LAFCO 25-03

AUTHORIZATION BY THE SANTA BARBARA COUNTY LOCAL AGENCY FORMATION COMISSION FOR THE CITY OF SANTA MARIA TO PROVIDE OUT-OF-AGENCY SERVICES TO PROPERTY LOCATED AT 2715 WEST MAIN STREET (SANTA MARIA BONITA ELEMENTARY SCHOOL)

WHEREAS, the property owner, with the consent of the City of Santa Maria, has filed a proposal with the Executive Officer of the Santa Barbara County Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code) for the City to provide services outside of its boundaries to the property located at 2715 West Main Street, 93458, in the unincorporated area of Santa Barbara County, APN 113-050-007, LAFCO Application No. 24-04 (the "Property"); and

WHEREAS, pursuant to Government Code section 56133(c), the Commission may authorize a city or district to provide new or extended services outside its jurisdictional boundary only if the property is to respond to an existing or impending threat to the health or safety of the public or the residents of the affected territory.

WHEREAS, the City and Santa Maria Bonita School District have documented a health and safety threat concerning nitrate levels exceeding the State-mandated maximum contaminant level (MCL), upper secondary MCLs for total dissolved solids, and has been cited by Santa Barbara County Environmental Health Services (SBC EHS) for noncompliance. The State Water Resources Control Board has identified the Santa Maria Bonita Elementary School in need of meeting regulatory compliance and has identified the system as a public health threat. The Compliance Order requires a plan to SBC EHS for approval consisting of an out-of-agency domestic water service agreement that would best allow the school to connect to the City of Santa Maria's water supply to mitigate the water violations.

WHEREAS, the proposed domestic water connection would not result in additional impacts since there will be no modification to the original development approval and no change in use. The domestic water connection would be provided solely to mitigate a threat to the health and safety of the public. Additionally, a private water line would connect to the City's existing main line at the intersection of Black Road and West Main Street, and then

extending west to the intersection of West Main Street and Bonita School Road. Therefore, approval of this project will not result in an extension of water infrastructure services outside of the City, other than to allow Bonita Elementary School to hookup as a customer for domestic water service.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED as follows:

(1) The Commission finds the Final Mitigated Negative Declaration prepared by the Santa Maria Bonita School District as Lead Agency under the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., for the Bonita Elementary School Drinking Water Improvement Project SP2024-010761) is adequate.

(2) The Commission finds the service request to be in the best interests of the affected area. The Commission finds that the new potable water service to be provided responds to an existing threat to the health or safety of the public or residents of the affected territory.

(3) This approval is subject to the following terms and conditions:

a. The City's provision of water services shall be limited to the 5.01 acres located at 2715 West Main Street, Santa Maria, CA, APN 113-050-007.

b. This approval shall not authorize connection of the property to the City water systems until the property owner has executed and recorded a landowner consent approved by the Executive Officer that consents to future annexation of the territory, which consent shall inure to and bind all successors in interest to the property.

c. Said out-of-agency service agreement is for potable water service only and shall remain in effect for the useful life of the project, or until such time as the Commission may reconsider the agreement or an annexation is approved by the Commission.

(4) Said out-of-agency service agreement is hereby approved.

PASSED AND ADOPTED this day of March 6, 2025, in Santa Barbara, California by the following vote.

AYES: Commissioners Freeman, Geyer, Hartmann, Mosby, Nelson, Stark, and Patino

NOES: None

ABSTAINS: None

Dated: 3/6/25

Chair Patino
Santa Barbara Local Agency
Formation Commission

ATTEST

Natasha Carbajal, Clerk/Analyst
Santa Barbara Local Agency Formation Commission