035 Lucky Lane (Cicileo)**

WHEREAS the Board of Directors of the Santa Ynez Community Services District (the "District") desires to initiate a proceeding for the adjustment of boundaries specified herein;

WHEREAS, the District's Environmental Committee has conducted a preliminary review of the annexation and has concluded that the annexation is categorically exempt from environmental review under the California Environmental Quality Act ("CEQA") pursuant to Section 15319 of Title 14 of the California Code of Regulations (the "CEQA Guidelines"). Said conclusion is set forth in the Preliminary Environmental Review form prepared by the District's Environmental Committee, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS the District's Board of Directors desires to approve the Preliminary Environmental Review form, set forth its findings that the annexation is categorically exempt from environmental review under CEQA, and authorize the filing of a Notice of Exemption.

NOW, THEREFORE, the Santa Ynez Community Services District Board of Directors hereby resolves, and orders as follows:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with section 56000 of the California Government Code.
2. This proposal is an annexation to the Santa Ynez Community Services District.
3. A map of the affected territory is set forth in Exhibit "B" attached hereto, which map is incorporated herein by reference and made a part hereof.
4. The annexation shall be subject to the following terms and conditions: Property within the annexation area will be subject to District taxes, fees and/or charges imposed on property within the District.
5. The reasons for the proposal are to provide public sewage collection, treatment and disposal services to the property being annexed and to promote orderly governmental boundaries.
6. The owners of the parcels proposed to be annexed will, upon such annexation, be eligible to apply for permits for the connection of the parcels to the District's public sewer system. However, the issuance of a permit for any such parcel is subject to (a) a determination by the District, at the time application is made for sewer service, that wastewater capacity is available to serve the parcel, and (b) the payment of all applicable fees.

7. The proposal is consistent with the sphere of influence of the District.
8. Consent is hereby given to the waiver of conducting authority proceedings.

9. The Board of Directors hereby approves the Preliminary Environmental Review form attached hereto as Exhibit “A” and finds that the annexation of the subject property to the District is categorically exempt from environmental review under Section 15319(b) of the CEQA Guidelines.

10. In accordance with Section 15062 of the CEQA Guidelines, the Board of Directors hereby authorizes and directs the Secretary of the District to sign and file a Notice of Exemption with the Santa Barbara County Clerk, in the form attached hereto as Exhibit “C”.

PASSED AND ADOPTED this 16th day of November 2022, by the following vote of the Board of Directors of the Santa Ynez Community Services District:

AYES:

NOES:

ABSENT:

ABSTAIN:

Karen Jones, President
of the Board of Directors

ATTEST:

Loch Dreizler, General Manager

Exhibit "A"

Preliminary Environmental Review Form

SANTA YNEZ COMMUNITY SERVICES DISTRICT

1070 Faraday

P.O. Box 667

Santa Ynez, CA 93460

(805) 688-3008

Name of Project: Annexation of 3025 Lucky Lane and 3035 Lucky Lane

Location: 3025 and 3035 Lucky Ln., Santa Ynez, CA (APNs 141-380-017 and 141-380-035)

Entity or Person Undertaking Project: (Check appropriate box)

Santa Ynez Community Services District

Other: Name _____

Address: _____

Environmental Committee Determination:

The District's Environmental Committee, having undertaken and completed a preliminary review of this proposed activity in accordance with the California Environmental Quality Act Guidelines ("CEQA Guidelines") has concluded that:

- A. The activity does not require further environmental assessment because:
- 1. The proposed action does not constitute a project under CEQA Guidelines Section 15378 or is statutorily exempt.
 - 2. The project constitutes a feasibility or planning study under CEQA Guidelines Section 15262.
 - 3. The project is an Emergency Project under CEQA Guidelines Section 15269.
 - 4. The project is a Ministerial Project under CEQA Guidelines Section 15268.
 - 5. The project is Categorical Exempt under CEQA Guidelines Section 15319(b) (Annexation of individual small parcels of the minimum size for exempt facilities).
 - 6. The project involves another public agency which constitutes the lead agency.

Name of Lead Agency:

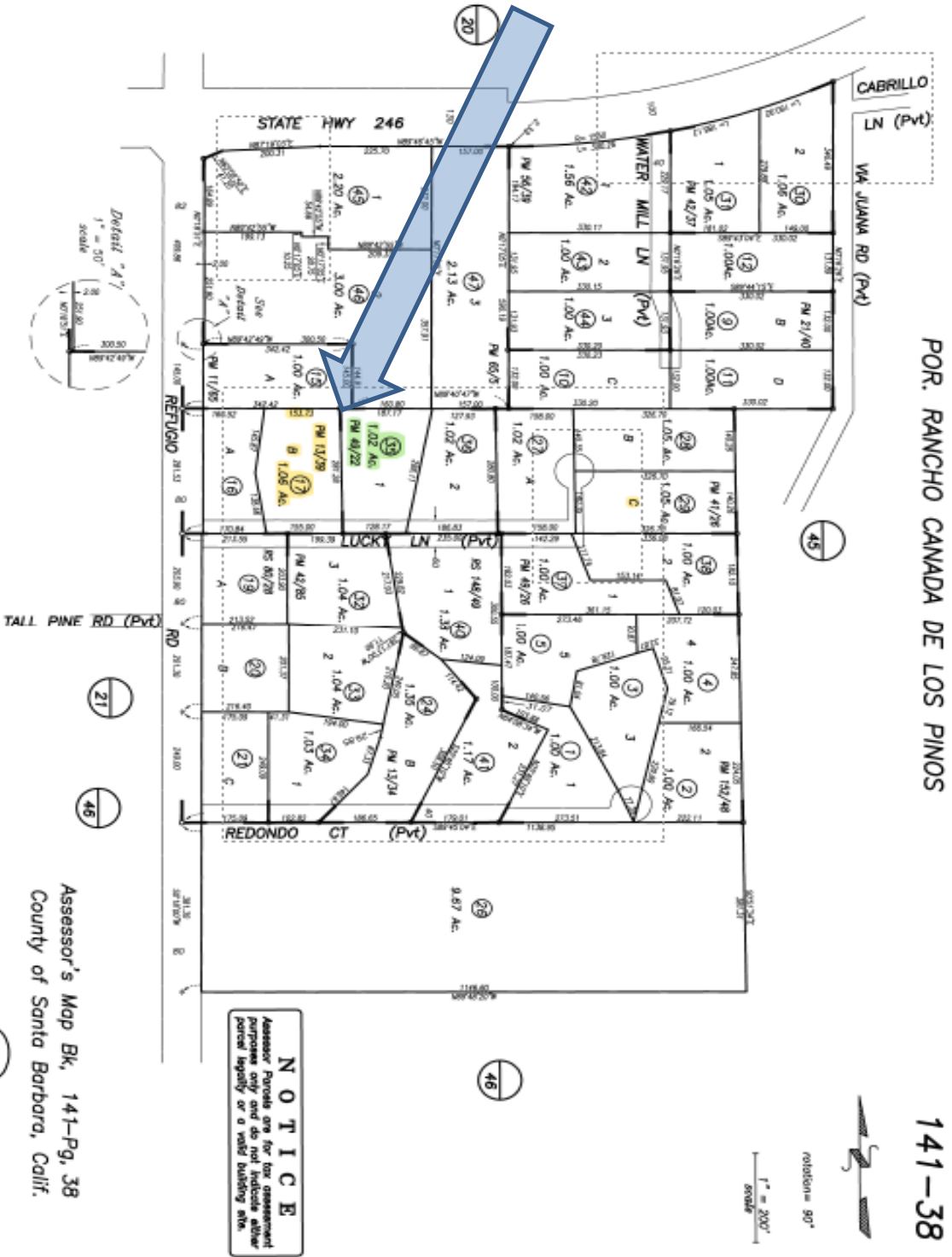
B. The District is the lead agency and the activity is a project which requires further evaluation of the possible significant effects on the environment.

Date: November 16, 2022

Loch Dreizler, General Manager

Exhibit "B"

08/12/1987 R.M. Bk. 152, Pg. 48-49, Tract 13,776



POR. RANCHO CANADA DE LOS PINOS

141-38

Exhibit "C"
Notice of Exemption

Notice of Exemption

TO: Office of Planning and Research
P.O. Box 3044
1400 Tenth Street, Room 222
Sacramento, CA 95812-3044 or
 County Clerk
County of Santa Barbara
105 E. Anapamu Street
Santa Barbara, CA, 93101

FROM: Santa Ynez Community Services District
P.O. Box 667
Santa Ynez, CA 93460-0667

Project Title: Annexation of 3025 and 3035 Lucky Lane

Project Location – Specific: 3025 and 3035 Lucky Ln., Santa Ynez, CA (APNs 141-380-017 and 141-380-035)

Project Location – City: Unincorporated Town of Santa Ynez

Project Location – County: Santa Barbara

Description of Project: Annexation of 3025 and 3035 Lucky Lane

Name of Public Agency approving project: Santa Ynez Community Services District

Name of Person or Agency carrying out project: Santa Ynez Community Services District

Exempt status: (check one)

- Ministerial project.
- Not a project.
- Emergency Project.
- Categorical Exemption.
State type and class number: CEQA Guidelines Section 15319(b)
- Declared Emergency.
- Statutory Exemption.
State Code section number:
- Other. Explanation:

Reason why project is exempt: The project is Categorically Exempt under CEQA Guidelines Section 15319(b) as an annexation of individual small parcels of the minimum size for exempt facilities. There is no substantial evidence that the annexation will have a significant effect on the environment.

Lead Agency Contact Person: Loch Dreizler,
General Manager

Signature of Lead Agency Representative:

Telephone: (805) 688-3008

Loch Dreizler, General Manager

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

**Proposal Justification Questionnaire for Annexations,
Detachments and Reorganizations**

(Attach additional sheets as necessary)

1. Name of Application: (The name should match the title on the map and legal description; list all boundary changes that are part of the application)

Evan Hamaker / Douglas Cicileo

2. Describe the acreage and general location; include street addresses if known:

2.08 total acres / 2 one acre parcels 3025/3035 Lucky Lane

3. List the Assessor's Parcels within the proposal area:

141-380-017 / 141-380-035

4. Purpose of proposal: (Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.)

tie into sewer services

5. Land Use and Zoning - Present and Future

- A. Describe the existing land uses within the proposal area. Be specific.

Residential 1-E-1

- B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.

No change

- C. Describe the existing zoning designations within the proposal area.

1-E-1

- D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?

No change

- E. (For City Annexations) Describe the rezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this rezoning?

N/A

- F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements).

N/A

6. Describe the area surrounding the proposal

Using Table A, describe existing land uses, general plans and zoning designations for lands adjacent to and surrounding the proposal area. The application is incomplete without this table.

7. Conformity with Spheres of influence

A. Is the proposal area within the sphere of influence of the annexing agency?

Yes

B. If not, include a proposal to revise the sphere of influence.

N/A

8. Conformity with County and City General Plans

A. Describe the existing County General Plan designation for the proposal area.

Two properties at 1-E-1

B. (For City Annexations) Describe the City general plan designation for the area.

N/A

C. Do the proposed uses conform with these plans? If not, please explain.

Yes

9. Topography and Natural Features

A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal.

Existing family dwelling (single family dwelling.)

B. Describe the general topography of the area surrounding the proposal.

mostly flat with slight grade down heading East.

10. Impact on Agriculture

A. Does the affected property currently produce a commercial agricultural commodity?

NO

B. Is the affected property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program?

NO

C. Is the affected property Prime Agricultural Land as defined in Government Code §56064?_

NO

D. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract?

NO

1) If "yes," provide the contract number and the date the contract was executed.

2) If "yes", has a notice of non-renewal be filed? If so, when?

3) If this proposal is an annexation to a city, provide a copy of any protest filed by the annexing city against the contract when it was approved.

11. Impact on Open Space

Is the affected property Open Space land as defined in Government Code Section 65560?

NO

12. Relationship to Regional Housing Goals and Policies (City annexations only)

If this proposal will result in or facilitate an increase in the number of housing units, describe the extent to which the proposal will assist the annexing city in achieving its fair share of regional housing needs as determined by SBCAG.

N/A

13. Population

A. Describe the number and type of existing dwelling units within the proposal area.

25FD One ADU

B. How many new dwelling units could result from or be facilitated by the proposal?

Single-family Existing Multi-family _____

14. Government Services and Controls – Plan for Providing Services (per §56653)

A. Describe the services to be extended to the affected territory by this proposal.

B. Describe the level and range of the proposed services.

Waste water Services

C. Indicate when the services can feasibly be provided to the proposal area.

Once annexed into SycSD.

D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal.

Connection of sewer line and step pump system.

E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

By property owners

F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.

upgrade current septic system.

15. Ability of the annexing agency to provide services

Attach a statement from the annexing agency describing its ability to provide the services that are the subject of the application, including the sufficiency of revenues (per Gov't Code §56668j).

16. Dependability of Water Supply for Projected Needs (as per §56653)

If the proposal will result in or facilitate an increase in water usage, attach a statement from the retail water purveyor that describes the timely availability of water supplies that will be adequate for the projected needs.

N/A

17. Bonded indebtedness and zones – These questions pertain to long term debt that applies or will be applied to the affected property.

N/A

A. Do agencies whose boundaries are being changed have existing bonded debt? _____
If so, please describe.

Yes, Horizon Drive sewer main extension.

B. Will the proposal area be liable for payment of its share of this existing debt? _____
If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.)

NO

C. Should the proposal area be included within any 'Division or Zone for debt repayment? __
If yes, please describe.

NO

D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? _____. If yes, please describe.

NO

18. Environmental Impact of the Proposal

A. Who is the "lead agency" for this proposal? Santa Ynez Community Services District

B. What type of environmental document has been prepared?

None, Categorically Exempt -- Class 15319

EIR _____ Negative Declaration _____ Mitigated ND _____

Subsequent Use of Previous EIR _____ Identify the prior report. _____

C. If an EIR has been prepared, attach the lead agency's resolution listing significant impacts anticipated from the project, mitigation measures adopted to reduce or avoid significant impacts and, if adopted, a "Statement of Overriding Considerations."

N/A

19. Boundaries

A. Why are these particular boundaries being used? Ideally, what other properties should be included in the proposal? *2 SFD properties are the only ones interested, other surrounding properties are not interested.*

B. If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included.

N/A

20. Final Comments

A. Describe any conditions that should be included in LAFCO's resolution of approval.

B. Provide any other comments or justifications regarding the proposal.

C. Enclose all pertinent staff reports and supporting documentation related to this proposal. Note any changes in the approved project that are not reflected in these materials.

21. Notices and Staff Reports

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

<u>Name</u>	<u>Address</u>	<u>Ph. #</u>
A. Loch Dreizler	PO BOX 667 Santa Ynez, CA 93460	805-688-3008
B. Evan Hamaker	3025 Lucky Ln SY CA, 93460	805 350-1492
C. Douglas Cicileo	717 Western Ave, SB, CA, 93101	805 705-2450

Who should be contacted if there are questions about this application?

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Evan Hamaker	3025 Wcky Lane Santa Ynez, CA 93460	805-350-1492

Signature *Evan Hamaker*

Date 11/2/22

TABLE A

Information regarding the areas surrounding the proposal area

	Existing Land Use	General Plan Designation	Zoning Designation
East	1-E-1	1-E-1	1-E-1
West	1-E-1	1-E-1	1-E-1
North	1-E-1 / DR-25 / DR14	1-E-1 / DR-25 / DR14	1-E-1 / DR-25 / DR14
South	1-E-1	1-E-1	1-E-1

Other comments or notations:

Exhibit A
Geographic Description
Santa Ynez Community Services District
Annexation 22LF__
Annexation to the Santa Ynez Community Services District

Parcel 1 of Parcel Map No. 14089, in the County of Santa Barbara, State of California, per map recorded in Book 49, Page 21 and 22 of Parcel Maps, in the Office of the County Recorder of said County described as follows:

Beginning at the Northeast corner of said Parcel 1 being 22.38 feet more or less West from the westerly projection of the South line of Parcel 2 of Parcel Map 14,794 recorded in Book 65 of Parcel Maps at Page 6 of Official Records and also being the South line of the Golden Inn Annexation LAFCO14-7 recorded as Document No. 2014-0060229 of Official Records;

Course 1: thence, South 00°50'29" East, along the east line of said Parcel 1, a distance of 281.21 feet to the Southeast corner thereof;

Course 2: thence, North 89°47'39" West, along the South line of said Parcel 1, a distance of 155.00 feet to the Southwest corner thereof;

Course 3: thence, North 09°16'37" West, along the East line of said Parcel 1, a distance of 138.66 feet;

Course 4: thence, North 07°38'35" West, along the East line of said Parcel 1, a distance of 145.83 feet to the Northwest corner of said Parcel 1;

Course 5: thence, North 89°43'08" West, along the North line of said Parcel 1, a distance of 153.83 feet more or less to the Northeast corner of said Parcel 1 and the **Point of Beginning**.

Containing 1.06 acres, more or less.



141-380-015

EXISTING SANTA YNEZ
COMMUNITY SERVICE
DISTRICT BOUNDARY

PARCEL 2
65 PM 6
141-380-046

LAFCO 14-7
RECORDED AS DOCUMENT
NO. 2014-0060229

PARCEL A
141-380-016

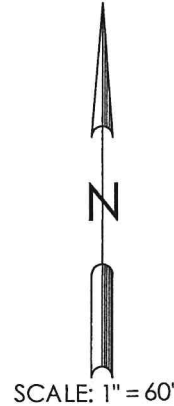
13 PM 39
PARCEL B

PARCEL C
141-380-035

141-380-017
ANNEXATION AREA
1.06 ACRES±

COURSE 4
N7°38'35"E 145.83'
COURSE 3
N9°16'37"W 138.66'

COURSE 1
S0°50'29"E 281.21'



N89°47'39"W 155.00'
COURSE 2

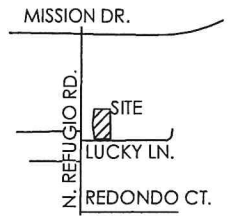
LUCKY LANE

LEGEND

- PROPOSED ANNEXATION LIMITS
- ////// EXISTING SANTA YNEZ COMMUNITY SERVICES DISTRICT LIMITS



TOWN OF SANTA YNEZ



VICINITY MAP

I HEREBY STATE THAT THIS ANNEXATION
MAP CORRECTLY REPRESENTS A MAP
MADE BY ME OR UNDER MY DIRECTION
UNDER THE PROVISIONS OF SECTION 8761
OF THE PLS ACT.

APPROVED AS TO FORM AND SURVEYING
CONTENT

ALEKSANDAR JEVREMOVIC LS 8378 DATE
SANTA BARBARA COUNTY SURVEYOR

DATE:	9/27/2022
DRAWN:	
CHECKED:	
PROJECT:	

EXHIBIT B
ANNEXATION NO. 22LF__
ANNEXATION TO THE SANTA YNEZ COMMUNITY
SERVICES DISTRICT



Santa Ynez Community Services District
PO BOX 667, 1070 FARADAY ST.
SANTA YNEZ, CA 93460

PROJECT APPLICATION

Permit # _____

Property Address: 3025 Lucky Ln, Santa Ynez, CA, 93460

APN#: 141-380-017

Owner Name: Evan Hamaker Phone: 805 350-1492

Owner

Address: 3025 Lucky Ln, Santa Ynez, CA, 93460

Owner Email: evanhamaker@gmail.com

Owner

Signature: 

Authorized Agent: Evan Hamaker Phone: 805 350-1492

Mailing Address: 3025 Lucky Ln, Santa Ynez Cellphone: "

Email: evanhamaker@gmail.com

Contractor: _____ Phone: _____

FAX: _____ Mailing Address: _____

State License: _____ Email: _____

Project Description: annex to the district to connect to

Sewer

For Official District Use Only

- LAFCO Approved Annexed into District Fees Paid Fees due SFD Commercial Grease Interceptor Required

Other _____

COST ACCOUNTING AGREEMENT

Applicant: Evan Hamaker

Mailing Address: 3025 Lucky Ln, Santa Ynez, CA, 93460

Telephone: 805 350-1492

Fax: _____

E-mail Address: evanhamaker@gmail.com

The cost of processing an application may exceed the initial deposit required. In order to recover any additional costs associated with processing your application, the Local Agency Formation Commission, LAFCO, has found it necessary to implement a provision of the Fee Schedule that provides full cost recovery for processing an application.

I, Evan Hamaker, the landowner and/or responsible Applicant, agree to pay the actual costs pursuant to the Fee Schedule attached hereto, plus copying charges and related expenses incurred in the processing of this application. I also understand that if payment on any billings prior to final action is not paid within thirty (30) days, I agree that processing of my application will be suspended until payment is received. In the event of default, I agree to pay all costs and expenses incurred by LAFCO in securing the performance of this obligation.

If the applicant is in non-compliance with an existing agreement, the applicant shall be subject to LAFCO Policy Guidelines and Standards XIV, which identifies additional steps that must be satisfied before a new application may be accepted.

In order to implement the cost accounting, please sign and date this statement indicating your agreement to the cost accounting procedure and agreement. This signed agreement is required for your application to be accepted for processing. Checks may be made payable to LAFCO and delivered or mailed to the LAFCO Office at 105 East Anapamu Street, Rm 407, Santa Barbara, CA 93101. If you have questions regarding your application, please contact the LAFCO Office at (805) 568-3391.


Applicant's Signature

11/2/22
Date

COST ACCOUNTING AGREEMENT

Applicant: Douglas Cicileo

Mailing Address: 717 Western Ave

Santa Barbara, Ca, 93101

Telephone: 805-705-2450

Fax: _____

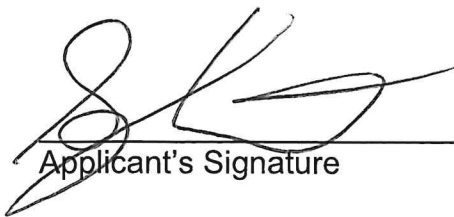
E-mail Address: Douglas Ca Cicileo, Com

The cost of processing an application may exceed the initial deposit required. In order to recover any additional costs associated with processing your application, the Local Agency Formation Commission, LAFCO, has found it necessary to implement a provision of the Fee Schedule that provides full cost recovery for processing an application.

I, Douglas Cicileo, the landowner and/or responsible Applicant, agree to pay the actual costs pursuant to the Fee Schedule attached hereto, plus copying charges and related expenses incurred in the processing of this application. I also understand that if payment on any billings prior to final action is not paid within thirty (30) days, I agree that processing of my application will be suspended until payment is received. In the event of default, I agree to pay all costs and expenses incurred by LAFCO in securing the performance of this obligation.

If the applicant is in non-compliance with an existing agreement, the applicant shall be subject to LAFCO Policy Guidelines and Standards XIV, which identifies additional steps that must be satisfied before a new application may be accepted.

In order to implement the cost accounting, please sign and date this statement indicating your agreement to the cost accounting procedure and agreement. This signed agreement is required for your application to be accepted for processing. Checks may be made payable to LAFCO and delivered or mailed to the LAFCO Office at 105 East Anapamu Street, Rm 407, Santa Barbara, CA 93101. If you have questions regarding your application, please contact the LAFCO Office at (805) 568-3391.

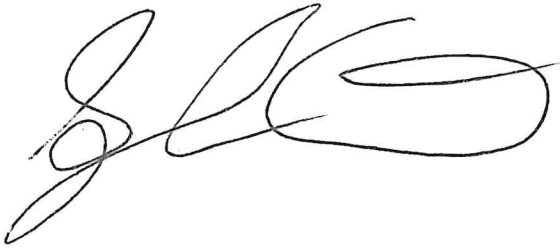

Applicant's Signature

11-2-22
Date

To whom it may concern,

I Douglas Cicileo, am the owner of 3035 Lucky lane. I am accepting and committed to the annexation and proposed sewer connection of our properties to Santa Ynez Community Services District. Evan Hamaker is taking the lead on the annexation and has my full support.

Best,
DOuglas Cicileo
805-705-2450

A handwritten signature in black ink, appearing to read 'D. Cicileo', written in a cursive style.

11.2.22

Santa Ynez Community Services District
PO BOX 667, 1070 FARADAY ST.
SANTA YNEZ, CA 93460

PROJECT APPLICATION

Permit # _____

Property Address: 3035 Lucky LN

APN#: 141-380-035

Owner Name: Douglas Cicileo Phone: 805 705 2450

Owner

Address: 717 Western Ave, Santa Barbara, Ca, 93101

Owner Email: Douglas G Cicileo.

Owner

Signature: 

Authorized Agent: Douglas G Cicileo, com Phone: 805-705-2450

Mailing Address: 717 Western Ave, SB, Ca, 93101 Cellphone: " "

Email: Douglas G Cicileo.com

Contractor: _____ Phone: _____

FAX: _____ Mailing Address: _____

State License: _____ Email: _____

Project Description: ANex to the district to connect to sewer.

For Official District Use Only

- LAFCO Approved Annexed into District Fees Paid Fees due SFD Commercial Grease Interceptor Required
- Other _____