

# Attachment C

COUNTY OF SANTA BARBARA  
PUBLIC WORKS DEPARTMENT

123 East Anapamu Street  
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(805) 568-3000

[www.countyofsb.org](http://www.countyofsb.org)



CHRIS SNEDDON

Director

**Memorandum**

03/12/2025

To: Mr. Michael Prater  
LAFCO Executive Officer

From: Chris Sneddon  
Santa Barbara County Public Works

Subject: **Public Works Reportback for 24LF08**  
**LAFCO 24-08: Richards Ranch Reorganization**  
**Annexation to the City of Santa Maria**  
**Detachment from the Mosquito & Vector Management District of SB County**  
**Detachment from the Santa Barbara County Fire Protection District**  
**Detachment from the Santa Barbara County Service Area 32**  
**Detachment from the Santa Barbara County Service Area 5**  
**Detachment from the North County Lighting District**  
APNs: 107-250-019, 107-250-020, 107-250-021, 107-250-022

The Public Works Department has examined the application materials and reports back on the following:

**1. Departmental: Potential Negative Impacts:**

- **Long-Term Planning and Investment:** These parcels and their development have been incorporated into the County's future planning for decades: they have been included in the County's Orcutt Community Plan, Circulation Elements, and Transportation planning documents since the 1990s. Significant resources and efforts have been invested over the past thirty years to develop infrastructure and ensure cohesive and unified development of this area. Annexing these parcels would lead to piecemealing and discontinuity of the development and transportation infrastructure in this area, creating a peninsula into a County area where there are several other zoned or planned County developments in this area.
- **Critical Roadways:** The roadways serving and abutting this area are crucial for the County road network's circulation. Creating artificial breaks in transportation networks through annexations poses significant challenges for transportation safety and circulation. This area has intricate transportation infrastructure, including planned widening, multi-use paths, intersection improvements, and other considerations that require a cohesive and integrated system. If annexation is considered, in order to accommodate the distortion of transportation boundaries, the City would be responsible for all funding and implementing all capital projects planned for the area. These include all identified County transportation projects, such as the multi-use path in the County's Active Transportation Plan (ATP), Union Valley Parkway at Hummel intersection improvements, the widening of Union Valley Parkway from SR135 to Bradley Road, and any roadway work, widening, pedestrian improvements, landscaping, lighting, drainage and other work resulting from the circulation and traffic studies or project approval requirements for the area. The annexation should transfer maintenance and operation responsibility to the City for UVP from SR135 to 50' east of Hummel Drive on Union Valley

Parkway, Orcutt Road from Mooncrest Lane to Foster Road, and Hummel Drive from 50' south of UVP to Foster Road.

- **Laguna Sanitation Services:** Sanitation services in the area have been planned and built to serve these parcels in the County. The same reasoning for annexation given with respect to water in the application documents applied to sanitation services would result in creation of a sanitary services island. If the City annexes this area and is required to connect these developments to its sanitary services, that leads to inefficiencies and cost, as the County sanitation services are already adjacent and were planned and constructed for to accept this development. Allowing the City to annex could reduce the Laguna County Sanitation District's resources to serve its customers, and require the city to build costly new infrastructure.
- **County Services:** Detachment from the County Services Areas (CSA) could lead to reduced services at Waller Park and other CSA-5 and CSA-32 functions.

**2. Transportation Division:** The proposed annexation would have negative impacts on the transportation network. It would create artificial section breaks in the system, leading to inefficiencies in maintenance, operations, and safety projects. It would also remove significant resources for traffic impact mitigation work planned in the area.

**Traffic Section:** Traffic is currently working on a signal project to improve safety at Union Valley Parkway (UVP) at Hummel Drive. If the parcels are annexed, the City should be responsible for these improvements, as well as roadway operations for Union Valley Parkway, Orcutt Road, and Hummel Drive.

**Maintenance Section:** All transportation facilities, including roads, drainage, hardscape, landscaping, bicycle and pedestrian facilities, complete streets elements, traffic signals and/or road signs from SR135 to 50' east of Hummel Drive on Union Valley Parkway, Orcutt Road from Mooncrest Lane to Foster Road, and Hummel Drive from 50' south of UVP to Foster Road would need to be included in the annexation and will not be maintained by the County of Santa Barbara PW.

**Engineering Section:** There are several projects planned for this area. These include intersection improvements, Multiuse Paths and pedestrian infrastructure, roadway widening along Union Valley Parkway, and drainage improvements. If this area is annexed, the City should be responsible for reimbursing the County for work in this area to date, and for design and construction of the widening of Union Valley Parkway from SR135 to Bradley Road, and operations and maintenance of Union Valley Parkway from SR135 to 50' east of Hummel Drive, Orcutt Road from Mooncrest Lane to Foster Road, and Hummel Drive from 50' south of UVP to Foster Road, as well as associate intersections.

**Construction Section:** County should be reimbursed by the City for any construction services for any work done in the County right of way as a result of the proposed annexation.

### **3. Resource Recovery, Waste Management, and Utilities Division:**

**CSA 3:** No Comments, proposal is not located in CSA3.

**CSA 5:** Detachment from CSA 5 would result in a reduction in resources from residents who will benefit from benefit from Waller Park without contributing to its operations and maintenance.

**CSA 11:** No Comments, proposal is not located in CSA11.

**CSA 12:** No Comments, proposal is not located in CSA12.

**CSA 31:** No Comments, proposal is not located in CSA31.

**North County Lighting District:** Proposal is located in NCLD. If SM City annexes, this area would be detached from the SBNCLD. The existing streetlights and any associated infrastructure would become the responsibility of the City, as would any future lighting. This would create a distortion of the NCLD boundary.

**Mission Canyon Lighting District:** No Comments, proposal is not located in MCLD.

**Laguna County Sanitation District:** Section 14(a) of the application incorrectly states that Laguna County Sanitation District (LCSD) provided a "can and will" serve letter. The letter from LCSD was an availability letter, which stated conditions for receiving service and was predicated on this being a development within the County. The City of Santa Maria should provide information on the scenario

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where the City provides wastewater collection to this development. This could occur if the land area was detached from Laguna.

**4. Water Resources Division:** No comments

**Flood Control Development Section:** No comments

**Project Clean Water Section:** No Comments

**Water Agency Section:** No comments

The County Surveyors Office has compiled this departmental reportback memo from comments provided by the individual divisions/sections of the Public Works Department.

cc: Michael Daly & Matt Niblett – County Assessor's Office

Claudia Ornelas – Auditor's Office

Renee Bischof – Election's Office

Brett Buyan & Zoë Carlson – Planning & Development Department

Lisa Plowman & David Lackie – Planning & Development Department

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