

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

December 1, 2005 (Agenda)

LAFCO 05-17: Hagerman Reorganization: Annexation to the City of Santa Maria/
Detachment from the Santa Barbara County Fire Protection District/
Detachment from the Santa Barbara Coastal Vector Control District

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

ACREAGE &
LOCATION Approximately 21 acres consisting of a portion of Waller Park, north of
and adjacent to Skyway Drive at the intersection with Hagerman Drive.

PURPOSE: Provide law enforcement and other municipal services for the Hagerman
Sports Complex consisting of City-owned soft ball fields.

GENERAL ANALYSIS:

Description of Project

The proposal includes the City-owned Hagerman Sports Complex. The purpose is to facilitate local law enforcement and other municipal services for the property.

Background

Waller Park has been a County regional park for many years. Beginning in 1986 the City of Santa Maria began leasing a portion to construct and operate softball fields to address recreation needs of the community. The City has funded all of the site improvements. In May 2002 the County transferred the Hagerman Sports Complex property to the City and this action will annex this City-owned property to the City.

PROPOSAL INFORMATION

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

The site contains the Hagerman Softball Complex public recreational facility. Surrounding uses are the Waller County Park to the east and north, industrial land and the Santa Maria Airport to the west and the Santa Maria Valley YMCA on the south.

The site is contained entirely within the City's Sphere of Influence. The property is zoned "Recreation" in the unincorporated area and will be zoned "Open Space" upon annexation. The City General Plan designates the site as "Recreation Open Space."

2. Topography, Natural Features and Drainage Basins

The site and surrounding area is level. No significant features affect the proposal.

3. Population:

There are no dwelling units on the site and none will result from this proposal

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 City-owned parcel is exempt from property taxes. The parcel is within TRA 80053.

6. Environmental Impact of the Proposal:

The City as lead agency found the proposal to be categorically exempt. (Class 5 – Minor Alternations of Land Use Limitations) and (Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities).

7. Landowner Consent and Registered Voters:

The City is the applicant and only landowner. The territory is uninhabited; namely, there are fewer than 12 registered voters.

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. Find the proposal to be categorically exempt.
- B. Adopt this report and approve the proposal, to be known as the Hagerman Reorganization: Annexation to the City of Santa Maria; Detachment from the Santa Barbara County Fire Protection District, Detachment from the Santa Barbara Coastal Vector Control 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. Find: 1) the subject territory is uninhabited, 2) all affected landowners have given written consent to the annexation and 3) the annexing agency has given written consent to the waiver of conducting authority proceedings.
- D. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

Option 2 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