



**BOARD OF SUPERVISORS
AGENDA LETTER**

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Submitted on:
(COB Stamp)

Department Name: PW/LCSD
Department No.: 054
For Agenda of: Oct 21, 2025
Placement: Administrative
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Directors, Laguna County Sanitation District

FROM: Department Director(s): Chris Sneddon, P.E., PW Director
Contact Info: Martin Wilder, P.E., LCSD Manager

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SUBJECT: Initiation of Annexation to Laguna County Sanitation District of Parcels Owned by Santa Maria Public Airport District, County of Santa Barbara, and City of Santa Maria – Fourth Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: N/A

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors, acting as the Board of Directors of Laguna County Sanitation District:

- a) Adopt the resolution initiating proceedings to annex territory known as APNs 111-231-004, 111-231-008, 111-231-009, 111-231-010, 111-231-011, 111-231-018, 111-231-019, and 111-391-022 to the Laguna County Sanitation District; and
- b) Determine that the adoption of a resolution to initiate annexation is not a project that is subject to environmental review under the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines, CCR Section 15378 (b)(5), finding that the action consists of administrative activities of government that will not result in direct or indirect physical changes in the environment.

Summary Text:

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Agenda Date: October 21, 2025

Page 2 of 3

This item is on the agenda in order to address public sewer services by the Laguna County Sanitation District (District) to the Foxenwood Marketplace development project located on a portion of APN 111-231-011 owned by the Santa Maria Public Airport District (SMPAD) to be developed by G3, LLC. Additional parcels, namely APNs 111-231-004, 111-231-008, 111-231-009, 111-231-010, 111-231-018, 111-231-019, and 111-391-022 are also proposed for annexation due to lot line adjustments or to prevent the creation of islands. Adoption of the resolution (Attachment A) will allow the Santa Barbara Local Area Formation Commission (LAFCO) to consider annexation to Laguna County Sanitation District for these services.

Discussion:

Annexation to territorial boundaries for services provided by governmental entities is required of parcels planning development that will acquire services from those governmental entities. Development on SMPAD property is proposed by G3, LLC (Foxenwood Marketplace) on a portion of APN 111-231-011 that requires sewer services from the Laguna County Sanitation District. This proposed development is a self storage facility on the west side of Foxenwood Lane between Foster Road and Union Valley Parkway, which encompasses 29.07 acres of the 608.1 acre parent parcel. Future commercial development on the east side of Foxenwood Lane is also proposed at a later date.

Because SMPAD is also initiating lot line adjustments to remove parcel lines of APN 111-231-011 that are contiguous to APNs 111-231-008 to the southwest and APN 111-231-019 to the northeast, annexation of these parcels is also required because annexations must follow parcel lines. Further, annexation of APNs 111-231-010 and 111-231-018 is proposed because they are enveloped by parcels to be annexed.

Annexation of APNs 111-231-009 (SMPAD), 111-231-004 (County of Santa Barbara), and 111-391-022 (City of Santa Maria) is proposed in order to prevent the formation of islands.

The total land area proposed for annexation is 1,161.247 acres as shown on the resolution exhibit. Note that the exhibits are marked "For Review" to denote that LAFCO review is required.

The majority of the area proposed for annexation is within the Laguna County Sanitation District's sphere of influence. Although existing APNs 111-231-008, 111-231-018, and 111-231-019 are not, a sphere change request for these parcels will be included with the application to LAFCO in order to be consistent with the proposed annexation boundary.

This action will allow for the submission of an application to LAFCO for consideration of annexation of these parcels to the Laguna County Sanitation District pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act codified in California Government Code Section 56000 et seq. Pursuant to State CEQA Guidelines Section 15378 (b)(5), the adoption of a resolution to allow LAFCO to consider annexation is not a project subject to CEQA as it is a governmental administrative activity that will not result in direct or indirect physical changes in the environment. The SMPAD parcels are within the Santa Maria Airport Business Park Specific Plan. The City of Santa Maria as the CEQA Lead Agency prepared a Programmatic EIR (SCH No. 2005051172) for the Santa Maria Airport Business Park Specific Plan (Specific Plan) approved on January 15, 2008 and a Supplemental EIR

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Agenda Date: October 21, 2025

Page 3 of 3

(SEIR) State Clearinghouse [SCH] No. 2020070055 was prepared and approved by the city on August 3, 2021 for an amendment to the Specific Plan. The SEIR identifies that service to the G3, LLC project would be provided by the Laguna County Sanitation District.

Background:

The Laguna County Sanitation District provides wastewater services to the Orcutt and southern Santa Maria area. Its service territory is defined and regulated by LAFCO. Any development not already located within the territorial boundary of the District must be annexed to it in order to receive its services. The Foxenwood Marketplace project proposed by G3, LLC is located on land contiguous to the Laguna County Sanitation District, within the proximity of District sewer collection pipelines, and within the District's Sphere of Influence. This action seeks the adoption of a resolution to initiate annexation to the District's service boundary. The executed resolution along with other application materials will be submitted to LAFCO for consideration of the proposed annexation.

It is noted that several of the parcels proposed for annexation are already developed and receive sewer services from Laguna County Sanitation District through a joint powers agreement with the City of Santa Maria. APN 111-231-004 houses several County offices including the Sheriff's substation, the Public Works/General Services corporation yard, Public Works offices, Planning and Development/Agricultural Commissioner, Behavioral Wellness, Animal Services, and the Food Bank. APN 111-231-009 houses Pioneer Park leased by the City of Santa Maria from SMPAD, and APN 111-231-010 houses the Airport Mobile Home Park also leased from SMPAD.

Fiscal and Facilities Impacts:

Annexation of the land described allows Laguna County Sanitation District to provide wastewater collection, treatment, and discharge services to these parcels and for the collection of charges to pay for those services.

Special Instructions:

It is requested that the Clerk of the Board:

- A. Direct the Clerk of the Board to forward a certified minute order and fully executed copy of the resolution by email to Cori Munguia at cmunguia@countyofsb.org and Kevin Thompson at kethomp@countyofsb.org.

Attachments:

Attachment A: Resolution to Initiate Annexation

Contact Information:

Kevin Thompson
Civil Engineer Specialist
kethomp@countyofsb.org