

# LAFCO

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## **Santa Barbara Local Agency Formation Commission**

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September 3, 2009 (Agenda)

Local Agency Formation Commission  
105 East Anapamu Street, Room 403  
Santa Barbara CA 93101

### **Policy on Extending Urban Services to Agricultural Parcels**

Dear Members of the Commission:

#### RECOMMENDATION

It is recommended the Commission accept public testimony and adopt the attached policy to guide the extension of urban services to agricultural parcels.

#### DISCUSSION

This policy results from a long process of examination and consultation with local agencies. In November 2008 the Commission appointed Commissioners Mariscal and Schlottmann as an ad hoc committee to evaluate and refine a policy to provide direction regarding extension of urban services into agricultural areas.

Since that time the ad hoc committee met with members of the County Agricultural Advisory Committee and representatives of local agencies. Preliminary drafts of the policy were reviewed by the Commission, agricultural community, local planning staffs and the special districts that provide urban water and sewer services.

The ad hoc committee met most recently on July 14 and, after reviewing all comments and discussion, recommends adoption by the Commission of the attached policy.

Clearly, the purpose of this policy is to protect and preserve agriculture by avoiding conditions that foster uses other than agriculture; namely, extending potable water or wastewater services to or annexing lands zoned for agriculture.

In discussing this subject it became clear the Commission has various options. One is withhold its approval of an annexation to encourage, where appropriate, subdivision and/or rezoning so agriculturally zoned land is excluded from an annexation. LAFCO may also require division of land as authorized by Government Code Section 56886(h).

Another option is an out-of-agency services agreement to extend utility services pursuant to Government Code Section 56133 for approved uses on land zoned for agriculture, provided the

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**Commissioners:** Bob Orach, Chair ♦ Joe Centeno ♦ Dick DeWees ♦ Martin Mariscal ♦ Bob Orach ♦ Cathy Schlottmann  
Larry Wilson ♦ Janet Wolf ♦ Joe Armendariz ♦ Doreen Farr ♦ John Fox ♦ Bob Short ♦ **Executive Officer:** Bob Braitman

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approved uses such as agricultural processing facilities or agricultural housing do not compromise the agricultural viability of the property.

Please contact the members of the ad hoc committee or the LAFCO office if you have questions.

Very truly yours,

BOB BRAITMAN  
Executive Officer

**Policy on Extending Urban Services to Agricultural Parcels  
(Ad hoc committee recommendation - July 14, 2009)**

It is the policy of the Commission to protect and preserve agriculture by avoiding the extension of water or wastewater services to agriculturally zoned land because this fosters uses other than agriculture.

Any extension of potable water or wastewater services to a parcel zoned for agricultural use will only be approved, if at all, if the extension is limited to that portion of the parcel that includes an approved use that needs potable water or wastewater services provided the use does not compromise agricultural viability.

This policy shall not be construed as indicating the Commission will approve proposals that lead to non-agricultural uses on agricultural parcels but rather indicates that should such approval be granted it is to be restricted to the specific area in which an approved land use requiring water or wastewater services is to occur.