

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

August 5, 2004 (Agenda)

LAFCO 04-1: Black Road Reorganization: Annexation to the City of Santa Maria/
Detachment from the Santa Barbara County Fire Protection District

PROPONENT: City Council of the City of Santa Maria, by resolution.

ACREAGE &
LOCATION: Approximately 925 acres located north of and including Betteravia Road,
east of and including Black Road, south of and adjacent to the Santa
Maria Valley Railroad.

PURPOSE: Provide municipal services for eventual development of the property
based on the City General Plan that designates much of the site as
Commercial Manufacturing (with an Agricultural Overlay) and General
Manufacturing.

PROPOSAL INFORMATION

1. Land Use, Planning and Zoning - Present and Future:

The site contains industrial uses, agriculture (row crops) and range land. Surrounding uses are residential and agriculture to the east, agriculture to the west and north and a mixture of agricultural and residential to the south.

The site is contained entirely within the City's Sphere of Influence. Annexation will permit uses based on the General Plan and rezoning map for the area, which designates:

- 59 acres as Planned Development/Commercial Manufacturing
- 421 acres as Planned Development/Commercial Manufacturing/Ag. Overlay
- 152 acres as Planned Development/General Manufacturing, and
- 247 acres as Open Space

The difference between these 879 acres and the 925 proposed to be annexed consists primarily of roadways since the reorganization includes the adjacent reaches of Betteravia and Black Roads.

These proposed uses are compatible with the General Plan and zoning designations. A portion of the site is within the approach way of the Santa Maria Airport, which is one reason that a portion of the area is designated as Open Space.

In a response to questions about this proposal, the City provided this statement:

The City pre-zoning of 252 acres as OS (Open Space) and 421 acres as CM/AG (Agricultural-Industrial) allows agricultural uses on as much as 76% of the land area. These zoning designations provide sustainable uses of the land to property owners and include opportunities to transition the land use into agriculturally based industries.

Those lands that are being farmed now will likely continue to be farmed in the City after this annexation. Agricultural businesses that need support services, produce-coolers, processing plants, and warehouse/distribution facilities near their farmland can build those too. This is the intent of the Ag-Industrial pre-zoning.

By locating agricultural related industries on this non-prime land agricultural land in the City of Santa Maria, the prime soils east and west of the City can continue to be farmed. The City's position is that this Agricultural Industrial area **supports agriculture**. (June 11, 2004, Bill Shipsey, Community Development Department, City of Santa Maria)

Primary County land use and zoning designations are Agriculture (10-AG, AG-1-40, AG-II-100) with some Manufacturing (M-1, M-2, M-RP, DMG).

2. Topography, Natural Features and Drainage Basins

The site and surrounding area slopes gently. No significant features affect the proposal.

3. Population:

There are currently five dwelling units within the proposal area. Due to the nature of the adopted City plans and zoning for the area, no new homes are anticipated.

4. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The City's "Plan for Providing Services within the Affected Territory," as required by Government Code section 56653, is attached. The level and range of services will be similar to those currently provided within the City.

5. Assessed Value, Tax Rates, Indebtedness and boundaries:

The annexation area is within tax rate areas 87-001, 87-014 and 87-020. The assessed value is \$13,257,262 (2003-2004 roll).

The City requests that the property be liable for its share of existing City indebtedness.

Overall tax rates will not be changed by the reorganization because (a) City debt is being repaid through water rates and the City General Fund, not through property taxes and (b) the detaching district has no bonded indebtedness being repaid by property taxes.

6. Environmental Impact of the Proposal:

The City is the lead agency. In 1992 it certified the Final EIR for the Santa Maria Sphere of Influence Boundary Amendment and Concurrent Annexation Study, which includes this property. That report was considered by the Commission in 1994 when it approved the several annexations to the City of Santa Maria.

The Commission reviewed the City's CEQA Findings and Statement of Overriding Considerations when it considered the Refiled Mahoney Ranch Reorganization in February of this year.

7. Landowner Consent and Registered Voters:

The territory is uninhabited; namely, there are fewer than 12 registered voters.

Inasmuch as we have not received a certification from the City that all property owners in this proposal have given written consent, if the Commission approves this proposal it will be necessary for the staff to conduct a "protest hearing" to allow any affected landowner to file a written protest against the reorganization.

8. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. The annexation area is contiguous to the existing City boundaries.

A map sufficient for filing with the State Board of Equalization has not yet been received from the proponent.

ALTERNATIVES FOR COMMISSION ACTION

After consideration of this report and any testimony or additional materials that are submitted the Commission should consider taking one of the following options:

Option 1 APPROVE the reorganization.

- A. Certify it has reviewed and considered the information contained in the EIR prepared and certified by the City and related CEQA documentation.
- B. Adopt this report and approve the proposal, to be known as the Black Road Reorganization: Annexation to the City of Santa Maria; Detachment from the Santa Barbara County Fire Protection District, with the following conditions:
 - 1. The territory being annexed shall be liable for any existing indebtedness of the annexing agency.
 - 2. The territory being annexed shall be liable for any authorized or existing City taxes, comparable to properties presently within the City.
- C. Direct the staff to conduct subsequent proceedings in compliance with the findings of the Local Agency Formation Commission only upon the signing of the resolution by the Chair.

Option 2 DENY the proposal.

- A. Certify it has reviewed and considered the information contained in the EIR prepared and certified by the City and related CEQA documentation.
- B. Adopt this report and deny the proposal.

Option 3 If the Commission needs more information, it should CONTINUE this matter to a future meeting.

RECOMMENDED ACTION:

Approve **Option 1**.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION