

Santa Barbara LAFCO

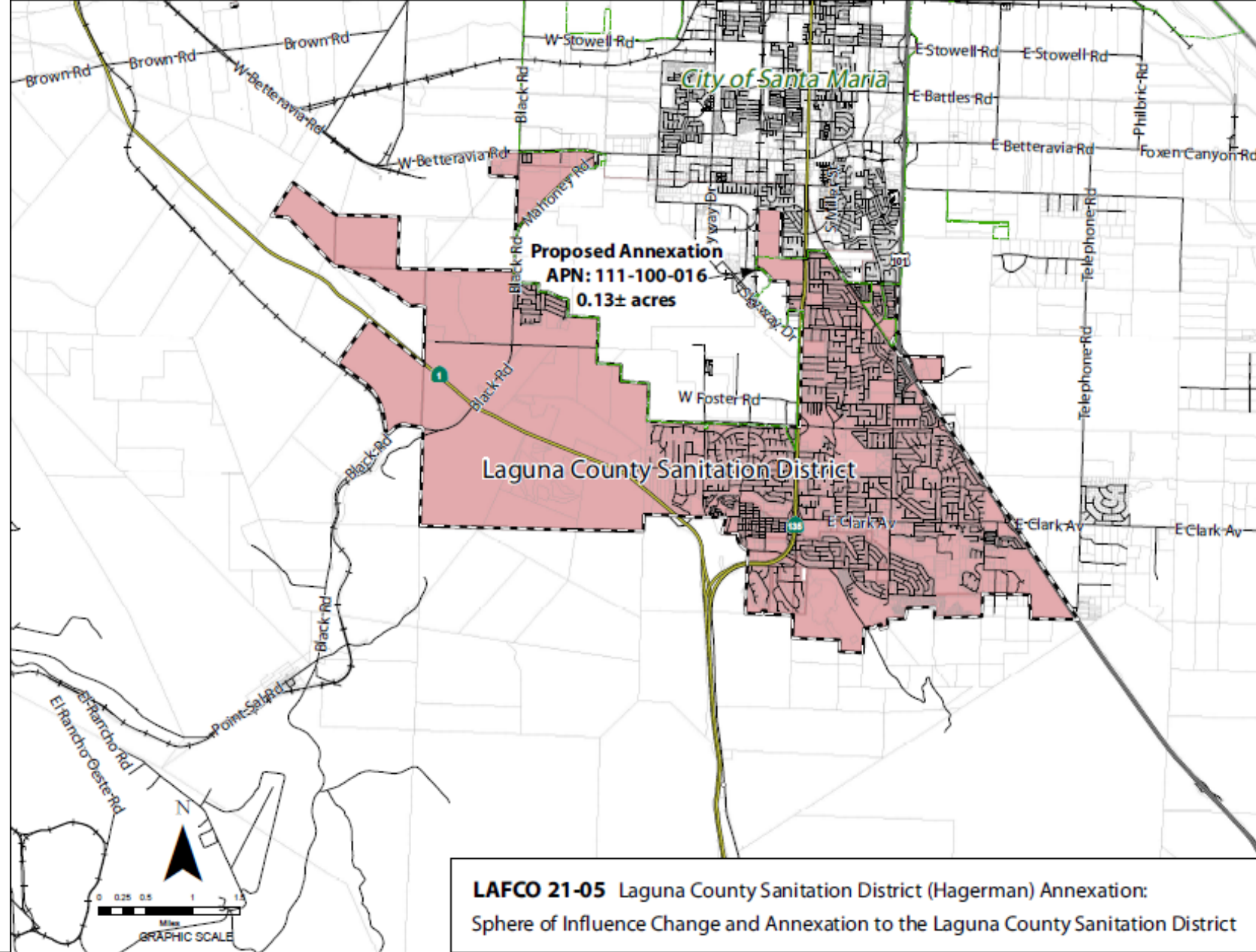
APN 111-100-019 Hagerman
Annexation to the Laguna County Sanitation
District

December 9, 2021

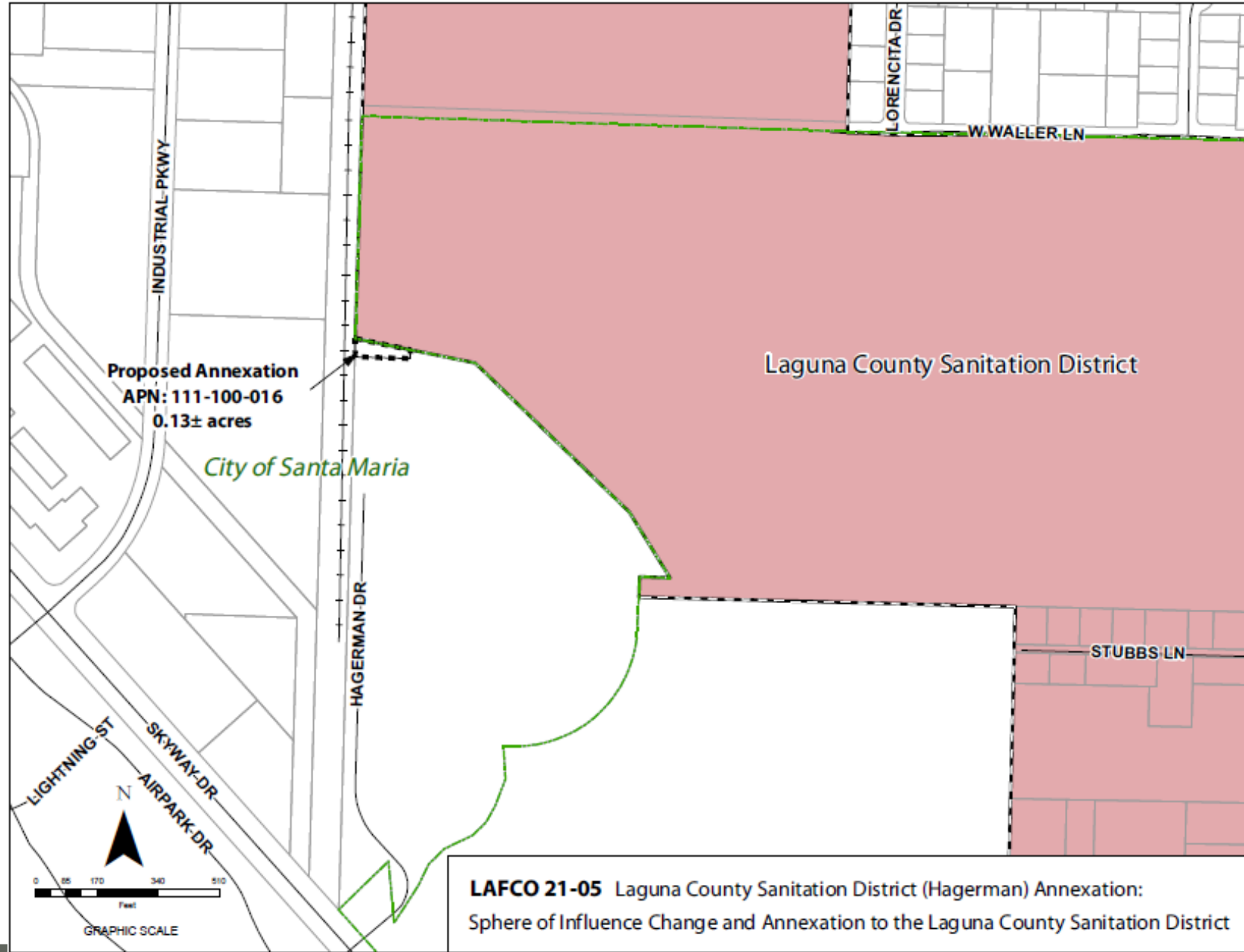
Background

- Applicant: Board of Supervisors, by Resolution
- Location: Located on the western property line of Waller Park (APN 111-100-019) total 0.13 acres
- Purpose: Annex into the Laguna County Sanitation District to add district owned property and provide irrigation to Waller Park
- Sphere of Influence: The proposal area is outside of the District's Sphere of Influence (Updated in 2018)

Vicinity Map



Annexation Map



Land Use, Planning and Zoning

LAFCO

Santa Barbara Local Agency
Formation Commission

- The land use is recreation with adjacent City owned parcels for Waller Park zoned Open Space
- No changes in land use will be facilitated by the proposed boundary change
- Land use designations and zoning are recreation County (REC)

Change of Organization Item
No 1

Sphere of Influence

- Area is outside the District's Sphere of Influence
- SOI was updated in 2018
- Sphere would be amended to include this area

Present and planned land uses

- Consistent with the County's General Plan as REC

Present and probable need for services

- Would allow for recycled water irrigation service to the identified property

Sphere of Influence

Present capacity and adequacy of services

- Public open space and park related services managed by City Parks Division
- A tank and pump station are the only improvements required. The Districts capital improvement funds would fund the improvements.
- **Social or economic communities of interest**
- City of Santa Maria and Orcutt community provides places for shopping and services for the people living in the area

Disadvantage Unincorporated Communities

- This amendment does not qualify as a disadvantage unincorporated community

Plan for Services

- The District's Plan for Services outline the adequate services, facilities, and improvements
- The Plan for Services address the provision of governmental services and financing of improvements
- Plan for Services includes the Final Mitigated Negative Declaration for the Wastewater Reclamation Plant Facilities Master Plan and HCP Project adopted in 2018 found online and referenced in Attachment F
- The site was acquired to house a recycled water holding tank and pump station to irrigate Waller Park

Environmental Determination

- The proposal is Categorical Exemption pursuant to Public Resources Code Sections 21000, Section 15319, Class 19 and Section 15061 (b)(3)
- Annexation of existing facilities and lots and exempt by common-sense rule

District and Landowner Consent

- Parcel is “uninhabited” – less than 12 voters (GC sec. 56079.5)
- The District has consented to waving conducting authority proceedings
- The Property owners is also the District having consented to the annexation
- Therefore, the annexation can proceed without notice, hearing and election

Conclusion

- The site is located in an area that allows the District to best provide services in the future
- The proposed annexation represents a reasonable and logical extension of district services

Recommendation

OPTION 1 – APPROVE the proposal and resolution as follows:

- Find the proposal the proposal to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15319, Class 19 Annexation of Existing Facilities and Lots for Exempt Facilities and common-sense rule pursuant to CCR Section 15061(b)(3).
- Amend the Spheres of Influence of the annexing agency to include 0.13-acres of APN 111-100-019 (Hagerman property);
- Approve the proposal, to be known as Hagerman SOI and Annexation to the Laguna County Sanitation District;
- Condition approval upon the annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees and assessments of the Laguna County Sanitation 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; and.
- Waive the conducting authority proceedings and direct the staff to complete the proceeding.