

Santa Barbara LAFCO

St Marie Mobile Home Park Out-of-Agency Service
Agreement

City of Santa Maria Water Service

July 11, 2019

Proponent, Location, and Background

- City of Santa Maria, by resolution of application, on behalf of St. Marie Mobile Home Park
- Approximately 5.13 acres located at 1380 West Main Street, on the southeast corner of Main Street and Hanson Way, Santa Maria, CA 93456. St. Marie Mobile Home Park contains 80 mobile home park units. The mobile home park is located outside City limits, in the jurisdiction of Santa Barbara County, but is within the City's sphere of influence, and is adjacent to City boundaries to the north, east and south.
- St. Marie Mobile Home Park is requesting a domestic water connection from the City of Santa Maria since the existing well water source has been tested to have nitrate levels exceeding the maximum contaminant level and has been cited by Santa Barbara County Environmental Health Services (SBCEHS) for noncompliance.



PROJECT SITE

MAIN STREET

COOK STREET

BLOSSER ROAD

N



-  City Boundary
-  Sphere of Influence
-  Project Site

VICINITY MAP
EXHIBIT A

City of Aurora Agency Service Agreement Item No. 1

Background

- According to the citation issued on January 3, 2019 SBEHS determined that St. Marie Mobile Home Park's water system has violated or is violating the California Safe Drinking Water Act, due to surveys indicating nitrate levels exceeding the maximum contaminant level (Attachment C). St. Marie Mobile Home Park is currently served by one well, not equipped with nitrate treatment, which provides water to 80 mobile home park units, one (1) office and one (1) laundry facility, including approximately 200 to 250 residents. The mobile home park manager has distributed notification or made direct contact to all residents and is providing bottled water to susceptible populations. St. Marie Mobile Home Park is required to submit a plan to SBCEHS for approval.
- Government Code Section 56133(c) allows service outside a sphere of influence to respond to an existing or impending threat to the public health and safety of residents of the affected territory if both of the following requirements are met:(1) The entity applying for the contract approval has provided the commission with documentation of a threat to the health and safety of the public or the affected residents.
- The City of Santa Maria and the Property Owner have provided documentation of a threat to the health and safety of the public or the affected residents.

Environmental Determination

- The City's position on the environmental determination is that the proposed domestic water connection would not result in additional impacts since there will be no modification to the original development approval and no change in use. The domestic water connection would be provided solely to mitigate a threat to the health and safety of the public. Therefore, no additional environmental review is required.
- However in this regard LAFCO Staff has prepared a Categorically Exempt (Class 1 and Class 3) from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301 which exempts operation, repair, maintenance, or minor alteration of existing structures or facilities not expanding existing uses, and 15303, which exempts construction and location of limited numbers of new and small facilities or structures; installation of new equipment and facilities in small structures

Conclusion

- The area proposed for the Out-of-Agency Agreement is within the City of Santa Maria's sphere of influence. This is in anticipation of a future annexation. As a point of information, Section 56133(c) also allows service outside a sphere of influence to respond to an existing or impending threat to the public health and safety of residents of the affected territory if both of the following requirements are met:
 - (1) The entity applying for the contract approval has provided the commission with documentation of a threat to the health and safety of the public or the affected residents.
 - (2) The commission has notified any alternate service provider, including any water corporation as defined in Section 241 of the Public Utilities Code, or sewer system corporation as defined in Section 230.6 of the Public Utilities Code, that has filed a map and a statement of its service capabilities with the commission.
- Pending future annexation, the OASA represents a logical and reasonable extension of water service to address a documented threat to the public health and safety of park residents

Recommendation

· **OPTION 1 – APPROVE** the request for an Out-of-Agency Service Agreement , subject to the following terms and conditions:

a). Find the proposal to be Categorically Exempt (Class 1 and Class 3) from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301 which exempts operation, repair, maintenance, or minor alteration of existing structures or facilities not expanding existing uses, and 15303, which exempts construction and location of limited numbers of new and small facilities or structures; installation of new equipment and facilities in small structures.

b). Find that this project the proposed domestic water connection would not result in additional impacts since there will be no modification to the original development approval and no change in use. The domestic water connection would be provided solely to mitigate a threat to the health and safety of the public.

Recommendation (Cont'd)

- c) Water service will be limited to the approximately 5.13 acres located at 1380 West Main Street, Santa Maria, CA 93456 (St. Marie Mobile Home Park).
- d) The landowner shall execute and record an agreement approved by the Executive Officer that consents to any future annexation of the territory, which agreement shall inure to and bind all successors in interest to the property.
- e) Said out-of-agency service agreement is for water service only shall remain in effect until such time as an annexation is approved by the Commission.