

SANTA YNEZ COMMUNITY SERVICES DISTRICT

MEMORANDUM

TO: Board of Directors
FROM: Loch Dreizler, General Manager
DATE: June 26, 2024
SUBJECT: Adopt Resolution 24-06D

Recommendation

Adopt Resolution 24-06D, initiating proceedings for annexing the assessor's parcel No. 141-211-003, also recognized as 2810 Mission Drive (Murphy).

Policy Implications

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

Fiscal Implications

The District will receive annexation fees, and before connection, the District will receive capacity fees.

Alternatives Considered

Do not approve the annexation.

Discussion

The property is within the District's Sphere of Influence but has not been annexed into the District. 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 with an existing manifold installed for a similar project on Sienna Way - an existing STEP pump system. Septic Tank Effluent Pump (STEP) effluent (liquid waste).

This project will conform to the District's Design and Construction Standards for Public Sewer System Improvements, our application, and other documents LAFCO requires, including the preliminary CEQA notice of exemption, LAFCO Questionnaire, Project Map, and Legal Description.

Attachments:

1. Resolution 24-06D

RESOLUTION NO. 24-06D

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA
YNEZ COMMUNITY SERVICES DISTRICT INITIATING
PROCEEDINGS FOR ANNEXATION OF ASSESSOR'S PARCEL
NO. 141-211-003
2810 MISSION DRIVE**

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 General Manager 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") according to Section 15319 of Title 14 of the California Code of Regulations (the "CEQA Guidelines"). Said conclusion is outlined in the Preliminary Environmental Review form prepared by the District's General Manager, 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, establish that the annexation is categorically exempt from environmental review under CEQA, and authorize filing a Notice of Exemption by LAFCO.

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

- 1.** This proposal is made and requested that proceedings be taken under 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.** Exhibit "B," attached hereto, outlines a map of the affected territory, 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 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 to connect 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 the 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 District's sphere of influence.
- 8. Consent is now given to the waiver of conducting authority proceedings.

9. The Board of Directors, with this, 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. Following Section 15062 of the CEQA Guidelines, the Board of Directors now 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 26th day of June 2024 by the following vote of the Board of Directors of the Santa Ynez Community Services District:

AYES:

NOES:

ABSENT:

ABSTAIN:

Frank Redfern, President
of the Board of Directors

ATTEST:

Alicia Marin, Board Secretary

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: 2810 Mission Drive, Santa Ynez, CA (APN: 141-211-003)

The entity or Person Undertaking Project: (Check the appropriate box)

Santa Ynez Community Services District

General Manager Determination:

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

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

Name of Lead Agency:

- B. LAFCO is the lead agency, and the activity is a project that requires further evaluation of the possible significant effects on the environment.

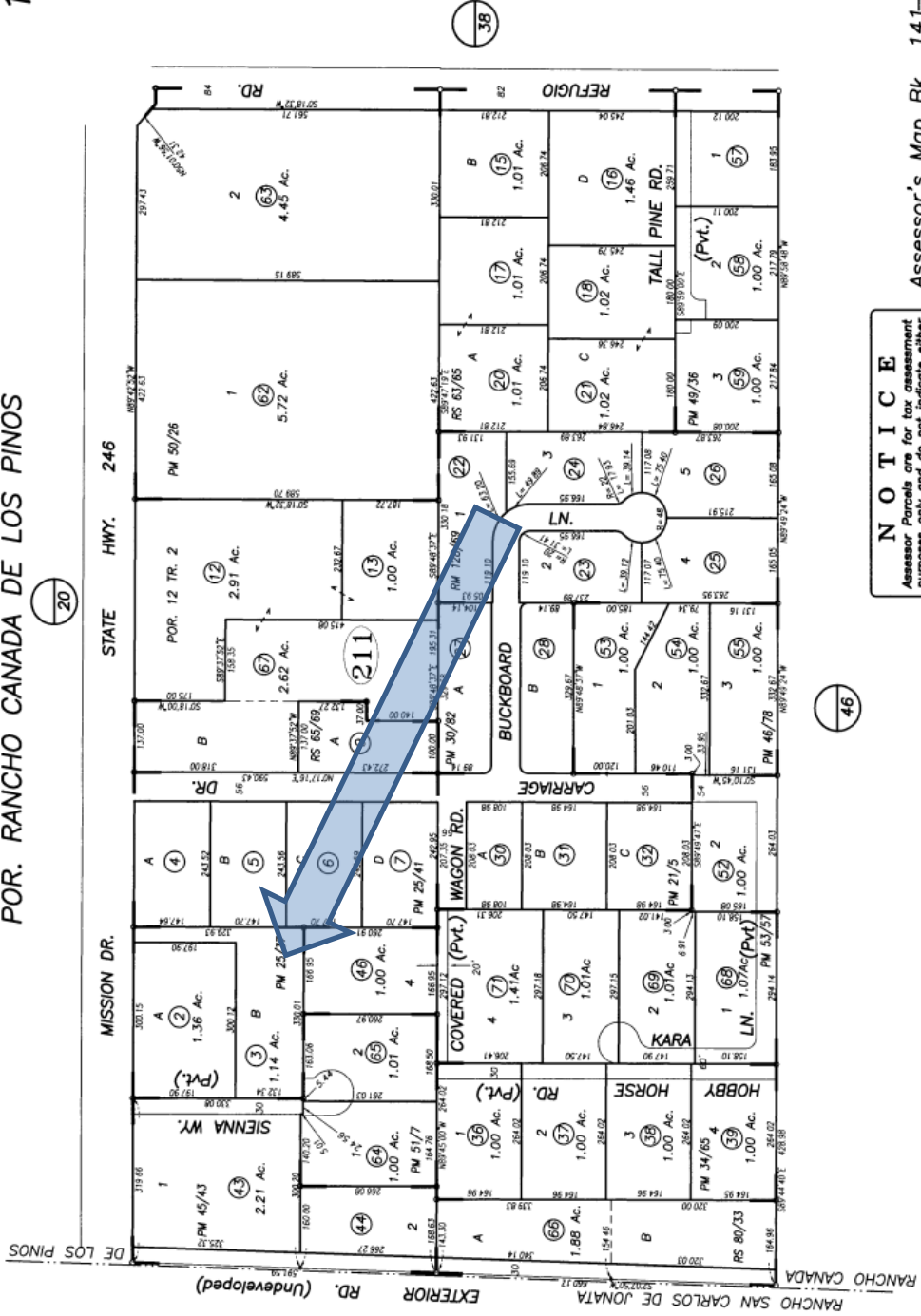
Date: June 26, 2024

Loch Dreizler, General Manager

141-21

POR. RANCHO CANADA DE LOS PINOS

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NOTICE
 Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

R.M. Rack 3, Map 4, Canada de los Pinos
 08/26/1985 R.M. Bk. 128, Pg. 68-69, Tract 13610

Assessor's Map Bk, 141-Pg, 21
 County of Santa Barbara, Calif.

LD/01
 Add name of Kara Lane

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: 2810 Mission Drive, Santa Ynez, CA (APN: 141-211-003)

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