

Santa Barbara LAFCO

LAFCO File 15-4: District Property Annexation to the Laguna County Sanitation District

December 10, 2015



District Property Annexation to the Laguna County Sanitation District

- ▶ District Property Annexation: To include land recently acquired and owned by the Laguna County Sanitation District within the boundaries of the district
- ▶ Proponent: County Board of Supervisors, Ex Officio the Board of Directors of the Laguna County Sanitation District, by resolution.
- ▶ Acreage and Location: The Annexation area consists of two parcels: Parcel one (APN 113-240-015) consists of 126.70 acres located on the north side of Orcutt Creek. Parcel two (APN 101-020-079) is a 0.18-acre parcel located on the west side of Graciosa Road.
- ▶ Purpose: This proposal was filed to include land recently acquired and owned by the Laguna County Sanitation District within the boundaries of the district. The district's wastewater reclamation plant produces recycled water and discharges the water to offsite users. The larger parcel, was purchased by the district for onsite irrigation of a cattle pasture adjacent to the district. The smaller parcel was obtained to for purposes of installing a recycled water pump station.



Description of the Project

- ▶ Land Use, Planning and Zoning - Present and Future:
- ▶ Both parcels are zoned AG-II-100 and are under Williamson Act contracts. They are considered to be Prime Agricultural Lands pursuant to Government Code Section 56064.
- ▶ The larger parcel was originally under Williamson Act Contract 081-AP-012 and is now in non-renewal action by the Santa Barbara County Agricultural Preserves Advisory Committee. The non-renewal action was reviewed by the Committee on November 12, 2014 and received by the Board of Supervisors on December 9, 2014.
- ▶ The smaller parcel was originally under Contract 11AGP-00000-00012 and is now in non-renewal per action of the Santa Barbara County Agricultural Preserves Advisory Committee on September 12, 2014 and received by the Board of Supervisors on December 9, 2014.
- ▶ The district in their application to LAFCO states that the larger parcel will continue to be used for cattle grazing and irrigated pasture, as are the district's adjacent properties. As previously mentioned, the smaller parcel will be used to house a recycled water booster pump station for the purposed of delivering water to agricultural and oil purposes, consistent with adjacent parcels.



Sphere of Influence, Land Use and Future Development

- ▶ Both of the parcels proposed for annexation are outside the sphere of influence of the Laguna County Sanitation District. The larger parcel is contiguous to the district boundaries. The small parcel is not contiguous to the district,
- ▶ Staff is recommending that the Commission amend the Laguna County Sanitation District's sphere of influence to include both parcels, prior to acting to approve the annexation.



Environmental Impact of the Proposal

- ▶ As CEQA lead agency, the County of Santa Barbara-Laguna County Sanitation District prepared a Categorical Exemption under Section 15319(a), "Annexation of Existing Facilities and Lots of Exempt Facilities," The Notice of Exemption and the Notice of Determination
- ▶ In addition, a copy of the Notice of Determination is included with this staff report and may be inspected at the following location: 105 East Anapamu Street, Room 407, Santa Barbara, CA, 93101. Additionally, a copy of the document is posted online at: www.sblafco.org.



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

- ▶ The Laguna County Sanitation District is a county dependent special district formed in 1958 and operated pursuant to the County Sanitation District Act (Health and Safety Code Section 4700 et seq. The Board of Supervisors is the District Board of Directors. The County Public Works Department, Resource Recovery & Waste Management Division, administers the District.
- ▶ No services will be provided to either of the two parcels by the Laguna County Sanitation District. Therefore, a Plan for Providing Services, pursuant to Government Code Section 56653, is not required.



Conclusion

- ▶ The proposed sphere of influence amendment and annexation represents a logical expansion of the boundaries of the Laguna County Sanitation District. It also removes district owned land from property taxation by including it within the district's boundaries.



Recommendation

- ▶ APPROVE Resolution No. 15-4 that will take the following actions:
 - ▶ Find that the proposal to be Categorically Exempt (Class 19-CCR Section 15319(a)) “Annexations of Existing Facilities and Lots for Exempt Facilities,” from the Environmental Quality Act Certify pursuant to the CEQA Guidelines Section 15303.
 - ▶ Amend the Sphere of Influence for the Laguna County Sanitation District to include the District owned parcels.
 - ▶ Approve the proposal, known as the District Property Annexation to the Laguna Sanitation District, subject to certain terms and conditions, including that the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
 - ▶ Find the subject territory is uninhabited, all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings.
 - ▶ Waive the conducting authority proceedings and complete the proceedings.



Recommendation (Cont'd)

- ▶ That the proposal boundaries be amended to include Purisima Road from the intersection of Harris Grade Road and Purisima Road, easterly up to a point approximately 600 feet east of the intersection of Encanto Street and Purisima Road, to a point that aligns approximately with the easterly City limit of the south side of Purisima Road.
- ▶ That the proposal be amended to detach the reorganization territory from County Service Area No 32.
- ▶ The territory shall be liable for existing bonded indebtedness of the City of Lompoc and the Mission Hills Community Services District.
- ▶ The territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the City of Lompoc and the Mission Hills Community Services District.
- ▶ Find the subject territory is uninhabited, all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings.
- ▶ Waive conducting authority proceedings and direct the staff to complete the proceeding