

Santa Barbara LAFCO

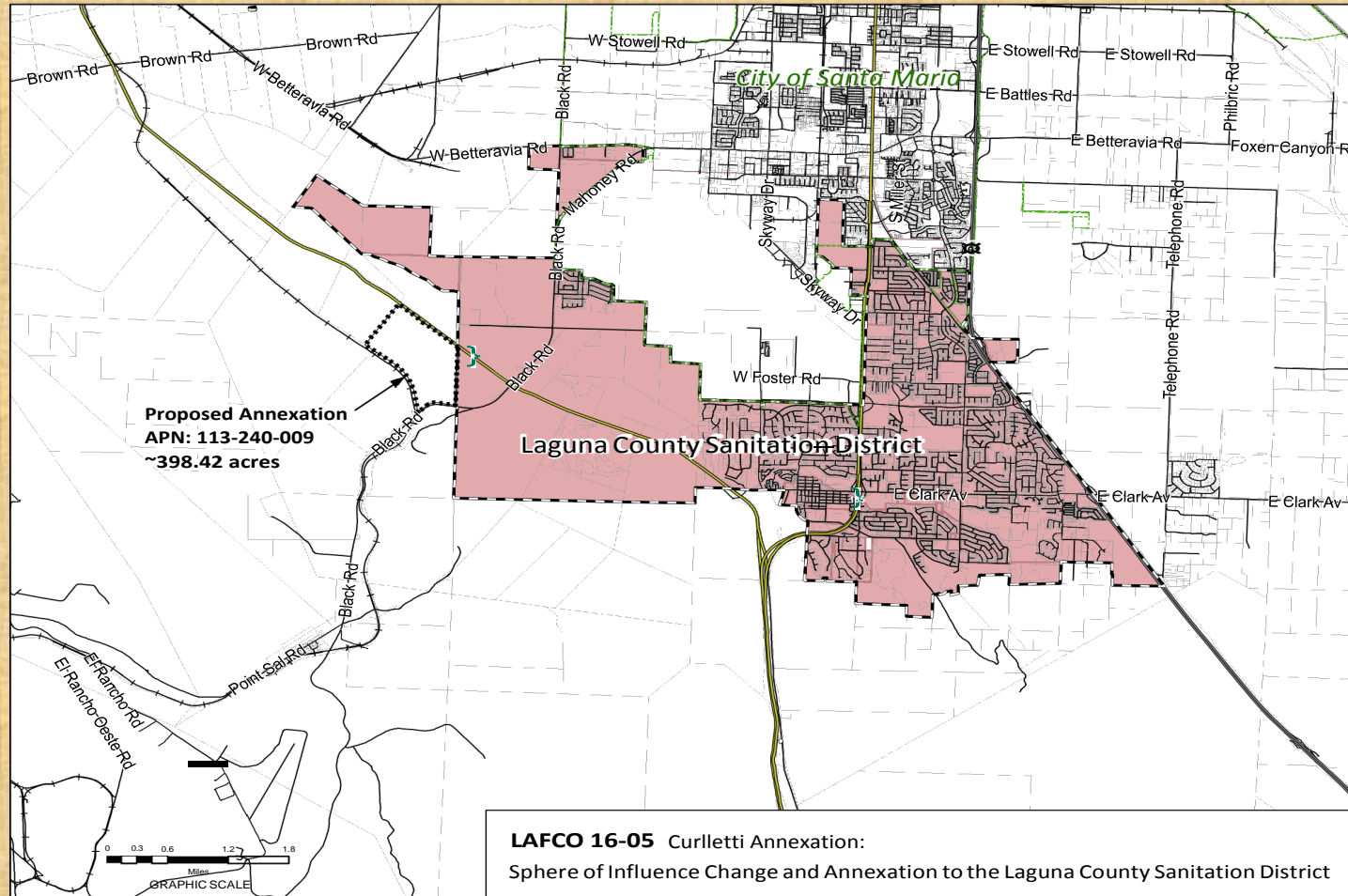
Curletti Annexation to the Laguna County Sanitation District

August 5, 2016

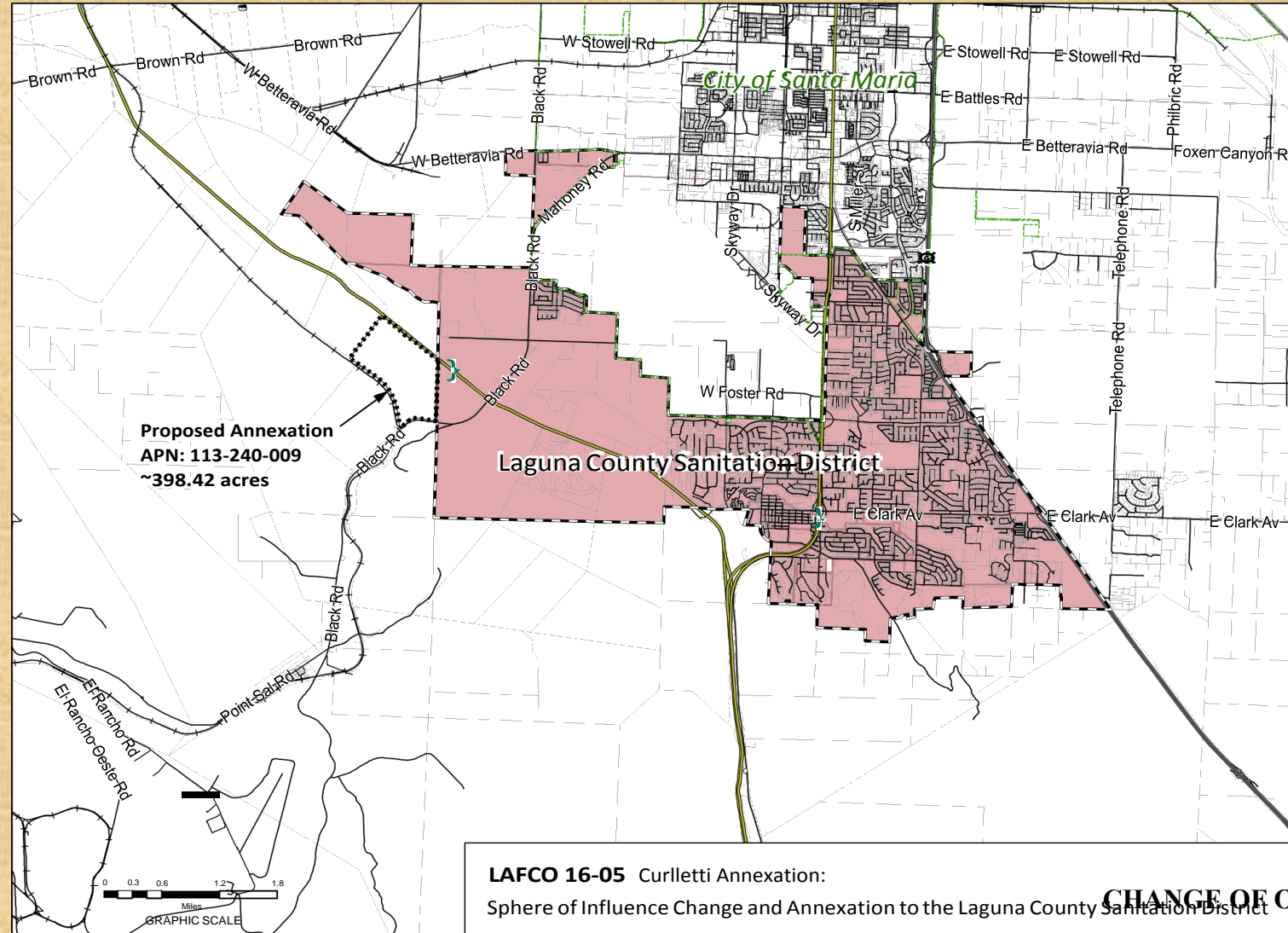
Background

- Applicant: County Board of Supervisors, Ex Officio the Board of Directors of the Laguna County Sanitation District, by resolution, dated June 7, 2016.
- Ownership: The parcel is owned by Betteravia Properties.
- Location: The annexation area is comprised of 398.42 acres located at 3650 Highway 1, Santa Maria, CA 93455.
- Purpose: Annexation will allow the provision of wastewater collection services for a proposed farm labor housing project.
- Existing Land Use: Under the County Land Use & Development Code, the parcel is Zone District AG-II- 100. The applicant is processing a Conditional Use Permit through Santa Barbara County to allow farm worker housing on the site. As a point of clarification, the proposed housing project is not an “allowed use” in the zone district, but rather, it is a conditionally permitted use.

Annexation Site



Vicinity Map



Proposed Development

- The proposed farm labor camp includes 30 bunk houses (each 1,443 sq. ft. in size and functioning as sleeping quarters and bathing facilities for 20 laborers) and 3 common area structures (each 2,052 sq. ft. in size and functioning as common cooking, dining and laundry areas for 200 laborers). The square footage of the proposed structures totals 49,446 sq. ft. Heating and air conditioning will be provided in each structure. The farm labor camp structures will be constructed in up to 3 phases, with each phase providing housing for 200 farmworkers in 10 bunk houses and 1 common area cooking/dining laundry structure. While the project could accommodate a maximum of 600 workers upon buildout of all three project phases, the average occupancy will vary throughout the year, depending on seasonal farm labor needs. The farm labor camp is proposed to be constructed in up to three phases; each phase would include 10 bunkhouses and 1 common dining/cooking/washing building.
- There are no changes in zoning or land use proposed for either of the parcels. No changes in zoning are proposed as land use is consistent with the current County zoning.

Sphere of Influence

- A Sphere of Influence amendment would be required before approval of the annexation area. Staff recommends that the Commission amend the Laguna County Sanitation District's sphere of influence to include the parcel, prior to acting to approve the annexation.

Environmental Determinatin

- As CEQA lead agency, the County of Santa Barbara prepared a Mitigated Negative Declaration for the Curletti Farmworker Housing Project(15CUP-00000=00011/16CUP-00000-00003) dated May 27, 2016. The Commission will find that it has considered the Final Negative Declaration prepared by the County of Santa Barbara pursuant to CEQA in making its determination on the annexation. The Commission has reviewed the document under separate cover.

Conclusion

- The proposed sphere of influence amendment and annexation represents a logical expansion of the boundaries of the Laguna County Sanitation District. It allows the development of 7.92 acres of a 398-acre parcel for a proposed farm labor camp would provide housing for up to 600 workers on a parcel enrolled in the County's Agricultural Preserve Program.
- As a point of clarification, the proposed housing project is not an "allowed use" in the zone district, but rather, it is a conditionally permitted use through 15CUP-00000-00011/16CUP-00000-00003). No prime lands are located on the parcel. However, the parcel has been included in a Land Conservation (Williamson Act) Contract since March 1, 1982. The contract is proposed to remain in place after the construction project is completed.
- Lastly, no changes in zoning are proposed for the Farmworker Housing Project as land use is consistent with the current County zoning.

Recommendation Options

- 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 proposal as submitted.
 - OPTION 2 - CONTINUE this proposal to a future meeting for additional information.
 - OPTION 2 - DENY the proposal

Recommendation

- After reviewing this report and any testimony or materials that are presented, the Commission can follow one of the following options:
- **OPTION 1 – APPROVE Resolution No. 16-05 (Exhibit G)** that will take the following actions:
- Find that the Commission has considered the Final Negative Declaration prepared by the County of Santa Barbara as Lead Agency under the California Environmental Quality Act, Public Resources Code § 21000 et seq., for the Curletti Farmworker Housing Project.
- Amend the Sphere of Influence for the Laguna County Sanitation District to include APN 113-240-009.

Recommendation (Cont'd)

- Approve the proposal, known as the Curletti Annexation to the Laguna County Sanitation District, subject to certain terms and conditions, including that the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- Find that all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings.
- Waive the conducting authority proceedings and complete the proceedings.