

LAFCO

Santa Barbara Local Agency Formation Commission

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November 6, 2008 (Agenda)

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

Policy for Out-of-Agency Service Extensions to Agricultural Parcels

Dear Members of the Commission:

RECOMMENDATION

It is recommended the Commission accept public testimony and adopt the following policy to govern the extension of out-of-agency urban services to agricultural parcels.

DISCUSSION

The Commission on October 2 considered a proposal by the staff to consider adopting a policy to provide guidance to applicants and local agencies regarding the extension of urban services to approved land uses on prime agricultural lands.

The Chair appointed an ad hoc committee of Commissioners Mariscal and Schlottmann to work with staff to refine the policy for presentation at a future LAFCO meeting. Since that time the ad hoc committee and staff have met and amended the recommended policy as follows:

Policy regarding extending urban services to agricultural parcels

The purpose of this policy is to protect and preserve agriculture by avoiding conditions that foster uses other than agriculture; namely, extending utility services to or annexing lands zoned for agriculture. Agricultural parcels will be considered for annexation to a city or urban service district only in conjunction with an approved change to non-agricultural zoning or land use.

The extension of wastewater or water services to agricultural parcels for non-agricultural uses will only be approved via an out-of-agency service agreement, and only for the specific uses approved by the city or county.

“Agricultural parcels” as used here means land zoned for agriculture by the County or a city.

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 urban services is to occur.

As directed by the ad hoc committee, the draft policy has been provided to the agricultural community for its review and comment, and to County and city planning staffs and independent special districts that provide urban water and sewer services.

Please contact the LAFCO office if you have any questions.

Very truly yours,

BOB BRAITMAN
Executive Officer