

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

December 9, 2021 (Agenda)

LAFCO 21-05: Hagerman property involving sphere of influence amendment and annexation to the Laguna County Sanitation District (Annexation No. 46).

PROPOSER: Board of Supervisors, by Resolution No. 21-142, adopted at its regular meeting held on July 13, 2021.

ACREAGE & LOCATION The proposed sphere amendment and annexation includes 0.13 acres APN 111-100-019, located on the western property line of Waller Park. The major cross street is the end of Hagerman Drive. (**Attachment A**).

PURPOSE: Annexation to the Laguna County Sanitation District is to add District owned property into the District boundary. The site was acquired to house a recycled water holding tank and pump station to irrigate Waller Park.

GENERAL ANALYSIS:

A 0.40-acre site comprised of 0.27-acres from 111-100-013 and 0.13 from 111-100-020 was acquired to house a recycled water holding tank and pump station to serve Waller Park. The surrounding land is comprised of Waller Park (APNs 111-100-013, 111-100-020, 111-100-005), which is used for daytime recreational purposes and includes County Park Division office structures as well as the Santa Maria Valley YMCA; the Hagerman Sports Complex (APN 111-100-020, which is also used for daytime recreational purposes; and APN 111-291-033, which is owned by the Santa Maria Public Airport District and used for a utility corridor and houses a Class 1 recreational trail operated by the City of Santa Maria by non-exclusive easement.

The 0.40-acre parcel, includes a 20.6-acre parcel that already lies within the District's boundary, the 0.13-acre piece not currently located within the Laguna County Sanitation District territorial boundary will be used to house a recycled water booster pump station and 1 million gallon holding tank for the purposes of delivering recycled water to Waller Park.

Description of Project

At the request of the District, this sphere amendment and annexation will align the District territorial boundary and allow for irrigation of Waller Park. Annexation of fee-owned parcels are a matter of practice to be consistent with the status of all other fee-owned properties.

1. Land Use and Zoning - Present and Future:

The property includes one parcel located at (APN 110-100-019) adjacent to two other parcels within the City of Santa Maria City limits. The County General Plan designates the site as Recreation, (REC). The City zoned parcels APN 111-100-020 & 111-291-033 are

zoned Open Space (OS). The proposed uses conform with these designations. No changes in land use will be facilitated by the proposed boundary change.

2. Sphere of Influence:

The site is not within the Districts' spheres of influence and it is proposed to expand the spheres to include this property. (**Attachment B**)

The 0.13-acre parcel proposed for annexation is outside the sphere of influence of Laguna County Sanitation District. The neighboring lots were annexed into the City of Santa Maria as part of the Hagerman Sports Complex Reorganization in 2006. A portion of the property has been deeded back to the District under Grant Deed 2006-0055703. The area is contiguous to the original District boundaries when it was formed in 1958. The CKH Act requires that the following factors be addressed according to Government Code Section 56425(e) (1-5):

- Present and planned land uses in the area, including agriculture, and open space lands:

The present and planned uses for this Sphere of Influence Amendment are consistent with the County's General Plan for recreation and the City's General Plan for open space. The plan for providing services for this area include irrigation of Waller Park. The Laguna County Sanitation District would provide recycled water to irrigate recreational/open space land. The policy document and existing land uses provide for the logical and orderly growth of the Sanitation District. The annexation contains no agricultural resources or changes to land use as a result.

- Present and probable need for public facilities and services in the area:

The present need for public services in the proposed SOI area consist of services for existing recreational/open space uses. Recycled water services would be provided by the Laguna County Sanitation District. The Laguna County Sanitation District is the wastewater utility serving the Orcutt and unincorporated Santa Maria area. Discharge of recycled water is the essential function provided. Law enforcement and other municipal services are provided by the City of Santa Maria. Other neighboring parcels already resides within both agencies for these services provided within each agency's boundaries. The neighboring lot within Hagerman Sports Complex was annexed into the City of Santa Maria. The primary purpose is to allow for recycled water irrigation service to the identified properties.

- Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide:

The proposed boundary change does not involve a development project and the land is not zoned for new development. Sanitary services are not required; however, discharge of recycled water is the essential function provided in this boundary change. A tank and pump

station are the only improvements required. The Districts capital improvement funds would fund the improvements.

- Existence of social or economic communities of interest in the area if the Commission determines that they are relevant to the agency:

The Sphere of Influence areas of Laguna County Sanitation District are linked to the City of Santa Maria and Orcutt communities social and economic interest. No development is proposed in the Sphere amendment and the District or surrounding areas provide places for shopping and services for the people living in the area. Areas to recreate, schools, places of worship and cultural events would also be available to the areas in the Sphere of Influence.

- Present and probable need for public facilities and services of Disadvantage Unincorporated Communities:

The Santa Maria and Orcutt area has a variety of economic diversity within the community and surrounding area including within or adjacent to the Sphere of Influence. A Disadvantaged Unincorporated Community is defined as a community with an annual median household income that is less than 80 percent of the statewide annual median household income. This amendment of the Sphere of Influence is currently recreation and open space land and will remain after the boundary change. This proposal does not qualify as a disadvantage unincorporated community for the present and probable need for public facilities and services.

3. Environmental Justice:

Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

4. Topography, Natural Features and Drainage Basins

The 0.13-acre of APN 111-100-019 is situated on flat unused and non-landscaped land north of the Hagerman Sports Complex and located behind the complex maintenance building. The area surrounding APN 111-100-020 consists of flat terrain with irrigated turf open space in Waller Park, softball fields and a Class 1 recreational trail.

5. Impact of Agricultural Resources

The annexation will have no impact on Agricultural Resources.

6. Population:

The parcel is uninhabited as less than 12 registered voters reside in the area. The parcel is owned by the District for the purpose of pump station and tank.

7. Governmental Services and 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.

The Districts wastewater is highly treated and discharged as recycled water to various sites for agricultural, landscaping and industrial uses. The current plant treatment capacity is 3.7 million gallons per day (mgd); however, the current discharge capacity is 2.4 mgd. To plan for future discharge capacity needs, the District evaluated recycled water use sites in 2000 (Market Assessment for Recycled Water prepared by CH2MHill), which included Waller Park. Work on the Waller Park recycled water project began in May and this project will provide approximately 0.31 mgd in additional discharge capacity. The Waller Park project includes the installation of a holding tank and pump station. A one-million-gallon storage tank would be constructed at Waller County Park to provide sufficient disinfected tertiary recycled water to meet peak day irrigation demands. The proposed above-ground storage tank would be approximately 80 feet in diameter and 35 feet-tall, constructed of steel and include two booster pumps. A 12 inch-diameter PVC recycled water pipeline would be provided to connect the proposed storage tank to the Phase 3 Recycled Water Pipeline (approved but not constructed), approximately 2,000 feet north of the Blosser Road/Foster Road intersection. The proposed buried pipeline would traverse the Santa Maria Airport, adjacent to an existing sewer pipeline. The above-ground segment of the supply pipeline that transports recycled water from the recycled water holding tanks at the WWRP to the 300-million-gallon storage reservoir would be replaced and buried. In addition, a buried pipe segment would be installed along the south berm of the existing storage reservoir to both fill the reservoir and connect to an existing buried pipeline that supplies recycled water for pasture irrigation.

8. Assessed Value, Tax Rates, Indebtedness and Exchange:

The property is presently within Tax Rate Area 059012. The assessed value of the entire parcel 111-100-019 is \$0 for the land and \$0 for improvements, for a total of \$0. (Tax roll 2021-2022.) The overall tax rate will not be affected by this change. The District owned parcel is exempt from property taxes.

9. Environmental Impact of the Proposal:

The Laguna County Sanitation District, as the lead agency, in consultation with LAFCO, has prepared a Notice of Exemption pursuant to Public Resources Code section 21000 et seq. ("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(3). (**Attachment D**)

10. Landowner and Annexing Agency Consent:

The landowners are also the annexing agency who have consented to the annexation in Resolution No. 21-142, dated July 13, 2021. (**Attachment B**) and (**Attachment E**).

11. Boundaries, Lines of Assessment and Registered Voters:

The properties are contiguous to the District. There are no conflicts with lines of assessment or ownership. The site is uninhabited; namely, there are fewer than 12 registered voters residing in the annexation area.

The boundaries are definite and certain. The County Surveyor has approved a map and legal description sufficient for filing with the State Board of Equalization.

12. Applications; County Department Reportbacks.

The applicant's application for sphere amendment and annexation of the Property was submitted on September 24, 2021. Pursuant to LAFCO's processing procedure, LAFCO requested "Reportbacks" from interested County Departments. Reportback's were received from the Surveyor, Auditor Controller, Fire Department, Planning & Development, Public Works, and the Assessor on October 25, 2021.

Public Noticing:

A 21-day public notice was sent to the required affected agencies and interested parties. A Notice of Hearing and public review period was published in a newspaper of general distribution (The Santa Maria Times on November 17, 2021) as required by the CKH Act. The notice was also mailed directly to interested agencies and parties. The documents were also mailed directly to the Districts, interested parties and agencies. The documents are also available at the Santa Barbara LAFCO website, www.sblafco.org. The noticing requirements of the CKH Act and CEQA has been met.

Conclusion:

The area proposed for annexation will also amend the districts sphere of influence. Annexation of 0.13 consisting of APN 111-100-019 Hagerman property owned by Laguna County Sanitation District to the Laguna County Sanitation District represents a reasonable and logical expansion of the District. The area proposed for annexation will be amended to be within the District's sphere of influence.

The site is located in an area that allows the District to best provide recycled water services in the future. The District serves the areas to north and east of the parcel. District infrastructure (pump and storage tank) are planned to be located within a reasonable distance in the area.

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 sphere of influence amendment and annexation as submitted.

- A. Find 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);
- B. Amend the Spheres of Influence of the annexing agency to include 0.13-acres of APN 111-100-019 (Hagerman property);
- C. Approve the proposal, to be known as Hagerman SOI and Annexation to the Laguna County Sanitation District;
- D. 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;
- E. Find the subject territory is uninhabited; all affected landowners have given written consent to the annexations and the annexing agencies have given written consent to the waiver of conducting authority proceedings; and.
- F. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 – Adopt this report and DENY the proposal.

OPTION 3 - CONTINUE consideration of the proposal to a future meeting.

RECOMMENDED ACTION:

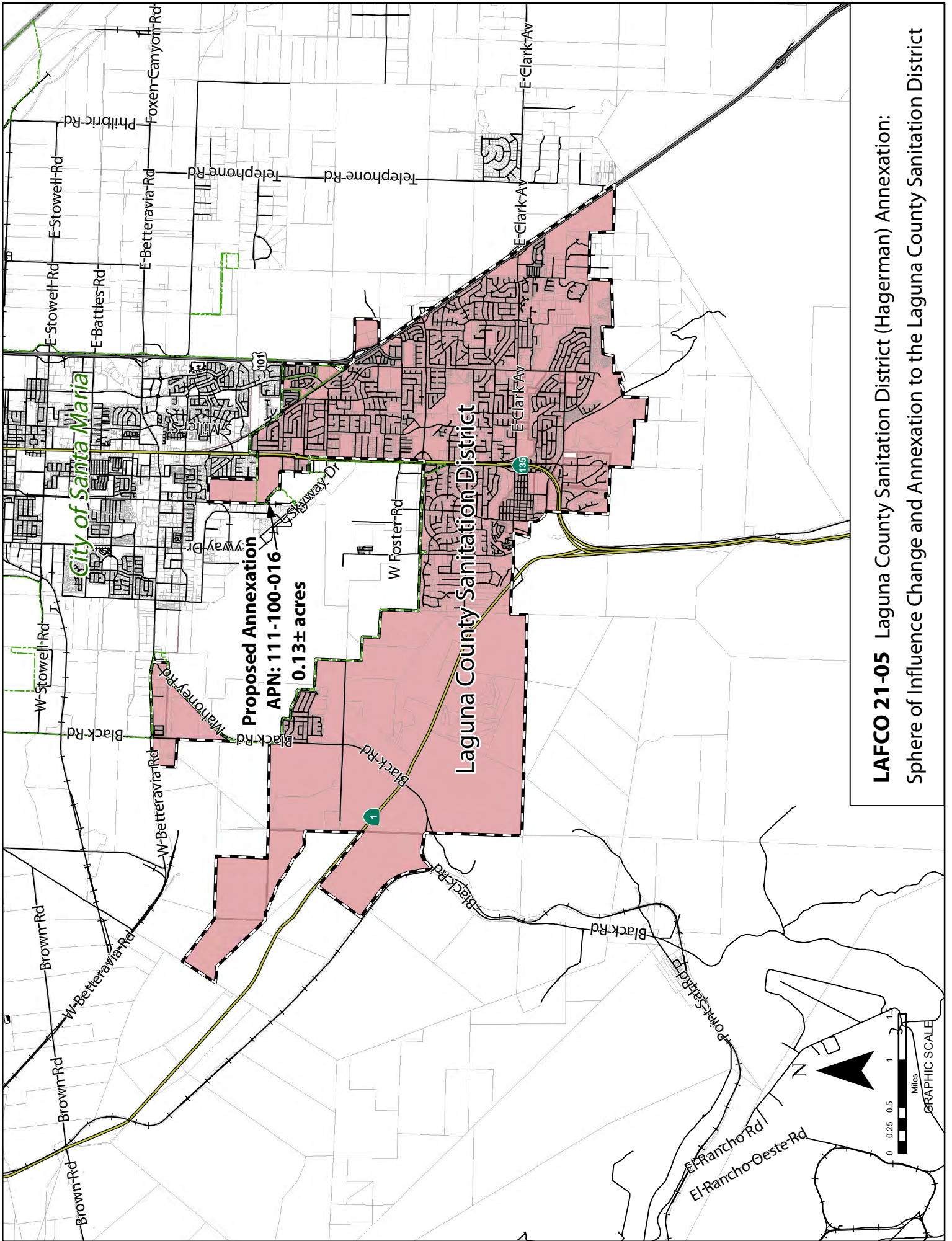
Approve **OPTION 1**.



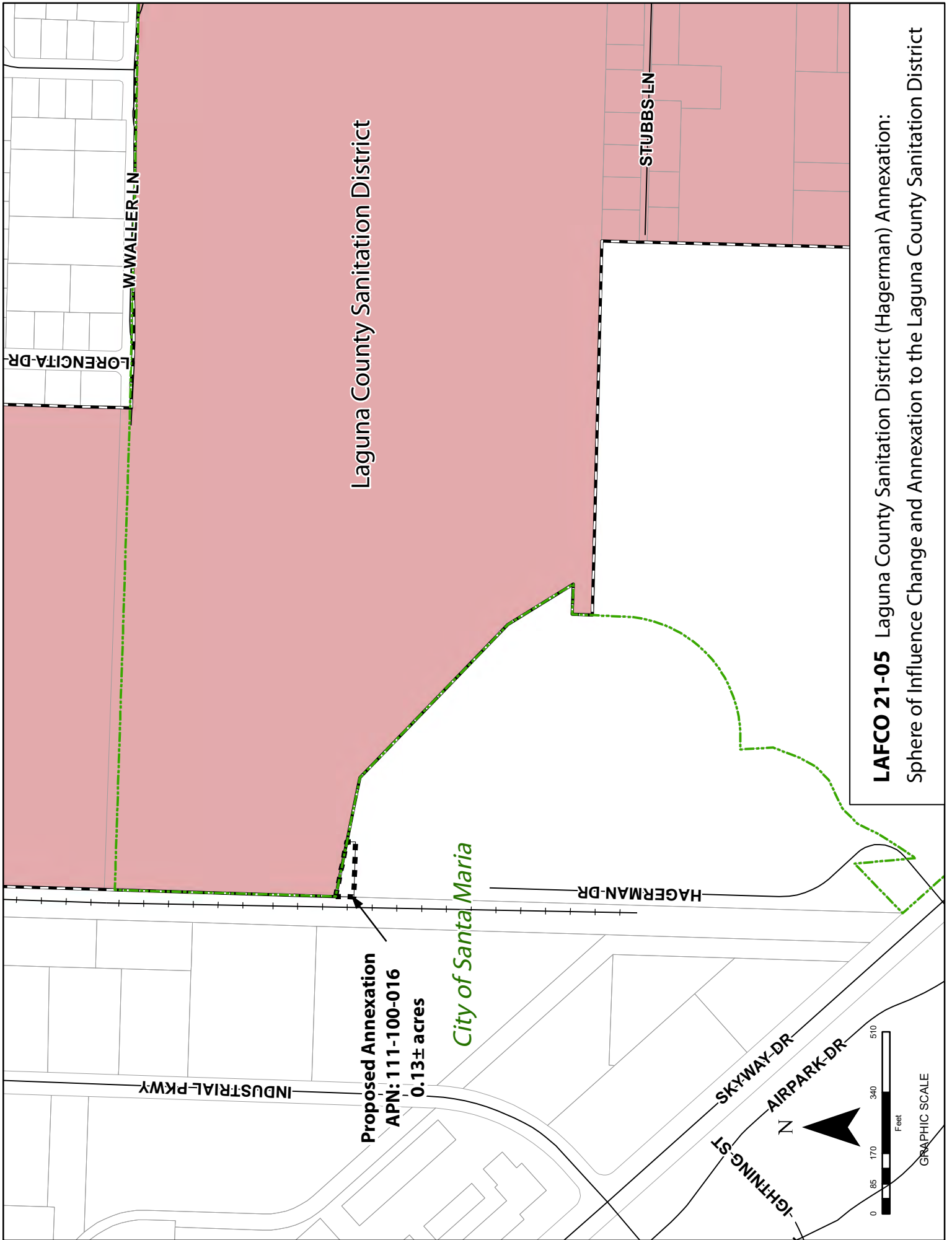
Mike Prater
Executive Officer
LOCAL AGENCY FORMATION COMMISSION

ATTACHMENTS

Attachment A	Maps of the Proposed SOI & Annexation
Attachment B	Board Resolutions 21-142 initiating action & application
Attachment C	LAFCO Legislative Factors-Government Code Section 56668 (a-q)
Attachment D	CEQA Exemption Section 15319 & 15061(3)
Attachment E	Consent to Waive Conducting Authority Proceedings
Attachment F	Plan for Services
Attachment G	LAFCO Resolution Approving the Sphere of Influence and Annexation



LAFCO 21-05 Laguna County Sanitation District (Hagerman) Annexation:
Sphere of Influence Change and Annexation to the Laguna County Sanitation District



Laguna County Sanitation District

Proposed Annexation
APN: 111-100-016
0.13± acres

City of Santa Maria

LAFCO 21-05 Laguna County Sanitation District (Hagerman) Annexation:
Sphere of Influence Change and Annexation to the Laguna County Sanitation District

LAGUNA
COUNTY SANITATION DISTRICT

SANTA BARBARA COUNTY

620 West Foster Road 2021 AUG 13 P 4: 23

Santa Maria, California 93455

(805) 803-8750 FAX (805) 803-8753

COUNTY OF SANTA BARBARA
BOARD OF SUPERVISORS

August 10, 2021

Mike Prater, Executive Officer
Santa Barbara LAFCO
105 East Anapamu Street
Santa Barbara CA 93101

Subject: Proposed Annexation of a 0.13 Acre Portion of APN 111-100-016 to Laguna County Sanitation District

Dear Mr. Prater:

The undersigned hereby requests approval of the proposal described in the attached materials. It is proposed to process this application under the provisions of the Cortese/Knox/Hertzberg Local Government Reorganization Act (Government Code Section 56000 et seq.).

Enclosed in support of this proposal are the following:

1. Resolution of application adopted by the Laguna County Sanitation District (Board of Supervisors acting as ex-officio Board of Directors) on July 13, 2021 (on copy).
2. Completed LAFCO Proposal Questionnaire (7 copies).
3. Assessor parcel map showing proposal area outlined in red ink (1 copy).
4. Map and legal description of the proposed annexation (7 copies).
5. Notice of Determination (1 copy).
6. List of current and any known future land owners or lessees (1 copy).
7. Processing fee for \$1,500 has been paid through JE to "Santa Barbara LAFCO".
8. Signed cost accounting and indemnification agreement.
9. Because Laguna County Sanitation District is internal to the County of Santa Barbara Public Works Department along with the County Surveyor's Office, the County Surveyor's Office will JE the costs for this action directly to the District.

The affected property owner is the City of Santa Maria, who consented to the donation of the 0.13 acre part of APN 111-100-016. It is therefore requested that the Commission waive the protest hearing requirements.

If you have any questions regarding this proposal, please contact the undersigned at x38755.

Sincerely,



Martin Wilder, P.E. - Manager

Journal Entry

Document Number: JE - 0223018 Batch ID: 2571874 Created On: 8/10/2021 9:25:06 AM
 Document Description: LAFCO Deposit - LCSD 21-TBD Processed On: Created By: Angela Arredondo
 Post On: Processed By:

References

Audit Trail: Cash Type: I - Interfund

Accounting

Fund	Dept	GL Acct	LI Acct	Debit Amount	Credit Amount	Prog	OUnit	Proj	Act	Area	Equip	Depositor	Description
2870	054	2810	7650	1,500.00		6200		150000	ADMN				LAFCO Deposit - Laguna Cty Sanitation Dist 21-TBD
2870		0110			1,500.00								LAFCO Deposit - Laguna Cty Sanitation Dist 21-TBD
5320		0110		1,500.00									LAFCO Deposit - Laguna Cty Sanitation Dist 21-TBD
5320	815	2710	5738		1,500.00								LAFCO Deposit - Laguna Cty Sanitation Dist 21-TBD
Total				3,000.00	3,000.00								

Signatures

Signed By	Approval Level	Department/Agency-Fund Group	Signed On	Valid
Angela Arredondo	Fund/Department	054-Laguna Sanitation	8/10/2021 11:18:07 AM	Y
Gloria Alvarez	Fund/Department	054-Public Works Funds	8/12/2021 4:06:05 PM	Y



County of Santa Barbara BOARD OF SUPERVISORS

Minute Order

July 13, 2021

Present: 5 - Supervisor Williams, Supervisor Hart, Supervisor Hartmann, Supervisor Nelson, and Supervisor Lavagnino

PUBLIC WORKS, BOARD OF DIRECTORS, LAGUNA COUNTY
SANITATION DISTRICT

File Reference No. 21-00648

RE:

Consider recommendations regarding the Initiation of Annexation of District-Owned Land into the Laguna County Sanitation District, Fourth District, as follows:

Acting as the Board of Directors, Laguna County Sanitation District:

a) Adopt a Resolution initiating proceedings to annex land owned by the Laguna County Sanitation District into its jurisdictional boundaries; and

b) Determine that the adoption of a Resolution to initiate annexation does not constitute a "Project" within the meaning of the California Environmental Quality Act, pursuant to 14 CCR 15378 (b)(5), in that they are government administrative activities that will not result in direct or indirect changes in the environment.

A motion was made by Supervisor Hartmann, seconded by Supervisor Hart, that this matter be acted on as follows:

Acting as the Board of Directors, Laguna County Sanitation District:

a) Adopted; and

RESOLUTION NO. 21-142

b) Approved.

The motion carried by the following vote:

Ayes: 5 - Supervisor Williams, Supervisor Hart, Supervisor Hartmann, Supervisor Nelson, and Supervisor Lavagnino

This is a true certified copy of the original document on file or of record in my office. It bears the seal and signature, imprinted in purple ink, of the Clerk of the Board of Supervisors.

Monique...
Clerk of the Board, Santa Barbara County, California

Date 7-20-21 by Deputy: *Chula de la Guerra*



RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA
EX OFFICIO BOARD OF DIRECTORS
LAGUNA COUNTY SANITATION DISTRICT

RESOLUTION OF APPLICATION)
INITIATING PROCEEDINGS FOR)
THE ANNEXATION OF LAND OWNED)
BY LAGUNA COUNTY SANITATION DISTRICT) RESOLUTION NO. 21-142

WHEREAS, the Laguna County Sanitation District desires to initiate a proceeding for the adjustment of boundaries specified herein;

NOW, THEREFORE, the Board of Directors does hereby resolve and order as follows:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with section 56000 of the California Government Code.
2. This proposal is an annexation to the Laguna County Sanitation District.
3. A legal description of the affected territory is set forth in Exhibit A and a map of the affected territory is set forth in Exhibit B, attached hereto and by reference incorporated herein.
4. The reasons for the proposal are to place land owned by Laguna County Sanitation District within its jurisdictional territory.
5. The proposal is consistent with the Sphere of Influence of the Laguna County Sanitation District.
6. Consent is hereby given to the waiver of conducting authority proceedings.

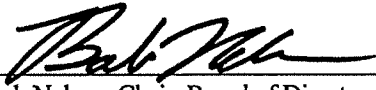
PASSED AND ADOPTED by the Board of Directors of the Laguna County Sanitation District, State of California, this 13th day of July, 2021 by the following vote:

AYES: Supervisors Williams, Hart, Hartmann, Nelson and Lavagnino

NOES: NONE

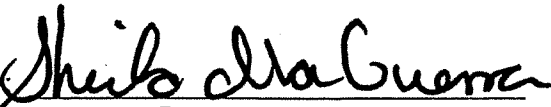
ABSENT: NONE

ABSTAIN: NONE



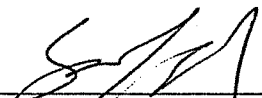
Bob Nelson, Chair, Board of Directors
Laguna County Sanitation District

ATTEST:
MONA MIYASATO
EX OFFICIO CLERK OF THE BOARD

By: 

Deputy

APPROVED AS TO FORM:
RACHEL VAN MULLEM
COUNTY COUNSEL

By: 

Scott Greenwood, Deputy

Exhibit A
Legal Description
LAFCO 21-_____
Laguna County Sanitation District Annexation
to the Laguna County Sanitation District
APN 111-100-016 (portion)

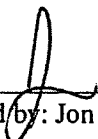
All that certain parcel of land in the City of Santa Maria, County of Santa Barbara, State of California, as described in the Grant Deed recorded January 21, 2021 as Instrument No. 2021-0004835 Official Records of said County and State, more specifically described as follows:

Beginning at the Northwest corner of the land described in the Quitclaim Deed recorded May 22, 2002 as Instrument No. 2002-0050096 OR, said corner also being the Northwest corner of the LAFCO Hageman Reorganization, LAFCO 05-17, recorded July 14, 2006 as Instrument No. 2006-0055703 Official Records, said corner also being a point in the Northerly boundary of the Laguna County Sanitation District formation boundary, Santa Barbara County Resolution No. 178598 dated December 29, 1958, on file with the Clerk of the Board of Supervisors of Santa Barbara County; thence, along the north line thereof,

- 1) S78°26'08"E, 156.32 feet; thence, leaving said North line,
- 2) S01°41'27"W, 24.04 feet; thence,
- 3) N 88°18'33"W, 154.00 feet to a point in the West line of said Quitclaim deed; thence, along said West line
- 4) N01°41'28"E, 50.85 feet to the Northwest corner thereof and the Point of Beginning.

Containing 5,766 square feet or 0.13 acres more or less

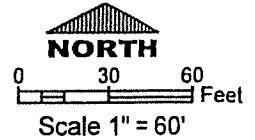
End of Description


517/21
Prepared by: Jon McKellar, PLS 7578



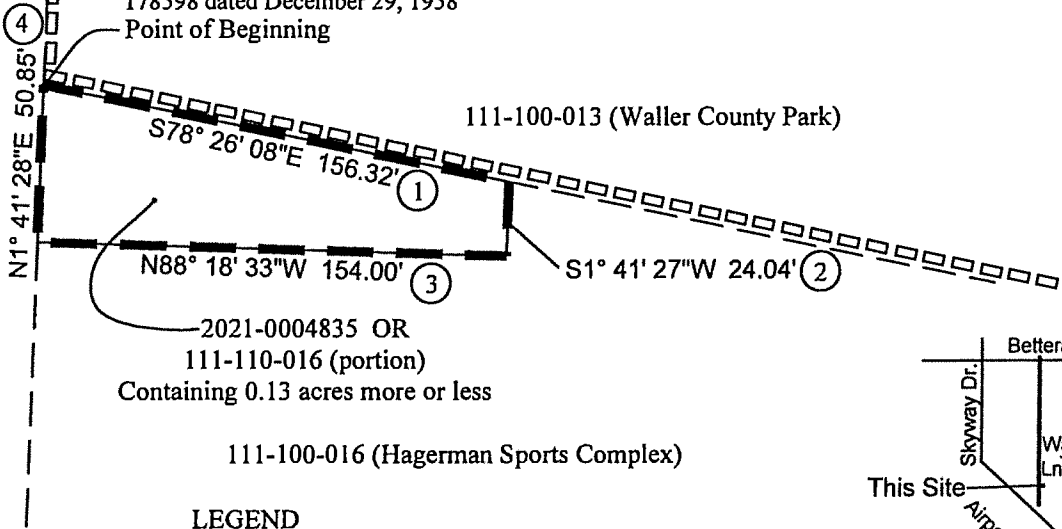
Approved As To Form
And Surveying Content

Aleksandar Jevremovic, PLS 8378
Santa Barbara County Surveyor

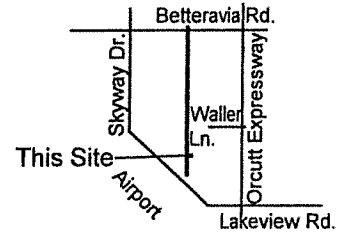


111-291-033 (Santa Maria Public Airport District)

Northwest corner Quitclaim Deed recorded May 22, 2002 as Instrument No. 2002-0050096 OR,
 Northwest corner LAFCO Hagerman Reorganization LAFCO 05-17 recorded July 14, 2006 as Instrument No. 2006-0055703 OR,
 Northerly boundary Laguna County Sanitation District formation boundary SBCO Resolution 178598 dated December 29, 1958
 Point of Beginning

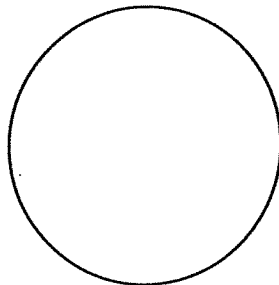


LEGEND
 Existing Annex.
 Proposed Annex.
 ① Course in Legal Description



Vicinity Map
 Not to Scale
 NORTH

Approved As To Form And Surveying Content



Aleksandar Jevremovic, PLS 8378
 Santa Barbara County Surveyor

J
 5/17/21

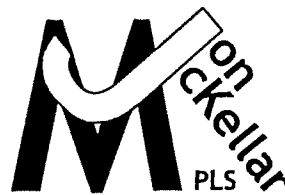
Exhibit B

Laguna County Sanitation District Annexation to
 the Laguna County Sanitation District

LAFCO 21-_____

APN 111-100-016 (portion)

as described in the Grant Deed recorded January 21, 2021
 as Instrument No. 2021-0004835 OR



A Professional Land Surveying & Consulting Company
 PO Box 2341
 Santa Maria, CA 93457
 805-680-1895 bus.
 jon@jonmckellar.com
 http://www.jonmckellar.com

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

**Proposal Justification Questionnaire for Annexations,
Detachments and Reorganizations**

(Attach additional sheets as necessary)

1. **Name of Application:** (The name should match the title on the map and legal description; list all boundary changes that are part of the application)

Annexation of a 0.13 acre portion of APN 111-100-016 owned by Laguna County Sanitation District

2. **Describe the acreage and general location; include street addresses if known:**

The reorganization is located on the western property line of Waller Park at the northern end of the Hagerman Sports Complex in the Santa Maria Valley. The reorganization is comprised of the a 0.13 acre portion of APN 111-100-016 acquired by Grant Deed 2021-0004835 from the City of Santa Maria (Hagerman Sports Complex). It is contiguous to a 0.27 acre parcel acquired from the County of Santa Barbara (Waller Park) by Grant Deed 2021-0004834. The total 0.40 acre site was acquired to house a recycled water holding tank and pump station to irrigate Waller Park. Only the 0.13 acre portion of the site is not currently located within the Laguna County Sanitation District territorial boundary.

3. **List the Assessor's Parcels within the proposal area:**

Assessor's parcels within the proposal area include 111-100-013 (Waller Park), 111-100-016 (Hagerman Sports Complex), and 111-290-033 (old railway corridor owned by the Santa Maria Public Airport District).

4. **Purpose of proposal:** (Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.)

To annex Laguna County Sanitation District owned property into the boundaries of the Laguna County Sanitation District.

5. **Land Use and Zoning - Present and Future**

A. Describe the existing land uses within the proposal area. Be specific.

The 0.40 acre site comprised of 0.27 acres from 111-100-013 and 0.13 from 111-100-016 was acquired to house a recycled water holding tank and pump station to serve Waller Park. The surrounding land is comprised of Waller Park (APNs 111-100-013, 111-100-016, 111-100-005), which is used for daytime recreational purposes and includes County Park Division office structures as well as the Santa Maria Valley YMCA; the Hagerman Sports Complex (APN 111-100-016, which is also used for daytime recreational purposes; and APN 111-291-033, which is owned by the Santa Maria Public Airport District and used for a utility corridor

and houses a class 1 recreational trail operated by the City of Santa Maria by non-exclusive easement.

- B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.

The 0.40 acre parcel, including the 0.13 acre piece not currently located within the Laguna County Sanitation District territorial boundary, will be used to house a recycled water booster pump station and 1 million gallon holding tank for the purposes of delivering recycled water to Waller Park.

- C. Describe the existing zoning designations within the proposal area.

APN 110-100-013 is zoned REC (County).

APNs 111-100-016 and 111-291-033 is zoned OS (City of Santa Maria).

- D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?

No Change in zoning is proposed. Existing and proposed uses conform with current zoning. Recycled water will be used to irrigate recreational/open space land.

- E. (For City Annexations) Describe the rezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this rezoning?

N/A

- F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements).

N/A

6. Describe the area surrounding the proposal

Using Table A, describe existing land uses, general plans and zoning designations for lands adjacent to and surrounding the proposal area. The application is incomplete without this table.

7. Conformity with Spheres of influence

- A. Is the proposal area within the sphere of influence of the annexing agency?

No

- B. If not, include a proposal to revise the sphere of influence.

Revision of the sphere is not required since the annexation does not involve providing municipal wastewater collection services.

8. Conformity with County and City General Plans

A. Describe the existing County General Plan designation for the proposal area.

N/A

B. (For City Annexations) Describe the City general plan designation for the area.

N/A

C. Do the proposed uses conform with these plans? If not, please explain.

The use conforms to the general plan in that the Laguna County Sanitation District is the wastewater utility serving the Orcutt and unincorporated Santa Maria area. Discharge of recycled water is the essential function provided.

9. Topography and Natural Features

A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal.

The 0.13 acre piece of APN 111-100-016 is situated on flat unused and unlandscaped land north of the Hagerman Sports Complex and located behind the complex maintenance building.

B. Describe the general topography of the area surrounding the proposal.

The area surrounding APN 111-100-016 consists of flat terrain with irrigated turf open space in Waller Park, softball fields and a class 1 recreational trail.

10. Impact on Agriculture

A. Does the affected property currently produce a commercial agricultural commodity?

No.

B. Is the affected property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program?

No.

C. Is the affected property Prime Agricultural Land as defined in Government Code §56064?

No.

D. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract?

No.

- 1) If “yes,” provide the contract number and the date the contract was executed.
- 2) If “yes”, has a notice of non-renewal be filed? If so, when?
- 3) If this proposal is an annexation to a city, provide a copy of any protest filed by the annexing city against the contract when it was approved.

N/A

11. Impact on Open Space

Is the affected property Open Space land as defined in Government Code Section 65560?

The 0.13 acre portion of APN 111-100-016 is located in a City of Santa Maria Open Space zoning designation area. The 0.13 acre piece was acquired from a 20.6 acre parent parcel owned by the City of Santa Maria used for outdoor recreation (softball fields), however, it was not used to support that function.

12. Relationship to Regional Housing Goals and Policies (City annexations only)

If this proposal will result in or facilitate an increase in the number of housing units, describe the extent to which the proposal will assist the annexing city in achieving its fair share of regional housing needs as determined by SBCAG.

N/A

13. Population

A. Describe the number and type of existing dwelling units within the proposal area.

None

B. How many new dwelling units could result from or be facilitated by the proposal?

Single-family None Multi-family None

14. Government Services and Controls – Plan for Providing Services (per §56653)

A. Describe the services to be extended to the affected territory by this proposal.

None, other than electricity to serve to new pump station.

B. Describe the level and range of the proposed services.

The property already has electrical service. The new electrical service will serve the tank and pump station.

- C. Indicate when the services can feasibly be provided to the proposal area.

Electrical service is part of the tank construction.

- D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal.

No other improvements are proposed other than the tank and pump station.

- E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

Laguna County Sanitation District capital improvement funds.

- F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.

N/A

15. Ability of the annexing agency to provide services

Attach a statement from the annexing agency describing its ability to provide the services that are the subject of the application, including the sufficiency of revenues (per Gov't Code §56668j).

N/A

16. Dependability of Water Supply for Projected Needs (as per §56653)

If the proposal will result in or facilitate an increase in water usage, attach a statement from the retail water purveyor that describes the timely availability of water supplies that will be adequate for the projected needs.

N/A

17. Bonded indebtedness and zones – These questions pertain to long term debt that applies or will be applied to the affected property.

N/A

- A. Do agencies whose boundaries are being changed have existing bonded debt? No
If so, please describe.

- B. Will the proposal area be liable for payment of its share of this existing debt? No
If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.)
- C. Should the proposal area be included within any 'Division or Zone for debt repayment? No
If yes, please describe.
- D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? _____ . If yes, please describe.

18. Environmental Impact of the Proposal

- A. Who is the "lead agency" for this proposal? County of Santa Barbara- Laguna County Sanitation District

What type of environmental document has been prepared?

- B. None, Categorically Exempt -- Class General Exemption under CEQA Section 15061(3)

EIR _____ Negative Declaration _____ Mitigated ND _____

Subsequent Use of Previous EIR _____ Identify the prior report. _____

- C. If an EIR has been prepared, attach the lead agency's resolution listing significant impacts anticipated from the project, mitigation measures adopted to reduce or avoid significant impacts and, if adopted, a "Statement of Overriding Considerations."

19. Boundaries

- A. Why are these particular boundaries being used? Ideally, what other properties should be included in the proposal?

Proposed annexation involves land owned by Laguna County Sanitation District only.

- B. If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included.

Waller Park is already located within Laguna County Sanitation District service territory, adjacent land owned by others is not zoned for development requiring services from Laguna County Sanitation District.

20. Final Comments

- A. Describe any conditions that should be included in LAFCO's resolution of approval.

N/A

- B. Provide any other comments or justifications regarding the proposal.

TABLE A

Information regarding the areas surrounding the proposal area

	Existing Land Use	General Plan Designation	Zoning Designation
East	Waller Park	Recreation/Open Space	REC
West	Class 1 Recreational Trail	Recreational Open Space	OS
North	Waller Park	Recreation/Open Space	REC
South	Softball complex	Recreational Open Space	OS

Other comments or notations:

NOTICE OF DETERMINATION (NOD)

To: Office of Planning and Research
 Street Address: 1400 Tenth Street, Room 121
 Sacramento, CA 95814
 U.S. Mail: P.O. Box 3044
 Sacramento, CA 95812-3044

From: Laguna County Sanitation District (LCSD)
 County of Santa Barbara
 Public Works Department
 620 W. Foster Road
 Santa Maria, CA 93455

XX County Clerk
 County of Santa Barbara

2018 JUN 11 11:01 AM
 COUNTY OF SANTA BARBARA
 CLERK OF SUPERIOR COURT

SUBJECT:

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

N/A	LCSD Facilities Master Plan and Habitat Conservation Plan	17NGD-00000-00015
Project Number	Project Title	EIR or ND Number
2016121020	LCSD/Joddi Leipner, Senior Eng. Env. Planner	(805) 882-3614
State Clearinghouse Number	Lead Agency/Contact Person	Area Code/Telephone

Project Location: Multiple locations within and near the LCSD service territory primarily at the reclamation plant site located on APNs 113-240-005, 013 and 015 in the Orcutt/unincorporated Santa Maria area of Santa Barbara County. Situs address is 3500 Black Road in the 3rd Supervisorial District.

Project Description: The LCSD proposes to upgrade the existing Wastewater Reclamation Plant (WWRP), replace a trunk sewer along Foster Road, install and operate a new recycled water storage tank and pump station in Waller County Park with a connecting pipeline from the WWRP, improve the existing storage reservoir supply pipeline, remove the existing storage reservoir soil stockpile and implement a Habitat Conservation Plan including a conservation easement area to preserve habitat for California tiger salamander (CTS) (*Ambystoma californiense*) and California red-legged frog (CRLF) (*Rana draytonii*).

WWRP Upgrade: The WWRP upgrade involves the replacement of aging wastewater treatment components to extend the life of the WWRP and increase efficiency. Specific improvements include a new headworks, grit chamber/primary clarifier splitter box, aeration basin/mixed liquor splitter box, aeration basins, secondary clarifiers, return activated sludge/waste activated sludge pump station, UV break tank pump station, Low TDS pump station improvements, added power standby generator, laboratory/operations building, flood protection facilities, and stormwater control facilities. This work does not change treatment capacity.

Trunk Sewer Line Replacement: The existing 12-inch diameter vitrified clay trunk sewer along Foster Road between Blosser Road and Foxenwood Lane would be replaced with a 12-inch diameter polyvinyl chloride (PVC) pipe. The trunk sewer would be replaced in segments as funding becomes available. Several manholes along the affected segments of the trunk sewer may also be replaced.

Waller County Park Recycled Water Storage Tank: A one-million-gallon storage tank would be constructed at Waller County Park to provide sufficient disinfected tertiary recycled water to meet peak day irrigation demands. The proposed above-ground storage tank would be approximately 80 feet in diameter and 35 feet-tall, constructed of steel and include two booster pumps. A 12 inch-diameter PVC recycled water pipeline would be provided to connect the proposed storage tank to the Phase 3 Recycled Water Pipeline (approved but not constructed), approximately 2,000 feet north of the Blosser Road/Foster Road intersection. The proposed buried pipeline would traverse the Santa Maria Airport, adjacent to an existing sewer pipeline.

Storage Reservoir Supply Pipeline: The above-ground segment of the supply pipeline that transports recycled water from the recycled water holding tanks at the WWRP to the 300-million-gallon storage reservoir would be replaced and buried. In addition, a buried pipe segment would be installed along the south berm of the existing storage reservoir to both fill the reservoir and connect to an existing buried pipeline that supplies recycled water for pasture irrigation.

Storage Reservoir Stockpile Removal: The storage reservoir was constructed in 1991 and expanded in 1993. In total, about 1,000,000 cubic yards of soil were excavated and approximately 200,000 cubic yards have been removed. This soil stockpile would be excavated and hauled away based on the demand for the clean native soil by third parties. It is anticipated that all the soil would be removed over a five to 10-year period and would most likely be used within the Santa Maria Valley area and vicinity depending upon the need for fill material. Third parties purchasing the soil would provide heavy equipment, trucks, and personnel; however, soil removal would be done in compliance with the requirements of the LCSD.

Habitat Conservation Plan: The LCSD's existing and proposed facilities are within areas known to contain breeding, dispersal and upland habitat for the federally endangered and California threatened CTS, and the federally threatened CRLF. To mitigate and compensate for potential impacts to these species the LCSD has prepared a Final HCP. The HCP identifies avoidance and minimization measures to avoid impacts to listed species and includes a conservation easement on APN 113-240-015 (126.7-acre property owned by the LCSD and managed as irrigated cattle pasture) and 7.0 acres on APN 113-240-013 (owned by LCSD, near the reservoir soil stockpile) containing breeding, upland and dispersal habitat.

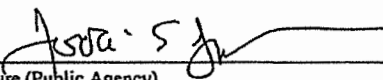
This is to advise that the County Board of Supervisors (acting as the LCSD Board of Directors) has approved the above described project on July 3, 2018 and has made the following determinations regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the Provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Consideration [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.
7. The project [did did not] require discretionary approval from a state agency.

This is to certify that the final EIR or ND with comments and responses and record of project approval is available to the general public at:

Santa Barbara County Public Works, Resource Recovery & Waste Management, 130 East Victoria St. Santa Barbara, CA 93101

Santa Barbara County Public Works, Laguna County Sanitation District, 620 Foster Road, Santa Maria, CA 93455


Signature (Public Agency)

July 11, 2018
Date

Senior Engineering Env. Planner
Title

List of current and any known future landowners or lessees

APN 111-100-016 is owned by the City of Santa Maria. The property is used for the Hagerman Sports Complex. The 0.13 acre portion is located at the very northern and unused part of the parcel and is contiguous to a 0.27 acre parcel acquired from the County of Santa Barbara. Together, these acquisitions are used to house an aboveground steel recycled water tank.

COST ACCOUNTING AND INDEMNIFICATION AGREEMENT

Applicant: Laguna County Sanitation District (Co of SB PW Dept)

Mailing Address: 620 West Foster Road, Santa Maria CA, 93455

Telephone: (805) 803-8750

Fax: (805) 803-8753

E-mail Address: mwilder@cosbpw.net

The cost of processing an application may exceed the initial deposit required. In order to recover any additional costs associated with processing your application, the Local Agency Formation Commission, LAFCO, has found it necessary to implement a provision of the Fee Schedule that provides full cost recovery for processing an application.

I, Martin Wilder, the landowner and/or responsible Applicant, agree to pay the actual costs pursuant to the Fee Schedule attached hereto, plus copying charges and related expenses incurred in the processing of this application. I also understand that if payment on any billings prior to final action is not paid within thirty (30) days, I agree that processing of my application will be suspended until payment is received. In the event of default, I agree to pay all costs and expenses incurred by LAFCO in securing the performance of this obligation, including the cost of any suit and reasonable attorney fees.

As part of this application, Applicant agrees to defend, indemnify, hold harmless and release the Santa Barbara Local Agency Formation Commission (LAFCO), its officers, employees, attorneys, or agents from any claim, action or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul, in whole or in part, LAFCO's action on the proposal or on the environmental documents submitted to or prepared by LAFCO in connection with the proposal. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys' fees, and expert witness fees that may be asserted by any person or entity, including the Applicant, arising out of or in connection with the application. In the event of such indemnification, LAFCO expressly reserves the right to provide its own defense at the reasonable expense of the Applicant. ***If the applicant is in non-compliance with an existing agreement, the applicant shall be subject to LAFCO Policy Guidelines and Standards XIV, which identifies additional steps that must be satisfied before a new application may be accepted.***

In order to implement the cost accounting and indemnification provisions, please sign and date this statement indicating your agreement to the cost accounting procedure and indemnification agreement. This signed agreement is required for your application to be accepted for processing. Checks may be made payable to LAFCO and delivered or mailed to the LAFCO Office at 105 East Anapamu Street, Rm 407, Santa Barbara, CA 93101. If you have questions regarding your application, please contact the LAFCO Office at (805) 568-3391.

Martin Wilder
Applicant's Signature

AUGUST 5, 2021
Date

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

Questionnaire for Amending a Sphere of Influence,

(Attach additional sheets as necessary)

Sphere of Influence of the Laguna County Sanitation District

Purpose of the proposal

1. Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.

This sphere of influence proposal is being filed to maintain a coterminous boundary of the Laguna County Sanitation District service territory with its sphere of influence boundary.

Consultation with the County (City sphere changes only)

2. Provide documentation regarding consultation that has occurred between the City and the County with regard to agreement on boundaries, development standards and zoning requirements for land in the proposed sphere as required by Government Code §56425.

Description of area to be included in the sphere

3. What area is proposed to be included in the sphere? Attach a map identifying the current sphere and the proposed addition. What is the acreage?

A 0.13 acre portion of APN 111-100-016 acquired by Grant Deed 2021-0004835 from the City of Santa Maria (Hagerman Sports Complex).

4. Why was it decided to use these particular boundaries?

The proposed boundary is related to a contiguous a 0.27 acre parcel acquired from the County of Santa Barbara (Waller Park) by Grant Deed 2021-0004834. The total 0.40 acre site was acquired to house a recycled water holding tank and pump station to irrigate Waller Park.

5. What are the existing land uses for the proposal area? Be specific.

The 0.40 acre site comprised of 0.27 acres from 111-100-013 and 0.13 from 111-100-016 was acquired to house a recycled water holding tank and pump station to serve Waller Park. The surrounding land is comprised of Waller Park (APNs 111-100-013, 111-100-016, 111-100-005), which is used for daytime recreational purposes and includes County Park Division office structures as well as the Santa Maria Valley YMCA; the Hagerman

Sphere of Influence Questionnaire (10-4-01)

This form can be downloaded from www.sblafco.org

Sports Complex (APN 111-100-016, which is also used for daytime recreational purposes; and APN 111-291-033, which is owned by the Santa Maria Public Airport District and used for a utility corridor and houses a class 1 recreational trail operated by the City of Santa Maria by non-exclusive easement.

6. Are there proposed land uses for the proposal area? Be specific.

No, there are no proposed land uses of the proposal area. The 0.13 acre piece of APN 111-100-016 is situated on flat unused and unlandscaped land north of the Hagerman Sports Complex and located behind the complex maintenance building.

Relationship to Existing Plans

7. Describe current County general plan and zoning designations for the proposal area.

The 0.27 acre portion of the property acquired to house the recycled water tank and pump station that is located in County jurisdiction that was part of APN 110-100-013 is zoned REC (County).

8. Describe any City general plan and rezoning designations for the proposal area.

The 0.13 acre portion of the property acquired to house the recycled water tank and pump station that is located in City jurisdiction that was part of APN 111-100-016 is zoned OS (City of Santa Maria).

Environmental Assessment

9. What is the underlying project? Who is the lead agency? What type of environmental document has been prepared for the proposed project?

The underlying project is the acquisition of land to house a recycled water holding tank and pump station to provide irrigation water. It is understood that for the purposes of this action that the project is the annexation and sphere change to the Laguna County Sanitation District of land it acquired for the above purpose.

The lead agency is the County of Santa Barbara - Laguna County Sanitation District.

This action is Categorically Exempt from CEQA pursuant to CCR 15319(a): Annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided,

however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities; as well as the general exemption pursuant to CCR Section 15061(3): The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. A Mitigated Negative Declaration for the Wastewater Reclamation Plant Facilities Master Plan and Habitat Conservation Plan was approved July 3, 2018 for the physical projects associated with the master plan.

Justification

10. To assist LAFCO in making determinations pursuant to Government Code §56425, please provide information relevant to each of the following:

A. Present and planned uses in the area, including agricultural and open-space lands.

The surrounding land is comprised of Waller Park (APNs 111-100-013, 111-100-016, 111-100-005), which is used for daytime recreational purposes and includes County Park Division office structures as well as the Santa Maria Valley YMCA; softball fields at the Hagerman Sports Complex (APN 111-100-016), and a portion of the old railway corridor owned by the Santa Maria Public Airport District (APN 111-290-033).

B. Present and probable needs for public facilities and services in the area.

The facilities located on the 0.40 acre site are used to provide public services and does not itself require public services. The use of recycled water provides the means for effluent discharge for the Laguna County Sanitation District.

C. Present capacity of public facilities and adequacy of public services the affected agency provides or is authorized to provide.

No public facilities or services are required to serve the land use with the exception of a new electrical service. PG&E has already agreed to provide electrical service.

D. Existence of any social or economic communities of interest in the area.

N/A

Additional Comments

11. Provide any other comments or justifications regarding the proposal.

It is the intent of this action to ensure the sphere of influence include land owned by the district.

12. Enclose any pertinent staff reports and supporting documentation related to this proposal.

N/A

13. Notices and Staff Reports

None

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

Name

Address

- | | | |
|----|--------------|---|
| 1. | Marti Wilder | 620 West Foster Road, Santa Maria, CA 93455 |
| 2. | | |
| 3. | | |

Who should be contacted if there are questions about this application?

Name

Address

Phone

Martin Wilder

620 West Foster Road
Santa Maria, CA 93455

(805) 803-8755
mwilder@cosbpw.net

Signature

Martin Wilder

Date

9-13-2021

ATTACHMENT C

LAFCO Proposal Review Factors - Government Code 56668 APN 111-100-019 (Hagerman property) Sphere and Annexation to the Laguna County Sanitation District File No. 21-05

Factor (a) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

Response. The 0.13-acre piece of APN 111-100-019 is situated on flat unused and non-landscaped land north of the Hagerman Sports Complex and located behind the complex maintenance building. The area surrounding APN 111-100-019 consists of flat terrain with irrigated turf open space in Waller Park, softball fields and a Class 1 recreational trail. The proposed sphere amendment and annexation includes 0.13 acres re-assigned as APN 111-100-019 from 111-100-016, located on the western property line of Waller Park. The major cross street is the end of Hagerman Drive.

The 0.40-acre parcel, includes a 20.6-acre parcel that already lies within the District's boundary, the 0.13-acre piece not currently located within the Laguna County Sanitation District territorial boundary will be used to house a recycled water booster pump station and 1 million gallon holding tank for the purposes of delivering recycled water to Waller Park. Annexation of fee-owned parcels are a matter of practice to be consistent with the status of all other fee-owned properties.

The property includes one parcel located at (APN 110-100-019) adjacent to two other parcels within the City of Santa Maria City limits. The County General Plan designates the site as Recreation, (REC). The City zoned parcels APN 111-100-020 & 111-291-033 are zoned Open Space (OS). The proposed uses conform with these designations. No changes in land use will be facilitated by the proposed boundary change.

The proposed SOI area consist of services for existing recreational/open space uses. Recycled water services would be provided by the Laguna County Sanitation District. The Laguna County Sanitation District is the wastewater utility serving the Orcutt and unincorporated Santa Maria area.

The proposed boundary change does not involve a development project and the land is not zoned for new development. Sanitary services are not required; however, discharge of recycled water is the essential function provided in this boundary change. A tank and pump station are the only improvements required.

The Wastewater Reclamation Plant (WWRP) capacity was studied as part of the Wastewater Reclamation Plant Facilities Master Plan and HCP Final Mitigated Negative Declaration to meet the needs of anticipated/planned population growth in the LCSD service area, consistent with the approved Orcutt Community Plan. Based on the 2010 census, the estimated population of the area is 145,373, which includes the City of Santa Maria, the City of Guadalupe, and the communities of Orcutt, Vandenberg Village and Vandenberg Air Force Base. The project includes extension of recycled water infrastructure to Waller County Park. The recycled water would replace irrigation water currently provided by an on-site well. Water made available by substituting recycled water for potable water for landscape irrigation could not be made available for off-site development as the well is owned and controlled by Santa Barbara County. In addition, the proposed Phase 1 WWRP Upgrade would not increase the wastewater treatment capacity of the WWRP. Therefore, population growth would not occur.

The WWRP currently treats an average flow of 1.6 million gallons per day (mgd), and its operation is regulated by the Central Coast Regional Water Quality Control Board (RWQCB) under Waste Discharge Requirements (WDR) and Master Recycling Permit Order R3-2011-0217, adopted December 2, 2011. The existing WWRP consists of two parallel plants: a Low Total Dissolved Solids (TDS) plant where the bulk of the flow (~1.25 mgd) is treated and a High TDS plant where up to 375,000 gallons per day of the influent flow is treated and desalinated.

In an effort to address future needs, LCSD commissioned a series of studies that indicate upgrades to the WWRP are needed and should be constructed in two phases. Phase 1 is intended to address the replacement of aging infrastructure. Phase 2 WWRP expansion would add a new sludge thickening processor that may send sludge from the new activated sludge process directly to the drying beds. The additional treatment capacity is not anticipated to be needed for at least 10 years.

Assessed Valuation: The property is presently within Tax Rate Area 059012. The assessed value of the entire parcel 111-100-019 is \$0 for the land and \$0 for improvements, for a total of \$0. (Tax roll 2021-2022.) The overall tax rate will not be affected by this change. The District owned parcel is exempt from property taxes.

Factor (b) The need for organized community services, the present cost and adequacy of governmental services and controls in the area, probable future needs for those services and controls, probable effect of the proposed incorporation, formation, annexation, or exclusion and alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

Response. 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.

The Districts wastewater is highly treated and discharged as recycled water to various sites for agricultural, landscaping and industrial uses. The current plant treatment capacity is 3.7 million gallons per day (mgd); however, the current discharge capacity is 2.4 mgd. To plan for future discharge capacity needs, the District evaluated recycled water use sites in 2000 (Market Assessment for Recycled Water prepared by CH2MHill), which included Waller Park. Work on the Waller Park recycled water project began in May and this project will provide approximately 0.31 mgd in additional discharge capacity. The Waller Park project includes the installation of a holding tank and pump station. A one-million-gallon storage tank would be constructed at Waller County Park to provide sufficient disinfected tertiary recycled water to meet peak day irrigation demands. The proposed above-ground storage tank would be approximately 80 feet in diameter and 35 feet-tall, constructed of steel and include two booster pumps. A 12 inch-diameter PVC recycled water pipeline would be provided to connect the proposed storage tank to the Phase 3 Recycled Water Pipeline (approved but not constructed), approximately 2,000 feet north of the Blosser Road/Foster Road intersection. The proposed buried pipeline would traverse the Santa Maria Airport, adjacent to an existing sewer pipeline. The above-ground segment of the supply pipeline that transports recycled water from the recycled water holding tanks at the WWRP to the 300-million-gallon storage reservoir would be replaced and buried. In addition, a buried pipe segment would be installed along the south berm of the existing storage reservoir to both fill the reservoir and connect to an existing buried pipeline that supplies recycled water for pasture irrigation.

Factor (c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

Response. The Sphere of Influence and annexation areas of Laguna County Sanitation District are linked to the City of Santa Maria and Orcutt communities social and economic interest. No development is proposed in the Sphere amendment and the District or surrounding areas provide places for shopping and services for the people living in the area. Areas to recreate, schools, places of worship and cultural events would also be available to the areas in the

proposed project. No effects of this action would alter the existing social and economic interests.

Factor (d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

Response. The site is subject to the County's Orcutt Community Plan area which provides for the planned, orderly and efficient development of the area by regulating development via standards expressed in the plans and approving the entitlements and environmental documentation regarding proposals. Santa Barbara LAFCO does not have specific Policies for District Annexations however; the following are the Santa Barbara LAFCO general Policies for providing planned orderly development:

Policy 1. Any proposal for a change or organization or reorganization shall contain sufficient information to determine that adequate services, facilities, and improvements can be provided and financed by the agencies responsible for the provision of such services, facilities, and improvements.

Analysis. The District's Plan for Services for the properties outline the adequate services, facilities, and improvements. This includes the Final Mitigated Negative Declaration for the Wastewater Reclamation Plant Facilities Master Plan and HCP Project adopted in 2018.

Policy 2. All lands proposed for annexation to cities shall be pre-zoned prior to the submission of an application to the Local Agency Formation Commission. The City shall be lead agency for environmental review in such cases, and environmental documentation shall accompany the application.

Analysis. The properties would be annexed into the Laguna County Sanitation District and not a City, pre-zoning is not required. The properties will be amended to be within the Districts Sphere of Influence.

Policy 3. Reorganization of overlapping and competing agencies or the correction of illogical boundaries dividing agency service areas is recommended. The Commission encourages reorganizations, consolidations, mergers, or dissolutions where the result will be better service, reduced cost, and/or more efficient and visible administration or services to the citizens.

Analysis. The properties would be made contiguous to the District. The District provides wastewater treatment for 11,700 connections treating up to 375,000 gallons per day of the influent flow that is treated and desalinated. No other competing agencies could provide recycled water.

Policy 4. In order to minimize the number of agencies providing services proposals for formation of new agencies shall be discouraged unless there is evidenced a clear need for the agency's services from the landowners and/or residents; there are no other existing agencies that are able to annex and provide similar services; and there is an ability of the new agency to provide for and finance the needed new services.

Analysis. An existing agency the Laguna County Sanitation District is the most logical agency to provide sewer services. The WWRP currently treats an average flow of 1.6 million gallons per day (mgd), and its operation is regulated by the Central Coast Regional Water Quality Control Board (RWQCB) under Waste Discharge Requirements (WDR) and Master Recycling Permit Order R3-2011-0217, adopted December 2, 2011.

Government Code Section 56377 states:

56377. In reviewing and approving or disapproving proposals which could reasonably be expected to include, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses, the commission shall consider all of the following policies and priorities:

(a) Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.

(b) Development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open-space uses which are outside of the existing sphere of influence or the local agency.

Analysis. The annexation to the District consist of no new development of lands surrounded by the District, the annexation area does not

have any agriculture land located within the boundaries of the annexation.

Factor (e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

Response. The proposed annexation boundary does not contain lands designated or used for agricultural purposes.

Factor (f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

Response. The annexation boundary follows lines of assessment and would create a contiguous annexation of a larger contiguous portion as part of a north-western boundary. The parcels would remain in the unincorporated territory no changes are proposed. The proposal was reviewed and approved by the County Surveyor's for legal description and map.

Factor (g) A regional transportation plan adopted pursuant to Section 65080.

Response. The annexation of this small 0.13-acre recreational/open space parcel would not change the SBCAG RTP 2021 Connected 2050 planning document.

Factor (h) Consistency with appropriate City or County General and Specific Plans.

Response. The annexation is consistent with the County's General Plan. The property includes one parcel located at (APN 110-100-019) adjacent to two other parcels within the City of Santa Maria City limits. The County General Plan designates the site as Recreation, (REC). The City zoned parcels APN 111-100-020 & 111-291-033 are zoned Open Space (OS). The proposed uses conform with these designations. No changes in land use will be facilitated by the proposed boundary change.

Factor (i) The Sphere of Influence of any local agency which may be applicable to the proposal being reviewed.

Response. The proposal site is outside of the Districts current Sphere of Influence. This proposal would amend the SOI concurrently with the annexation of the properties. The last SOI update was in 2018.

Efficient Service Provision. The site is located in an area that allows the District to best provide services in the future. The District serves the areas to north and west, and the broader surrounding areas. District infrastructure (pump and storage tank) are planned to be located within a reasonable distance in the area.

LAFCO Process. The Sphere recognizes that an area should receive services from a particular jurisdiction and the jurisdiction should plan to serve an area. The Sphere does not grant a jurisdiction the authority to serve a particular area. For the District to serve the area either an outside service agreement or an annexation would need to be approved by LAFCO. The landowner is the District in this case, and annexation of fee-owned parcels are a matter of practice to be consistent with the status of all other fee-owned properties. The District through a Resolution of Application has stated the ability to service the site. These approvals are subject to the Cortese-Knox-Hertzberg Act and local policies and procedures adopted by Santa Barbara LAFCO. LAFCO has discretion in making its decision regarding these actions. Annexation into the Laguna County Sanitation District would include the following property; Assessor's Parcel Numbers 110-100-016 comprised of 0.13-acres under Grant Deed 2006-0055703.

Municipal Service Review. The Cortese-Knox-Hertzberg Act advises that a current Municipal Service Review (MSR) be used to analyze a Sphere of Influence. The CKH Act requires LAFCO to update the Spheres of Influence for all applicable jurisdictions in the County every five years or as necessary. The MSR is a study of the Agency's service capabilities and addresses seven factors described in Section 56430 of the CKH Act. LAFCO adopted a Sphere of Influence Update and Municipal Services Review (SOI/MSR) for the Laguna County Sanitation District in 2012.

Factor (j) The comments of any affected local agency or other public agency.

Response. No comments have been submitted by local agencies. Any comments will be addressed in the staff report.

Factor (k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

Response. The Districts wastewater is highly treated and discharged as recycled water to various sites for agricultural, landscaping and industrial uses. The current plant treatment capacity is 3.7 million gallons per day (mgd); however, the current discharge capacity is 2.4 mgd. To plan for future discharge capacity needs, the District evaluated recycled water use sites in 2000 (Market Assessment for Recycled Water prepared by CH2MHill), which included Waller Park.

Work on the Waller Park recycled water project began in May and this project will provide approximately 0.31 mgd in additional discharge capacity. The Waller Park project includes the installation of a holding tank and pump station. A one-million-gallon storage tank would be constructed at Waller County Park to provide sufficient disinfected tertiary recycled water to meet peak day irrigation demands. The proposed above-ground storage tank would be approximately 80 feet in diameter and 35 feet-tall, constructed of steel and include two booster pumps. A 12 inch-diameter PVC recycled water pipeline would be provided to connect the proposed storage tank to the Phase 3 Recycled Water Pipeline (approved but not constructed), approximately 2,000 feet north of the Blosser Road/Foster Road intersection. The proposed buried pipeline would traverse the Santa Maria Airport, adjacent to an existing sewer pipeline. The above-ground segment of the supply pipeline that transports recycled water from the recycled water holding tanks at the WWRP to the 300-million-gallon storage reservoir would be replaced and buried. In addition, a buried pipe segment would be installed along the south berm of the existing storage reservoir to both fill the reservoir and connect to an existing buried pipeline that supplies recycled water for pasture irrigation. A tank and pump station are the only improvements required. The Districts capital improvement funds would fund the improvements.

Factor (l) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

Response. The property water service would be provided by recycled water from the Laguna County Sanitation District.

Factor (m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

Response. The annexation would not affect any city or county progress towards achieving their share of the regional housing needs as established in the latest Regional Housing Needs Plan.

Factor (n) Any information or comments from the landowner or owners.

Response. The annexation application was filed by Resolution of Application at the request of the landowners/District.

Factor (o) Any information relating to existing land use designations.

Response. No changes in land use plans are associated with this proposal.

Factor (p) Environmental Justice. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

Response. Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

Factor (q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.

Response. The Hagerman Sports Complex site located at 3300 Skyway Drive identified in both the City of Santa Maria 2017 Hazard Mitigation Plan Annex and the 2017 Multi-Jurisdictional Local Hazard Mitigation Plan under the County identifies the hazards for the area. These include Fire hazard zone as low and moderate groundwater with high liquefaction risk, and low landslide risk. The site is located outside of the special flood or historic flood prone areas. The site also lies outside of the Santa Maria Levee or Twitchell Dam failure areas. The entire county is subject to energy shortages.

NOTICE OF EXEMPTION

Filing of Notice of Exemption in Compliance with Section 21108 of the Public Resources Code

TO: County Clerk
County of Santa Barbara
105 East Anapamu Street
Santa Barbara CA 93101

FROM: Local Agency Formation Commission 105
East Anapamu Street, Room 407 Santa
Barbara CA 93101
805/568-3391

PROJECT TITLE: **LAFCO 21-05** Hagerman Sphere & Annexation into Laguna County Sanitation District

PROJECT LOCATION AND DESCRIPTION:

Project Location:

0.13 acres located western property line of Waller Park
(APN 111-100-019)

Description of Nature, Purpose, and Beneficiaries of Project:

The Proposed Sphere amendment and Annexation for an existing recycled water holding tank and pump station to irrigate Waller Park into Laguna County Sanitation District. The property was acquired by Grant Deed 2021-0004834 which contained exiting facilities for the purpose of adding the portion of the site into the Laguna County Sanitation District.

The existing recycled water holding tank and pump station is allowed under City of Santa Maria zoning of Open Space (OS). Activity is covered under existing zoning with no change in use. The proposal is categorically exempt from the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA") pursuant to CEQA Guidelines section 15319, Class 19 – Annexation of Existing Facilities and Lots for Exempt Facilities. Additionally, the common-sense rule pursuant to CCR Section 15061(b)(3).

Name of Person or Agency Carrying Out the Project:

Santa Barbara Local Agency Formation Commission

Reasons for Exemption. LAFCO's approval of the proposed sphere and annexation into the Laguna County Sanitation District would be consistent with a Categorical Exemption Class 19, annexation of existing facilities and lots of exempt facilities and §15061(b)(3). There will be no changes in land use. The listed exception under section 15300.2 for class 3 would not apply in this case since the existing water tank and pump station is not located in a sensitive location, historic resource, or hazardous site. A mitigated Negative Declaration for the Wastewater Reclamation Plant Facilities Master Plan and Habitat Conservation Plan was approved July 3, 20198 for the physical projects associated with the master plan.

Mike Prater, Executive Officer

December 9, 2021

Date

The "project" is to maintain irrigate services from the Laguna County Sanitation District to Waller Park. This property has existing recycled water holding tank and pump station. The request to annex to the nearby LCSD maintain a coterminous boundary of District owned property. A Categorical Exemption Class 19, annexation of existing facilities and lots of exempt facilities and common-sense rule §15061(b)(3) would apply.

The Santa Barbara Local Agency Formation Commission will approve the above-referenced project on December 9, 2021, and has determined it to be exempt from further environmental review under the requirements of California Environmental Quality Act (CEQA) of 1970, as defined in the State and local Guidelines for the implementation of CEQA.

Exempt Status:

- Ministerial
- Statutory
- Categorical Exemption:
Project is a sewer connection to existing SFR exempt from CEQA pursuant to CEQA Guidelines Section 15319. Class 19
- Emergency Project
- No Possibility of Significant Effect [Sec. 15061 (b,3)]

By: _____
Commission Clerk

Date: _____

LAGUNA
COUNTY SANITATION DISTRICT

SANTA BARBARA COUNTY

620 West Foster Road

Santa Maria, California 93455

(805) 803-8750 FAX (805) 803-8753

2021 AUG 13 P 4: 23
COUNTY OF SANTA BARBARA
BOARD OF SUPERVISORS

August 10, 2021

Mike Prater, Executive Officer
Santa Barbara LAFCO
105 East Anapamu Street
Santa Barbara CA 93101

Subject: Proposed Annexation of a 0.13 Acre Portion of APN 111-100-016 to Laguna County Sanitation District

Dear Mr. Prater:

The undersigned hereby requests approval of the proposal described in the attached materials. It is proposed to process this application under the provisions of the Cortese/Knox/Hertzberg Local Government Reorganization Act (Government Code Section 56000 et seq.).

Enclosed in support of this proposal are the following:

1. Resolution of application adopted by the Laguna County Sanitation District (Board of Supervisors acting as ex-officio Board of Directors) on July 13, 2021 (on copy).
2. Completed LAFCO Proposal Questionnaire (7 copies).
3. Assessor parcel map showing proposal area outlined in red ink (1 copy).
4. Map and legal description of the proposed annexation (7 copies).
5. Notice of Determination (1 copy).
6. List of current and any known future land owners or lessees (1 copy).
7. Processing fee for \$1,500 has been paid through JE to "Santa Barbara LAFCO".
8. Signed cost accounting and indemnification agreement.
9. Because Laguna County Sanitation District is internal to the County of Santa Barbara Public Works Department along with the County Surveyor's Office, the County Surveyor's Office will JE the costs for this action directly to the District.

The affected property owner is the City of Santa Maria, who consented to the donation of the 0.13 acre part of APN 111-100-016. It is therefore requested that the Commission waive the protest hearing requirements.

If you have any questions regarding this proposal, please contact the undersigned at x38755.

Sincerely,



Martin Wilder, P.E. - Manager

NOTICE OF DETERMINATION (NOD)

To: Office of Planning and Research
 Street Address: 1400 Tenth Street, Room 121
 Sacramento, CA 95814
 U.S. Mail: P.O. Box 3044
 Sacramento, CA 95812-3044

From: Laguna County Sanitation District (LCSD)
 County of Santa Barbara
 Public Works Department
 620 W. Foster Road
 Santa Maria, CA 93455

XX County Clerk
 County of Santa Barbara

2018 JUN 11 11:01 AM
 COUNTY OF SANTA BARBARA
 CLERK OF SUPERIOR COURT

SUBJECT:

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

N/A	LCSD Facilities Master Plan and Habitat Conservation Plan	17NGD-00000-00015
Project Number	Project Title	EIR or ND Number
2016121020	LCSD/Joddi Leipner, Senior Eng. Env. Planner	(805) 882-3614
State Clearinghouse Number	Lead Agency/Contact Person	Area Code/Telephone

Project Location: Multiple locations within and near the LCSD service territory primarily at the reclamation plant site located on APNs 113-240-005, 013 and 015 in the Orcutt/unincorporated Santa Maria area of Santa Barbara County. Situs address is 3500 Black Road in the 3rd Supervisorial District.

Project Description: The LCSD proposes to upgrade the existing Wastewater Reclamation Plant (WWRP), replace a trunk sewer along Foster Road, install and operate a new recycled water storage tank and pump station in Waller County Park with a connecting pipeline from the WWRP, improve the existing storage reservoir supply pipeline, remove the existing storage reservoir soil stockpile and implement a Habitat Conservation Plan including a conservation easement area to preserve habitat for California tiger salamander (CTS) (*Ambystoma californiense*) and California red-legged frog (CRLF) (*Rana draytonii*).

WWRP Upgrade: The WWRP upgrade involves the replacement of aging wastewater treatment components to extend the life of the WWRP and increase efficiency. Specific improvements include a new headworks, grit chamber/primary clarifier splitter box, aeration basin/mixed liquor splitter box, aeration basins, secondary clarifiers, return activated sludge/waste activated sludge pump station, UV break tank pump station, Low TDS pump station improvements, added power standby generator, laboratory/operations building, flood protection facilities, and stormwater control facilities. This work does not change treatment capacity.

Trunk Sewer Line Replacement: The existing 12-inch diameter vitrified clay trunk sewer along Foster Road between Blosser Road and Foxenwood Lane would be replaced with a 12-inch diameter polyvinyl chloride (PVC) pipe. The trunk sewer would be replaced in segments as funding becomes available. Several manholes along the affected segments of the trunk sewer may also be replaced.

Waller County Park Recycled Water Storage Tank: A one-million-gallon storage tank would be constructed at Waller County Park to provide sufficient disinfected tertiary recycled water to meet peak day irrigation demands. The proposed above-ground storage tank would be approximately 80 feet in diameter and 35 feet-tall, constructed of steel and include two booster pumps. A 12 inch-diameter PVC recycled water pipeline would be provided to connect the proposed storage tank to the Phase 3 Recycled Water Pipeline (approved but not constructed), approximately 2,000 feet north of the Blosser Road/Foster Road intersection. The proposed buried pipeline would traverse the Santa Maria Airport, adjacent to an existing sewer pipeline.

Storage Reservoir Supply Pipeline: The above-ground segment of the supply pipeline that transports recycled water from the recycled water holding tanks at the WWRP to the 300-million-gallon storage reservoir would be replaced and buried. In addition, a buried pipe segment would be installed along the south berm of the existing storage reservoir to both fill the reservoir and connect to an existing buried pipeline that supplies recycled water for pasture irrigation.

Storage Reservoir Stockpile Removal: The storage reservoir was constructed in 1991 and expanded in 1993. In total, about 1,000,000 cubic yards of soil were excavated and approximately 200,000 cubic yards have been removed. This soil stockpile would be excavated and hauled away based on the demand for the clean native soil by third parties. It is anticipated that all the soil would be removed over a five to 10-year period and would most likely be used within the Santa Maria Valley area and vicinity depending upon the need for fill material. Third parties purchasing the soil would provide heavy equipment, trucks, and personnel; however, soil removal would be done in compliance with the requirements of the LCSD.

Habitat Conservation Plan: The LCSD's existing and proposed facilities are within areas known to contain breeding, dispersal and upland habitat for the federally endangered and California threatened CTS, and the federally threatened CRLF. To mitigate and compensate for potential impacts to these species the LCSD has prepared a Final HCP. The HCP identifies avoidance and minimization measures to avoid impacts to listed species and includes a conservation easement on APN 113-240-015 (126.7-acre property owned by the LCSD and managed as irrigated cattle pasture) and 7.0 acres on APN 113-240-013 (owned by LCSD, near the reservoir soil stockpile) containing breeding, upland and dispersal habitat.

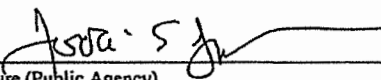
This is to advise that the County Board of Supervisors (acting as the LCSD Board of Directors) has approved the above described project on July 3, 2018 and has made the following determinations regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the Provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Consideration [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.
7. The project [did did not] require discretionary approval from a state agency.

This is to certify that the final EIR or ND with comments and responses and record of project approval is available to the general public at:

Santa Barbara County Public Works, Resource Recovery & Waste Management, 130 East Victoria St. Santa Barbara, CA 93101

Santa Barbara County Public Works, Laguna County Sanitation District, 620 Foster Road, Santa Maria, CA 93455


Signature (Public Agency)

July 11, 2018
Date

Senior Engineering Env. Planner
Title

LAFCO 21-xx

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE
HAGERMAN AMENDMENT OF THE SPHERES OF INFLUENCE AND
ANNEXATIONS TO LAGUNA COUNTY SANITATION DISTRICT

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Santa Barbara Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code); and

WHEREAS, on November 17, 2021, the Executive Officer issued a Certificate of Filing regarding LAFCO Application No. 21-05. The application proposes annexation of the property known as Hagerman involving sphere of influence amendment and annexation to the Laguna County Sanitation District (Annexation No. 46); and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the Commission's consideration of the proposal; and

WHEREAS, a staff report was prepared, and the public hearing was duly conducted under the Assembly Bill 361 meetings laws; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Commission has considered all factors required to be considered by Government Code Sections 56668 et seq.

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Commission as follows:

- (1) Find 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);
- (2) The Commission's written determination pursuant to Government Code Section 56425(e) (1-5) include:

- a) Present and planned land uses in the area, including agriculture, and open space lands:

The present and planned uses for this Sphere of Influence Amendment are consistent with the County's General Plan for recreation and the City's General Plan for open space. The plan for providing services for this area include irrigation of Waller Park. The Laguna County Sanitation District would provide recycled water to irrigate recreational/open space land. The policy document and existing land uses provide for the logical and orderly growth of the Sanitation District. The annexation contains no agricultural resources or changes to land use as a result.

- b) Present and probable need for public facilities and services in the area:

The present need for public services in the proposed SOI area consist of services for existing recreational/open space uses. Recycled water services would be provided by the Laguna County Sanitation District. The Laguna County Sanitation District is the wastewater utility serving the Orcutt and unincorporated Santa Maria area. Discharge of recycled water is the essential function provided. Law enforcement and other municipal services are provided by the City of Santa Maria. Other neighboring parcels already resides within both agencies for these services provided within each agency's boundaries. The neighboring lot within Hagerman Sports Complex was annexed into the City of Santa Maria. The primary purpose is to allow for recycled water irrigation service to the identified properties.

- c) Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide:

The proposed boundary change does not involve a development project and the land is not zoned for new development. Sanitary services are not required; however, discharge of recycled water is the essential function provided in this boundary change. A tank and pump station are the only improvements required. The Districts capital improvement funds would fund the improvements.

- d) Existence of social or economic communities of interest in the area if the Commission determines that they are relevant to the agency:

The Sphere of Influence areas of Laguna County Sanitation District are linked to the City of Santa Maria and Orcutt communities social and economic interest. No development is proposed in the Sphere amendment and the District or surrounding areas provide places for shopping and services for the people living in the area. Areas to recreate, schools, places of worship and cultural events would also be available to the areas in the Sphere of Influence.

- e) Present and probable need for public facilities and services of Disadvantage Unincorporated Communities:

The Santa Maria and Orcutt area has a variety of economic diversity within the community and surrounding area including within or adjacent to the Sphere of Influence. A Disadvantaged Unincorporated Community is defined as a community with an annual median household income that is less than 80 percent of the statewide annual median

household income. This amendment of the Sphere of Influence is currently recreation and open space land and will remain after the boundary change. This proposal does not qualify as a disadvantage unincorporated community for the present and probable need for public facilities and services.

- (4) The proposal is found to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County;
- (5) The Laguna County Sanitation District's spheres of influence is revised to include the property known as 0.13-acres of APN 111-100-019 (Hagerman property) as set forth in Exhibit A;
- (6) The subject proposal is assigned the distinctive short-form designation:
Hagerman Sphere and Annexation;
- (7) Said territory is found to be uninhabited;
- (8) The boundaries of the affected territory as revised are found to be definite and certain as set forth in Exhibits B and C, attached hereto and made a part hereof.
- (9) The proposal is subject to the terms and conditions that the annexed territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to other properties presently within the District.
- (10) All affected landowners have given written consent to the annexations and the annexing agency have consented to waive conducting authority proceedings.
- (11) The conducting authority proceedings are waived and staff is directed to complete the proceedings, subject to compliance with all conditions of this Resolution;
- (12) All subsequent proceedings in connection with this reorganization shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this Resolution.
- (13) The Sphere of Influence amendments and annexation shall become final upon the recordation of the Certificate of Completion.

This resolution is hereby adopted this 9th day of December, 2021 in Santa Barbara, California.

AYES:

NOES:

ABSTAIN:

Santa Barbara County Local Agency
Formation Commission

By: _____
Etta Waterfield, Chair

Date: _____

ATTEST:

Jacquelyne Alexander, Clerk
Santa Barbara County
Local Agency Formation Commission

Exhibit A

Legal Description

LAFCO 21-05

Laguna County Sanitation District (Hagerman) Sphere Change and Annexation
to the Laguna County Sanitation District
APN 111-100-016 (portion)


All that certain parcel of land in the City of Santa Maria, County of Santa Barbara, State of California, as described in the Grant Deed recorded January 21, 2021 as Instrument No. 2021-0004835 Official Records of said County and State, more specifically described as follows:

Beginning at the Northwest corner of the land described in the Quitclaim Deed recorded May 22, 2002 as Instrument No. 2002-0050096 OR, said corner also being the Northwest corner of the LAFCO Hagerman Reorganization, LAFCO 05-17, recorded July 14, 2006 as Instrument No. 2006-0055703 Official Records of Santa Barbara County; thence, along the exterior boundary of the land described in said Grant Deed the following 4 courses,

- 1) S78°26'08"E, (cited as S78°26'02"E in said Grant Deed) 156.32 feet; thence,
- 2) S01°41'27"W, 24.04 feet; thence,
- 3) N 88°18'33"W, 154.00 feet ; thence,
- 4) N01°41'28"E, 50.85 feet to the Point of Beginning


Containing 5,766 square feet or 0.13 acres more or less

End of Description

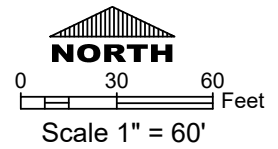

11/2/21
Prepared by: Jon McKellar, PLS 7578



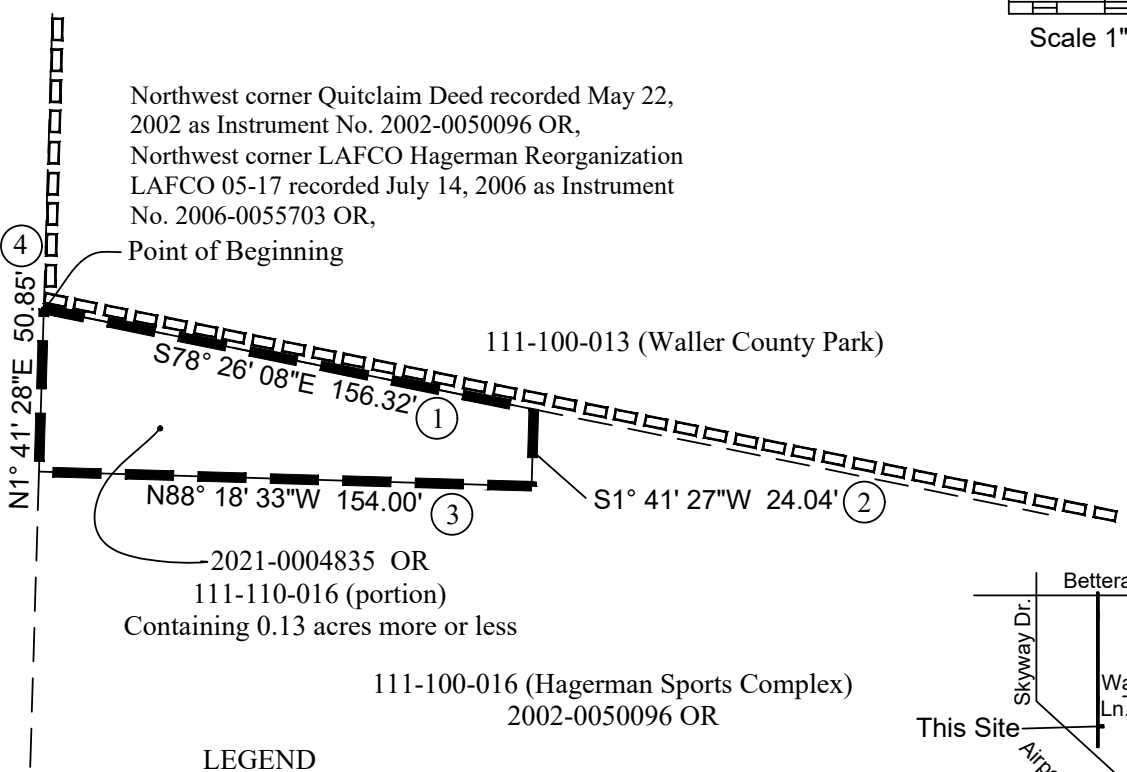
Approved As To Form
And Surveying Content


Deputy for:
Aleksandar Jevremovic, PLS 8378
Santa Barbara County Surveyor





111-291-033 (Santa Maria Public Airport District)



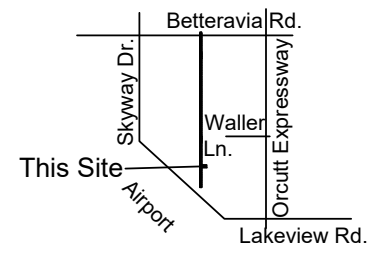
Northwest corner Quitclaim Deed recorded May 22, 2002 as Instrument No. 2002-0050096 OR,
 Northwest corner LAFCO Hagerman Reorganization LAFCO 05-17 recorded July 14, 2006 as Instrument No. 2006-0055703 OR,
 Point of Beginning

111-100-013 (Waller County Park)

2021-0004835 OR
 111-110-016 (portion)
 Containing 0.13 acres more or less

111-100-016 (Hagerman Sports Complex)
 2002-0050096 OR

- LEGEND**
- Existing District Boundary
 - Proposed Annex.
 - Course in Legal Description
 - Official Records



Vicinity Map
 Not to Scale



Approved As To Form And Surveying Content

E. Teñell Matlovsky

Deputy for:
 Aleksandar Jevremovic, PLS 8378
 Santa Barbara County Surveyor



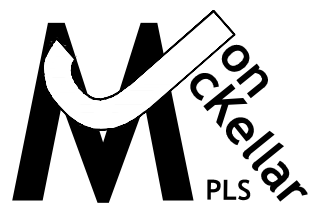
Exhibit B

Laguna County Sanitation District (Hagerman)
 Sphere Change and Annexation to the Laguna
 County Sanitation District

LAFCO 21-05

APN 111-100-016 (portion)

as described in the Grant Deed recorded January 21, 2021
 as Instrument No. 2021-0004835 OR



A Professional Land Surveying & Consulting Company
 PO Box 2341
 Santa Maria, CA 93457
 805-680-1895 bus.
 jon@jonmckellar.com
 http://www.jonmckellar.com

J
 11/2/2021