

**SANTA YNEZ
COMMUNITY SERVICES DISTRICT
STAFF REPORT**

TO: BOARD OF DIRECTORS

PREPARED BY: Wendy Berry, Secretary/Treasurer

FOR: REGULAR BOARD MEETING

DATE: April 18, 2018

ITEM: Approve SBLAFCO out-of-agency agreement for 821 Friendship Lane.

SUMMARY: In January 2018, the Board of directors approved Resolution 18-01 initiating the annexation proceedings for 821 Friendship Lane into the District. On February 28, 2018, the District sent LAFCO the annexation paperwork. The property owner was notified by Paul Hood, Executive Director, his annexation request would not be heard by LAFCO at the June 2018 commission meeting. The property owner needs a can and will serve letter from the District but because he is not annexed, the District cannot issue him a letter without the condition of being annexed. The only way for him to get a building permit before LAFCO approves the annexation is an out-of-agency service agreement. The property owner has paid all the fees required to the District.

RECOMMENDATION: Approve the out-of-agency agreement for 821 Friendship Lane.

ATTACHMENTS:
Out-of-agency application

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

Application for Out-of-Agency Service Agreement

(Attach additional sheets as necessary)

1. City or District Solvang, Ca. 93463 .74 acres

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

Name, address and telephone:

Rob Alexander - 805 8860168 - Calif Homes Inc
(Planner) P.O. Box 1064
Solvang, Ca. 93463

2. Affected Property Owners

Names, addresses and telephones:

Mark & Kathy Foss 805 6885727
1210 Dove Meadow Rd
Solvang, Ca.

3. Address/location/size of property:

Parcel number: 141-211-009

821 Friendship Lane
Solvang, Ca. 93463

Complete all relevant questions

4. Is the property within the service agency's sphere of influence? Yes X No _____

5. What types of services are to be provided under contract?

Sewer to single family home and ADU

6. Discuss the justification for the service agreement. Is this an emergency health and safety situation? Why is annexation not possible at this time?

Build a Granny unit for mother in law -
Can not get on the agenda until June.

7. Is annexation of the territory anticipated at some future time? Yes X Per Paul Hood ASAP
No _____ If yes, when? If no, why not?

possible annex. in June 18

8. What is the existing use of the site? Be specific.

1 EI Single Family Resident with pre school operating in existing accessory structure under a CUP - 84-CP-1

9. If a change in use is proposed, provide a description of the change.

None - single family home. Existing accessory structure to be demolished and CUP terminated to be replaced with ADU.

10. Describe in detail how services will be extended to the property:

A. Describe needed improvements including distance for connections.

Hook up to sewer system - both single family home and ADU. Approx. 120 feet

B. What are the costs of improvements and other start up costs?

Approx cost of sewer hook and fees \$8500 -

trench to main house est. \$4000 - plus engineering - \$4600

C. How is financing to occur, both capital costs and ongoing operations?

Property Owners - Mark & Kathy Foss

11. What environmental review has been conducted for the project? If exempt, please provide a copy of the agency's Notice of Exemption.

None, Categorically Exempt - Class article 19, No. 15319

Provide a vicinity map showing the property, the city or district boundary and sphere line and existing and proposed infrastructure as relevant to this agreement.

Sent to Lafco on 2/28/18

Attach a copy of the proposed services agreement and any staff reports or supporting documentation related to this application.

This request and a processing fee set forth in LAFCO's fee schedule should be submitted to:

Santa Barbara LAFCO
105 East Anapamu Street
Santa Barbara CA 93101
805/568-3391

LANDOWNER CONSENT TO OUT-OF AGENCY SERVICE AGREEMENT (OASA)
Santa Barbara Local Agency Formation Commission (LAFCO)

March 22, 2018

LAFCO FILE OASA No 18-01: Foss/821 Friendship Lane - Santa Ynez Community
Service District

As landowner of the property described below, I hereby consent to my/our property
being included in the above referenced OASA.

Approval of this Out-of-Agency Service Agreement is conditioned upon recordation of
the landowner('s) consenting to annex the territory, which agreement shall inure to
future owners of the property.

PROPERTY OWNER ADDRESS: 821 Friendship Lane, Solvang, CA

ASSESSORS PARCEL NO: 141-211-009

LANDOWNER: Foss Family Living Trust - Mark and Kathleen Foss

Mark Foss 3/23/18

Signature

Date

Kathleen Foss 3/23/18

Signature

Date