

# Santa Barbara LAFCO

Study Session:

Richard's Ranch Reorganization to  
City of Santa Maria

May 8, 2025

# File 24-08 Richard's Ranch Study Session

LAFCO

Santa Barbara Local Agency  
Formation Commission

- Proposal Overview
- Reorganization (Annexation & Detachments)
- Presenters City; Developer (20 min) remain available for questions
- Public Comment
- Q and A

Information Item No 3

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## Background

- Area consists 58 acres northeast and southeast corners of City limits
- Conceptual Plan, Planned Development and Tentative Maps still needs City approval
- Within Sphere of Influence last adopted in 2016
- Final Environmental Impact Report (FEIR) certified Dec 2024
- City Council Initiated by Resolution



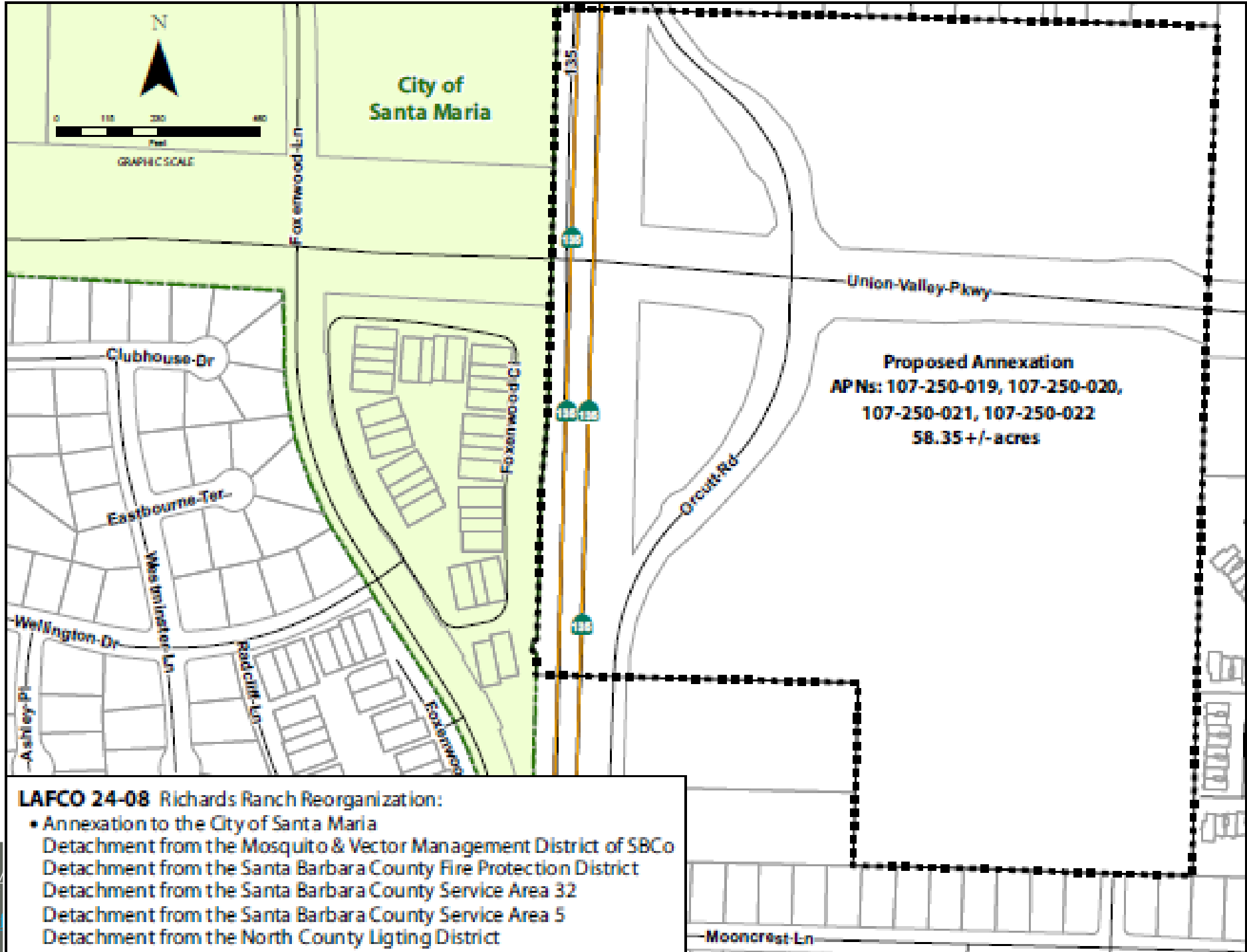
Project Site

Santa Barbara County, Ca  
NAD 1983 State Plane CA III  
105 734525 3862574



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**LAFCO 24-08 Richards Ranch Reorganization:**

- Annexation to the City of Santa Maria
- Detachment from the Mosquito & Vector Management District of SBCo
- Detachment from the Santa Barbara County Fire Protection District
- Detachment from the Santa Barbara County Service Area 32
- Detachment from the Santa Barbara County Service Area 5
- Detachment from the North County Lighting District

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## City Activities

- Resolution of Application adopted by the City - Nov 2024 (Pre-zoned & Plan for Services)
- Application has been referred to several agencies for comments (attached)
- Application submitted by the City - Feb 2025
- Property Tax Exchange Agreement negotiations started March 28<sup>th</sup> (90-day process been requested)

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## LAFCO POLICIES & FACTORS

### Factors: Cortese-Knox-Hertzberg Act

- Government Code Section 56668 identifies a number of factors that are to be considered by LAFCO in reviewing a proposal.

• Population and Land Use	• Need for Services	• Impact on Adjacent Areas
• Availability of water supplies	• Agricultural Lands	• Definite Boundaries
• Consistency with General Plans and Reg. Trans. Plan	• Sphere of Influence	• Other Agency Comments
• Ability to provide services	• Commission Policies	• Housing
• Comments from landowner, voters or residents	• Existing information about existing land use	• Environmental Justice

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## **SOI & Plan for Services – Outstanding Questions**

- Properties are inside of SOI
- Sphere of Influence Update in 2016 update in 2026
- City/County Discussions status (why agreement couldn't be reached)
- Supplemental Water Agreement & City Policies
- Status of Builders Remedy proposal
- LAFCO Policy consistency determination required

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## Summary

- LAFCO will continue to analyze the proposal
- City identified significant and unavoidable impacts that required the City to adopt statement of overriding considerations in the FEIR
- LAFCO is also required to make similar CEQA findings
- Key Issues, Factors, and Policies to be addressed before LAFCO consideration are outlined in the study session report
- Waiting for Property Tax Agreement to continue processing the application

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## Summary Cont.

- City to process a Planned Development Permits after annexation

## Next Steps

- City/Developer to address feedback
- City/County PTE – June 26<sup>th</sup> (up to 90-days)
- Reorganization Application pending Certificate of Filing

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