

SANTA BARBARA COUNTY BOARD AGENDA LETTER



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

Agenda Number:
Prepared on: 6/2/04
Department Name: County Administrator
Department No.: 0120
Agenda Date: 7/13/04
Placement: Departmental
Estimate Time: NA
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Michael F. Brown
County Administrator

STAFF CONTACT: Scott Ullery, Deputy County Administrator 568-2817
Lisa Plowman, Deputy Director, Planning & Development 568-2000

SUBJECT: Exchange of Property Taxes for the Black Road Reorganization, An Annexation to the City of Santa Maria and Detachment from the Santa Barbara County Fire Protection District

Recommendations:

That the Board of Supervisors:

1. Adopt the attached resolution providing for the negotiated exchange of property tax revenues pertaining to the Black Road Reorganization, an annexation to the City of Santa Maria, and detachment from the Santa Barbara County Fire Protection District (Attachment 1).
2. Approve the Planning and Development Departments proposed response to LAFCO's "Request for Reportback" (Attachment 2).

Alignment with Board Strategic Plan:

The recommendation is aligned primarily with Goal No. 5, Maintain and Enhance the Quality of Life for all residents.

Executive Summary and Discussion:

The City of Santa Maria proposes the annexation of a 932 acre area comprising 36 parcels located within the unincorporated area of the County and the Santa Barbara County Fire Protection District, and within the City of Santa Maria's Sphere of Influence and partially within the County's Urban Limit Line. The area is located generally north of Betteravia Road, west of A Street, south of the Santa Maria Valley Railroad tracks, and east of Black Road. The entire east boundary and significant portions of the north and south boundary of the property abut the City limits. The portions of the annexation area located along those

stretches of the north and south boundary that do not abut the current city limits are in commercial and industrial zones. Attached are a map of the area (Attachment 3) and the City's "Proposal Justification" to LAFCO (Attachment 4).

The property currently supports industrial uses, rangeland, and agricultural uses (row crops). One of the 34 parcels is under a Williamson Act contract, executed in 1971. A non-renewal for the 128 acre parcel was filed December 31, 2002, leaving approximately eight years remaining on the term of the contract. The City has rezoned the property consistent with its General Plan, and current uses are consistent with the rezoning.

No residential development is anticipated to occur in this area; however, under the terms of the proposed tax exchange agreement Resolution (attached), the City and County will share equally any future proposed housing for the purpose of RHNA allocation calculations.

For additional descriptive information about this annexation, please see the attached LAFCO *Proposal Justification Questionnaire for Annexations, Detachments and Reorganizations*, completed by the City of Santa Maria (Attachment 4). Also attached is the County Planning and Development Department's recommended response to LAFCO's "Request for Reportback" regarding this proposed annexation (Attachment 2). The purpose of the "Reportback" from Planning and Development is to verify plans, zoning, agricultural land information and General Plan consistency. LAFCO also requests the "Reportback" address the various factors and standards LAFCO must consider when reviewing an annexation proposal (Attachment 5). The information is used in preparing the LAFCO Executive Officer Report, which is the staff report the Commission receives in conjunction with conducting a hearing and taking action on the proposal.

Policy Issues:

1. Agricultural land - The attached draft "Reportback" to LAFCO prepared by Planning and Development identifies several parcels as "prime" or "unique" farmland. The following comments, from the "Reportback" are relevant to LAFCO's annexation standards addressing the timing of urban development in an agricultural area:

The property is entirely within the City's sphere, and has been since 1992. Consistency with Comprehensive Plan (Agriculture Element) policies was considered at that time. Once an area is included within an adopted sphere of influence, the only remaining Comprehensive Plan consistency issues for LAFCO to consider concerns timing of an annexation. While the majority of the site is within the inner-rural area of the county, there are portions along the southern and northern peripheries of the property that are within the County's urban boundary. The inner-rural area of this proposed annexation is primarily in agriculture, a part of which is under a Williamson Act contract that has been non-renewed. Under this annexation proposal, the County would remain responsible for administering the contract under its Uniform Rules, as the City does not have its own Williamson Act Program.

The Santa Barbara County Comprehensive Plan, Agricultural Element, Policy III.A. states that: "Expansion of urban development into active agricultural areas outside of urban limits is to be discouraged, as long as infill development is available." The City of Santa Maria has several hundred

acres of underdeveloped and undeveloped land within its boundaries. Based on this data, the timing of this annexation may not be consistent with this general plan policy.

2. Fire District Revenue - The detachment of the Fire District will not eliminate entirely future services provided to the area, and yet the District's entire property tax allocation will be transferred to the City pursuant to the proposed tax exchange agreement. This has been a longstanding practice which over the years has gradually eroded the District's property tax allocation. The County Fire Department's long-standing position on this issue is as follows:

As lands currently within the county fire district are annexed to cities and detached from the district the cumulative effect results in potential significant negative impact on the County Fire Department. This makes it difficult for the fire department to keep up with the increased cost and demand of service delivery when revenue growth is transferred to the cities. Additionally it jeopardizes funding available for maintaining regional response programs such as the Hazardous Materials Response Team, Air Operations (helicopter) Urban Search and Rescue, Swift Water Rescue etc.

All fire agencies in Santa Barbara County are part of an emergency response system based on a "closest resource" standard. Due to the geographic location of fire stations, the agency providing emergency response to annexed areas frequently remains the same, resulting in service delivery without corresponding revenue. The County Fire Department strongly supports the development of an agreement or policy requiring the consideration and identification of mitigations for these issues prior to approval of future detachments from the Fire District related to annexations

Mandates and Service Levels:

Upon completion of the annexation to the City of Santa Maria and detachment from the Fire Protection District, all municipal services will be provided by the City of Santa Maria.

Fiscal and Facilities Impacts:

For FY 2003-04, the subject property generates property taxes in the amount of \$61,723. The County's General Fund share is approximately \$12,261 (19.86%). The Fire Protection District's allocated share is approximately 11.98%, which currently yields \$7,394. With the detachment of the property from the Fire District, the District's allocated percentage will be transferred to the City of Santa Maria.

Special Instructions:

Clerk of the Board, please distribute signed resolutions to the following:

1. Barbara Godwin, Property Tax, Office of the Auditor-Controller
2. Bob Braitman, LAFCO
3. Scott Ullery, Office of the County Administrator

Concurrence:

County Counsel
Auditor-Controller
Planning & Development Department

Attachments:

1. Resolution
2. Planning and Development's "Request for Reportback" response
3. Map
4. LAFCO "Proposal Justification Questionnaire for Annexations, Detachments and Reorganizations"
5. "Factors LAFCO must Consider" and "Standards for Annexations to Cities"

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA BARBARA IN THE MATTER OF PROVIDING FOR A NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUES PERTAINING TO THE BLACK ROAD REORGANIZATION: AN ANNEXATION TO THE CITY OF SANTA MARIA, DETACHMENT FROM THE SANTA BARBARA COUNTY FIRE PROTECTION DISTRICT

WHEREAS, Section 99 of the Revenue and Taxation Code of the State of California provides that no change of jurisdictional boundaries shall become effective until each city and county whose service areas or service responsibilities would be altered by such change agree by resolution to a negotiated exchange of property tax revenue; and

WHEREAS, the Santa Barbara County Association of Governments' Regional Housing Needs Assessment (RHNA) calls for the city and county to negotiate in good faith to achieve an equitable transfer of the RHNA upon annexations.

WHEREAS, the City of Santa Maria and the County of Santa Barbara have renegotiated and reached a mutually acceptable agreement for exchange of property tax revenue for the proposed reorganization which is commonly referred to as the Black Road Reorganization.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Santa Barbara:

1. Definitions:
 - a. "Reorganization" shall mean the recordation by LAFCO of a certificate of completion and the filing by LAFCO with the State Board of Equalization and the Santa Barbara County Assessor of a statement of boundary change pursuant to Government Code Section 54900 et seq., annexing the area to the City of Santa Maria.
 - b. "Property tax revenue" shall include the base property tax revenue and the property tax increment.
2. The Board of Supervisors of the County of Santa Barbara approves and adopts the following formula for the exchange of property tax revenue from the subject property, contingent on mutual agreement by the City of Santa Maria
 - a. The Auditor-Controller of Santa Barbara County shall allocate to the City the share of the property tax revenue from the Black Road Reorganization area that otherwise would be allocated to the Santa Barbara County Fire Protection District (11.97978001%) for Assessor's Parcel No's 111-040-002, 111-040-010, 117-010-006, 117-010-007, 117-240-007, 117-310-002, 117-310-004, 117-310-005, 117-310-006, 117-310-007, 117-310-008, 117-310-009, 117-310-010, 117-320-003, 117-320-004, 117-320-005, 117-320-007, 117-320-008, 117-320-011, 117-320-012, 117-320-013, 117-320-014, 117-320-015, 117-320-016, 117-320-017, 117-770-001, 117-770-002, 117-770-051, 117-820-016, 117-820-017, 117-820-018, 117-820-019, 117-820-022, 117-820-023, 117-820-036, 117-820-037.
 - b. Payment to City will commence the first full fiscal year for which the change in property tax allocation as specified by this resolution and the corresponding adjustments to affected tax rate allocation system are made. At the time of adoption of this resolution, that is anticipated to be fiscal year 2005-06 but must commence before 2007-2008.

3. The parcels will be detached from the Santa Barbara County Fire Protection District.
4. The Board of Supervisors of the County of Santa Barbara approves terms for a housing credit transfer wherein the City of Santa Maria and the County of Santa Barbara equally share (50%/50%) any future proposed housing allotments on this annexation for RHNA allocation calculations.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Santa Barbara, State of California held on this 13th day of July 2004, by the following vote:

AYES:

NOS:

ABSTAIN:

ABSENT:

JOSEPH CENTENO, CHAIR
Board of Supervisors
County of Santa Barbara

ATTEST:
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM:
COUNTY COUNSEL

By: _____

APPROVED AS TO FORM:
AUDITOR-CONTROLLER

By: _____

COUNTY OF SANTA BARBARA

Planning & Development

[D R A F T]

Date July 13, 2004

TO: Bob Braitman
Santa Barbara LAFCO

FROM: Val Alexeeff, Director
Planning & Development

SUBJECT: LAFCO No. 04-1 Black Road Reorganization: Santa Maria Annexation/Santa Barbara County Fire Protection District Detachment

This is in response to your March 27, 2004 Request for Reportback regarding the above referenced proposal. Based on our review of the application materials and response to our questions we provide the following comments:

General Information

- The property is unincorporated.
- The property is not within a Community Plan.

General Plan and Zoning Designations

- The information in the Proposal Questionnaire is not accurate. There is an inconsistency between the total acreage provided in the questionnaire (884 ac) and that provided by the surveyors (917 ac).
- The County General Plan designates the proposal area as A-1; AC; GI (General Industry).
- The County has zoned the property 10-AG; AG-II-100; M-1; M-2; M-RP; DM (Design Manufacturing).

Prime Agricultural Land & Open Space Land

- A portion of the property is Prime Agricultural Land as defined by G.C. § 56064. The State Farmlands Mapping Program designates the parcels in the NE corner of the area as prime land (APNs 117-820-016 at 35.5 ac. and 020 at 59.5 ac.), and parcels on the north edge and across the center of the area as unique farmland (APNs 117-770-

001 at 128 ac., 117-310-002 at 222 ac., 117-820-019 at 29 ac. And 117-820-021 at 39) and land of statewide importance (117-820-018 at 71 ac.) Most of these parcels (totaling 583 ac.) are currently in irrigated cultivation which typically qualifies as prime land under G.C. § 56064(e) by producing unprocessed plant products at a gross annual return value of not less than \$400.00 per acre for three of the previous five calendar years.

X The property is Open Space as defined by G.C. § 65560. A portion of the land carries Comprehensive Plan and Zoning designations for agriculture, per §65560(b)(2).

X One (1) property, of 128 acres, is within a Land Conservation Act (Williamson Act) contract. Contract 70-AP-89 filed for non-renewal in 12/31/02 and has eight years remaining on the contract.

X The property is not within a Farmland Security Zone.

General Plan Consistency and Other Comments

The following comments are made consistent with California Codes 56300, 56301, and 56001 regulating LAFCO:

The property is entirely within the City's sphere, and has been since 1992. Consistency with Comprehensive Plan (Agriculture Element) policies was considered at that time. Once an area is included within an adopted sphere of influence, the only remaining Comprehensive Plan consistency issues for LAFCO to consider concerns timing of an annexation. While the majority of the site is within the inner-rural area of the county, there are portions along the southern and northern peripheries of the property that are within the County's urban boundary. The inner-rural area of this proposed annexation is primarily in agriculture, a part of which is under a Williamson Act contract that has been non-renewed. Under this annexation proposal, the County would remain responsible for administering the contract under its Uniform Rules, as the City does not have its own Williamson Act Program.

The Santa Barbara County Comprehensive Plan, Agricultural Element, Policy III.A. states that: "Expansion of urban development into active agricultural areas outside of urban limits is to be discouraged, as long as infill development is available." The City of Santa Maria has approximately several hundred acres of underdeveloped and undeveloped land within its boundaries. Based on this data, the timing of this annexation may not be consistent with this general plan policy.

LAFCO Factors for Considering Annexations

This section identifies the factors that LAFCO must consider prior to considering an application for annexation.

A. Factors favorable to approval

1. Proposal would eliminate islands, corridors, or other distortion of existing boundaries.

N/A

2. Proposed area is urban in character or urban development is imminent, requiring municipal or urban-type services.

The uses contemplated for the proposed area by the City are currently allowed by County zoning. The area is currently primarily in agriculture, which does not require municipal services, with small areas of industrial land use which could require municipal services. The City does not have alternative plans for use of the land and expects the uses to remain the same with some increase in agricultural support industries to serve the adjoining agricultural area, in time.

3. Proposed area can be provided all urban services by agency as shown by agency service plan and proposals would enhance the efficient provision of urban services.

It is unknown if the City can provide urban services to the area.

4. Proposal is consistent with the adopted sphere of influence and adopted general plan.

The project is consistent with the City of Santa Maria's adopted sphere of influence and amended 1992 General Plan concept for Area 9.

5. Request is by an agency for annexation of its publicly-owned property, used for public purposes.

The property is not owned by a public agency.

Factors unfavorable to approval:

1. Proposal would create islands, corridors or peninsulas of city or district area or would otherwise cause or further the distortion of existing boundaries.

The annexation proposal would not create an island, corridor or peninsula.

2. The proposal would result in a premature intrusion of urbanization into a predominantly agricultural or rural area.

The application states the current uses of the land - agriculture, agricultural industry and general industry - are not expected to change, and no specific plan for use of the area has been prepared by the City. The 1992 Amendment to the City's General Plan indicates about three-quarters of the area is proposed for industrial uses (General, Heavy Commercial and Agricultural), while the southwestern corner would remain in open space, presumably because of its location under the airport approach zone. This area could continue to be used for agriculture. The area proposed for industrial use contains the best soils and is currently under cultivation while the proposed open space area is

currently used for grazing. The following issues relate to the timing of the proposed annexation:

- APN 117-770-001 is currently under a Williamson Act contract that has been “nonrenewed” and is subject to the contract for eight more years,
- The City has no near-term plans to convert the uses, and
- The City currently has within its current city limits several hundred acres of property that appears undeveloped or underdeveloped, including the recent Mahoney Ranch annexation, which added approximately 440 acres of open land to the City to be used for residential development.

3. for reasons of topography, distance, natural boundaries, or like considerations, the extension of services would be financially infeasible, or another means of supplying services by acceptable alternatives is preferable.

It does not appear that topography, distance, natural boundaries will make the extension of services financially infeasible.

4. Annexation would encourage a type of development in an area which due to terrain, isolation, or other economic or social reason, such development is not in the public interest.

This is unknown because the City does not currently have a specific plan for this area. Future uses of this land may or may not be inconsistent with surrounding agricultural uses.

The land falls within the range of the California tiger salamander and the western portion is within the critical habitat area for the Graciosa thistle, both species listed under the Endangered Species Act. These listings could constrain future development of the land in question, but are not likely to affect on-going agriculture or existing development.

5. the proposal appears to be motivated by inter-agency rivalry, land speculation, or other motives not in the public interest.

No.

6. Boundaries of proposed annexation do not include logical service area or are otherwise improperly drawn.

No.

7. The proposal is inconsistent with adopted sphere of influence and adopted general plans.







The proposal is consistent with the City of Santa Maria’s 1991 sphere of influence study 1992 amendment.

cc:

J Stilwell

Attachment 3

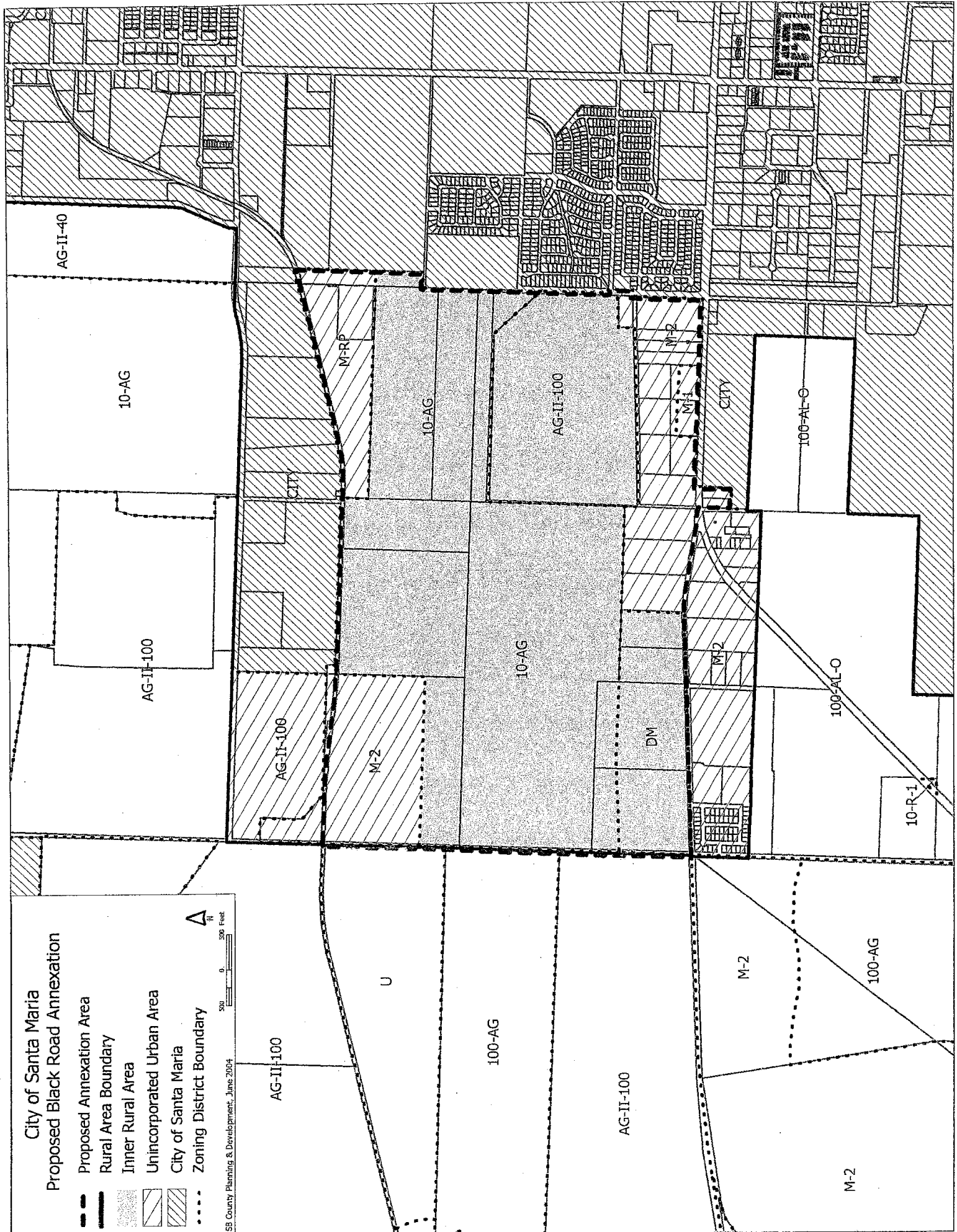
City of Santa Maria Proposed Black Road Annexation

-  Proposed Annexation Area
-  Rural Area Boundary
-  Inner Rural Area
-  Unincorporated Urban Area
-  City of Santa Maria
-  Zoning District Boundary



500 0 500 Feet

SS County Planning & Development, June 2004



Attachment 4

LAFCO

MEMORANDUM

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
105 East Anapamu Street ♦ Santa Barbara CA 93101 ♦ (805) 568-3391 ♦ Fax (805) 647-7647

REQUEST FOR REPORTBACK

March 27, 2004

TO: Assessor
Auditor-Controller - Property Tax Division
Elections Division
Planning & Development
Surveyor

FROM: Bob Braitman *Bob*
Executive Officer

RE: 04-1- **Black Road Reorganization; Annexation to the City of Santa Maria/
Detachment from Santa Barbara County Fire Protection District**

Enclosed are a proposal questionnaire, map and legal description for the above-referenced proposal.

The local agencies whose service area or responsibility will be altered by this jurisdictional change are as follows:

- The annexing agency only.
- The annexing city and the Santa Barbara County Fire Protection District.
- The local agencies listed below.

The Assessor and Auditor are are not required by Section 99 of the Revenue and Taxation Code to calculate information for the negotiation for an exchange of property tax revenues for this proposal.

Additional comments:

Please review this material and report back to our office within two weeks. Thank you.

RECEIVED
2004 APR 31 PM 9 00
AUDITOR CONTROLLER

ADD: FUND 0846

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

Proposal Justification Questionnaire for Annexations,
Detachments and Reorganizations

1. Name of Application:

Black Road Reorganization (Santa Maria Annexation #103): Annexation to the City of Santa Maria and Detachment from the Santa Barbara County Fire Protection District.

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

Approximately 884 acres of land located generally north of Betteravia Road, west of "A" Street, south of the Santa Maria Valley Railroad tracks, and east of Black Road (Exhibit A).

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

111-040-002, -010, 117-010-006, -007, 117-240-007, 117-310-002, -004, -005, - 006, -007, -008, -009, -010, 117-320-003, -004, -005, -007, -008, -011, -012, -013, -014, -015, -016, -017, 117-770-001, -002, -051, 117-082-016, -018, -019, -020, -021, and -022. (APPROXIMATELY 884 ACRES)

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).

The purpose of the annexation to the City is to provide municipal services for the area.

LAFCO actions proposed for approval include:

1. Annexation of the subject property to the City of Santa Maria; and
2. Detachment of the subject property from Santa Barbara County Fire Protection District

There are no applications for development proposed at this time, a specific plan will be developed for this area to identify the development infrastructure phasing requirements.

5. Land Use and Zoning - Present and Future

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

The property currently supports industrial uses, rangeland and agricultural uses (row crops).

Describe any changes in land uses that would result from or be facilitated by this proposed boundary change. There are no known land use changes pending; a specific plan will be prepared to implement the rezoning designations on the property.

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

AOS (Agricultural Open Space) - zoning: OS

COS (Conservation Open Space) - zoning: OS

GI (General Industrial) - zoning: PD/M-2

HCM (Heavy Commercial Manufacturing, AG Industrial) - zoning: PD/CM and PD/CM/Ag

The PD/ overlay district requires Planning Commission review and approval of new construction before building permits may be issued by the 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?

Under the rezoning, the property continue to be used for agriculture, industrial, and open space. The proposed land uses would conform to the City's land use and zoning designations. The rezoning for the property do not conform with the County zoning designations. When the property is annexed to the City of Santa Maria, the County zoning will no longer be in effect.

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

The City of Santa Maria rezoned the property PD/CM (Planned Development/Commercial Manufacturing), PD/CM/AG (Planned Development/Commercial Manufacturing/Agriculture Overlay), PD/M-2 (Planned Development/General Manufacturing), and OS (Open Space). The proposed uses conform with the rezoning.

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

There are no known applications pending for the property.

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.

SEE TABLE A.

7. Conformity with Spheres of influence

- A. Is the proposal area within the sphere of influence of the annexing agency? **YES.**
- B. If not, include a proposal to revise the sphere of influence. **N/A**

8. Conformity with County and City General Plans

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

The County Land Use Map designates the project area as:

A-I, G-I, and L-I - zoning: 10-AG, AG-1-40, AG-II-100, M-1, M-2, M-RP, DMG

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

The City of Santa Maria Land Use Map designates the project as Planned Development/Commercial Manufacturing (PD/CM) on 59 acres, Planned Development/Commercial Manufacturing/ Agriculture Overlay (PD/CM/AG) on 421 acres, Planned Development/General Manufacturing (PD/M-2) on 152 acres, and Open Space (OS) on 247 acres.

- C. Do the proposed uses conform with these plans? **YES.** The proposed uses are **unchanged from the existing land uses on the properties.** If not, please explain.

9. Topography and Natural Features

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

Most of the site slopes are gentle 0-5%. There are natural features that affect the proposed annexation.

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

The area to the east is generally developed. The topography of the surrounding area north, east, and west are generally flat with 0-2% slopes. Portions of the area to the south have some swales and topography that exceed 10% and approach 20% slopes.

10. Impact on Agriculture

- A. Does the affected property currently produce a commercial agricultural commodity? **YES.**
- 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 Gov't. Code §56064? **Most of the project area is probably not defined as prime agricultural land, but the agricultural production value of the area is unknown.**

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

1. If "yes," provide the contract number and the date the contract was executed.

Contract #70-AP-089, executed 1/1/71 for APN# 117-770-001

2. If "yes," has a notice of non-renewal been filed: If so, when?

Non-renewal filed 12/31/02

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.

None

11. Impact on Open Space

Is the affected property Open Space land as defined in Government Code Section 65560? **The plan area contains no Open Space lands designated as defined.**

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.

There is no residential proposal being considered in this project area at this time. Individual property owners could submit applications proposing residential development at any time, but no applications have been received. The residential rezoning process is too speculative at this time. Several factors require further study, including specific plan adoption and environmental review.

13. Population

- A. Describe the number and type of existing dwelling units within the proposal area.
There are approximately 5 existing dwelling units within the proposal area.

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

Single-family Unknown/none at this time Multi-family Unknown/none at this time

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.

City sewer and water lines are located in Betteravia Road, McCoy Lane and "A" Street. Development of the proposal area will require extending water and sewer lines into the proposal area as development warrants infrastructure demands. The City provides sewer services to "A" Street and includes the proposal area in existing long-range water and sewer service plans.

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

The City will provide a full range of services to the site. These include police, fire, domestic water, sewer, solid waste disposal, and general government services.

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

Services will be extended incrementally to the site. Roads, waterlines, and sewer lines will be installed as development occurs. This timetable depends on too many factors to give a precise estimate, but the earliest that construction could start is expected to be 3-4 years. The City of Santa Maria will provide police, fire, solid waste, and general government services after annexation.

- 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 immediate system upgrades would result from the annexation, because existing legal land uses will be allowed to continue operations. New developments or significant expansion of existing uses that require infrastructure improvements to water, sewer, and road systems will need to fund improvements. The Area 9 Specific Plan will identify infrastructure plans and cost allocations for each property and land use. The improvement phasing would be tied to the subdivision and planned development processes.

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

Ongoing City services will be financed through property tax, sales tax, user fees, state subventions, and other standard City revenues. The development will construct all necessary capital improvements on site and pay AB 1600 (Growth Mitigation) fees to provide funding for regional capital improvements. If regional improvements are required that are outside the AB1600 list of improvements, the properties will pay proportionate costs associated with the capital and operational expenses.

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

The west portions of the proposal area could benefit by making water and wastewater connections off the proposed Mahoney Ranch project area. Because the Santa Maria Airport Approach Zone limits the intensity of land uses for much of City Annexation #103, there will be marginal "cost sharing" opportunities (low demand for domestic water and low generation of wastewater). If the connections are already installed (or planned to be constructed) by the Mahoney Ranch development, then there exist some opportunity to share these costs.

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).

SEE ATTACHED STATEMENT OF SUFFICIENT REVENUES AND SERVICES.

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.

According to the certified Final EIR, the City of Santa Maria has adequate water available to serve future development on the property.

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

- A. Do agencies whose boundaries are being changed have existing bonded debt? **YES.**
If so, please describe.

The City issued State Water Bonds on March 1, 1993 to finance the City share of costs associated with importing of state water. In addition, the City set up the Public Finance Authority (SMPFA) to finance small capital acquisitions and improvements. The detaching agency has no known bonded debt.

- B. Will the proposal area be liable for payment of its share of this existing debt? **YES.**
If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.)

State Water Bonds. The bonds are repaid through the City water rate structure.

SMPFA. The obligation is paid through the Santa Maria General Fund.

- 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? N/A If yes, please describe.

18. Environmental Impact of the Proposal

A. Who is the "lead agency" for this proposal? City of Santa Maria.

B. What type of environmental document has been prepared?

None, Categorically Exempt -- Class _____

EIR _____ Negative Declaration _____ Mitigated ND _____

Subsequent Use of Previous EIR XX Identify the prior report. Santa Maria Sphere of Influence Boundary Amendment and Concurrent Annexation Study

B. 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."

A copy of the Statement of Overriding Considerations is attached.

19. Boundaries

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

The boundaries are consistent with the City's Sphere of Influence area. They allow for the logical extension of the City boundaries without overburdening existing City facilities and services.

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

N/A

20. Final Comments

A. Describe any conditions that should be included in LAFCO's resolution of approval.
NONE.

B. Provide any other comments or justifications regarding the proposal.
NONE

- C. Enclose all pertinent staff reports and supporting documentation related to this proposal. Note any changes in the approved project that are not reflected in these materials.

ENCLOSED:

- City Council Resolutions and Ordinance
- City Council Minutes
- City Council Agenda Report

21. Notices and Staff Reports

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

<u>Name</u>	<u>Address</u>
A. Tim Ness City Manager	110 E. Cook Street Santa Maria, CA. 93454
B. Kirk Lindsey Comm. Dev. Director	110 S. Pine St. Santa Maria, Ca. 93458
C. Jim Diani Black Road Investments	P O Box 636, Santa Maria, CA 93456

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

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Bill Shipsey, Planner III	110 S. Pine Street #101 Santa Maria, CA. 93458 bshipsey@ci.santa-maria.ca.us	805 925-0951 extension 419

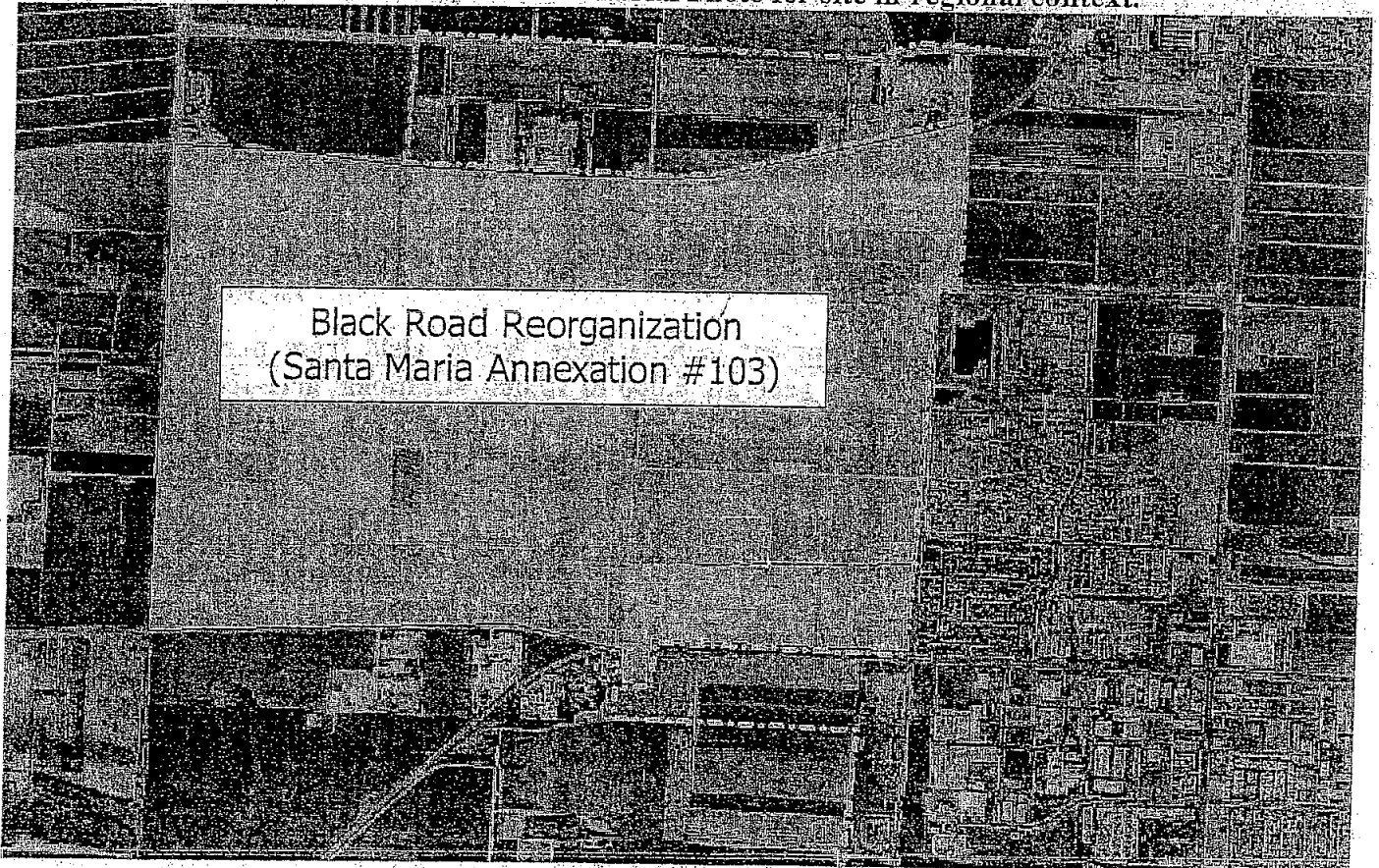
Signature Bill Shipsey Date 2.6 2004

TABLE A

Information regarding the areas surrounding the proposal area

	Existing Land Use	General Plan Designation	Zoning Designation
East	Residential	LDR-5 (Low Density Residential)	PD/R-1-6,000 PD/R-1/5,500
West	Agriculture	A-II (SBCo Comp Plan)	100-AL-O (SBCo zoning)
North	Agriculture	HCM (Heavy Commercial Manufacturing/Ag Overlay)	PD/CM/AG
South	Residential Agriculture	A-II (SBCo Comp Plan) GI (SBCo Comp Plan)	100-AL-O (SBCo zoning) M-2 (SBCo zoning)

Other comments or notations: Refer to 2002 Aerial Photo for site in regional context.



Statement of Sufficient Revenues and Service Capacity

Annexation #103
Black Road Reorganization

A City Council resolution will be submitted to LAFCO to address this subject for all annexations still pending LAFCO review and approval. These pending annexations are all within the area that was included in the City Sphere of Influence Boundary on July 5, 1993. The Resolution is being prepared by the City Attorney and should be submitted to LAFCO in 2004.

Statement of Dependability of Water Supplies for Projected Needs

Annexation #103
Black Road Reorganization

The City of Santa Maria purchased State Water to serve the sphere of influence boundary amendment for Sphere Study Areas 1, 3, 5, 6, 7, 9, and A. The State Water purchase includes capacity in the State Water Project (SWP) pipeline to deliver the 4,900 acre feet per year (AFY) to the City of Santa Maria. Additionally, the City pays for a 10% "drought buffer" to make the total SWP entitlement 5,390 AFY for the annexation areas.

Given that the SWP deliveries are 72% reliable; and

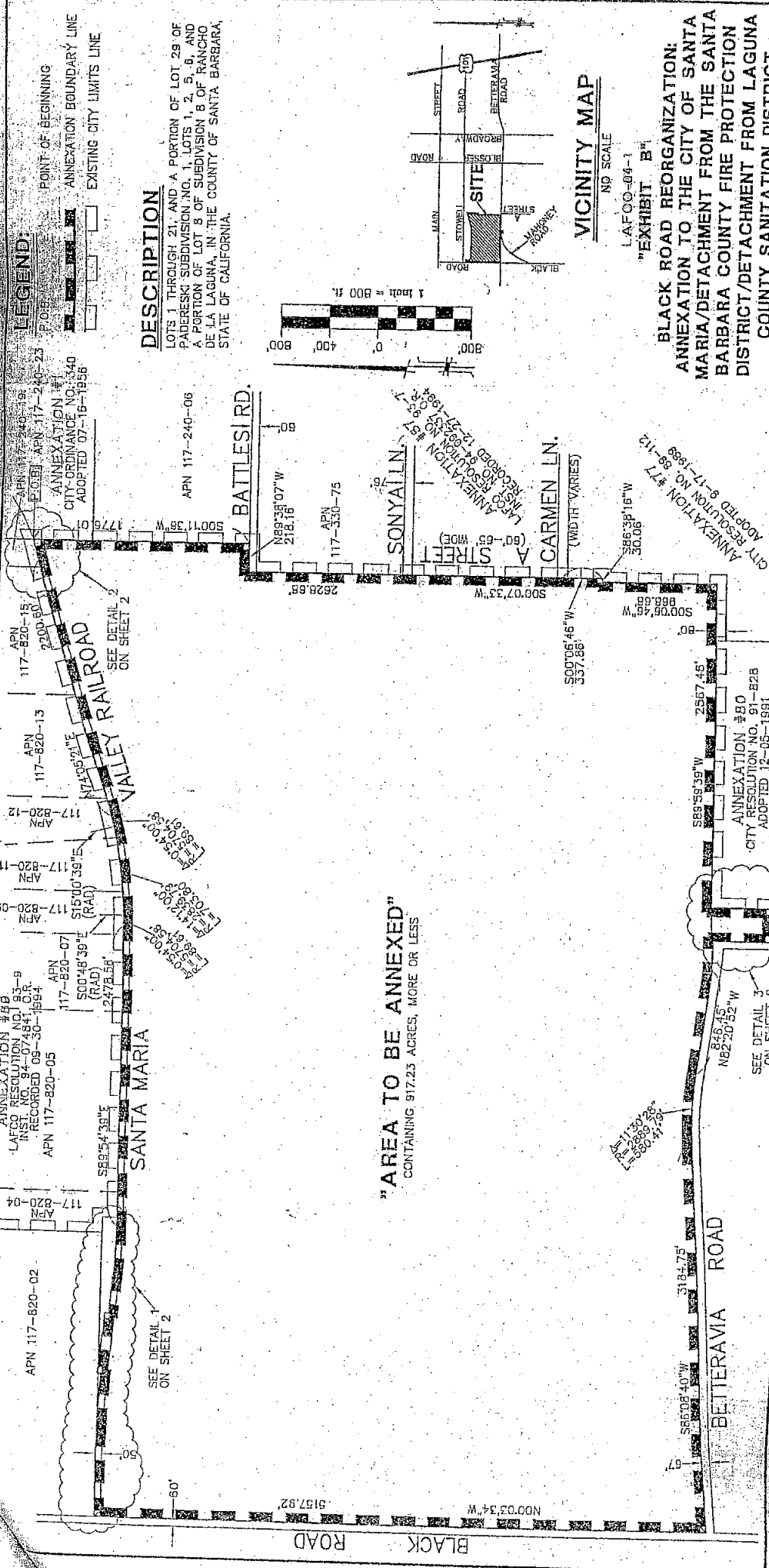
Given that the "Sphere Study" evaluated about 6,500 potential dwelling units and non-residential "buildout" of the Sphere Study Areas proposed to be annexed into the City; and

Given that, when measured on an industry basis, industrial water consumption remains fairly constant relative to the workers employed in the non-residential zoning districts in Santa Maria; and

The City of Santa Maria has 3,880 AFY of reliable state water to serve the demands of the 1993 Sphere Study areas, including Area 9. At present per capita water consumption rates, the City has over 900 AFY of water surplus. The City water bank "breaks even" under a scenario where household population increases 19%, and SWP becomes less than 56% reliable.

Additional resources for future development include State Water yield from percolation at the wastewater treatment plant that would generate 8,000 to 10,000 additional acre-feet of water per year. These return flows will enhance the existing groundwater quality. Should this occur, the City has potential water capacity to serve 200,000 to 225,000 persons per year.

Therefore under the expected scenario of 72% SWP reliability, the buildout of industrial and agricultural uses in Annexation #103 have adequate long-term water supplies sufficient to meet the needs of the development.



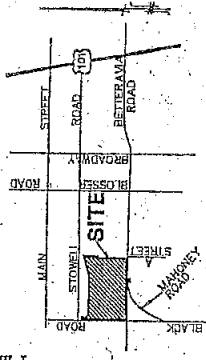
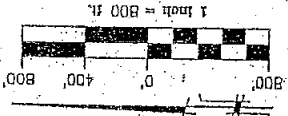
"AREA TO BE ANNEXED"
CONTAINING 917.23 ACRES, MORE OR LESS

LEGEND

- POINT OF BEGINNING
- ANNEXATION BOUNDARY LINE
- EXISTING CITY LIMITS LINE

DESCRIPTION

LOTS 1 THROUGH 21, AND A PORTION OF LOT 29 OF PADERESKI SUBDIVISION NO. 1, LOTS 1, 2, 5, 6 AND A PORTION OF LOT 8 OF SUBDIVISION 8 OF RANCHO DE LA LAGUNA, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.



VICINITY MAP

N9 SCALE
LAFCO-004-1
"EXHIBIT B"

**BLACK ROAD REORGANIZATION:
ANNEXATION TO THE CITY OF SANTA
MARIA/DETACHMENT FROM THE SANTA
BARBARA COUNTY FIRE PROTECTION
DISTRICT/DETACHMENT FROM LAGUNA
COUNTY SANITATION DISTRICT
(CITY ANNEXATION NO. 103)**

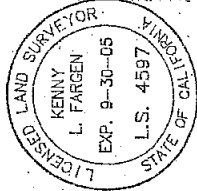
SURVEYORS STATEMENT

I HEREBY STATE THAT THIS ANNEXATION MAP REPRESENTS A MAP MADE BY ME OR UNDER MY DIRECTION UNDER THE PROVISIONS OF SECTION 8761 OF THE PROFESSIONAL LAND SURVEYORS ACT.

Kenny L. Fargen
KENNY L. FARGEN L.S. 6587 DATE 2-16-04

APPROVED AS TO FORM AND SURVEYING CONTENT

MICHAEL REMYON L.S. 6899
SANTA BARBARA COUNTY SURVEYOR
ELECTED 11/03/2004 DATE



FARGEN SURVEYS INC.

2450 PROFESSIONAL PARKWAY, SUITE 210
SANTA MARIA, CALIFORNIA 93455
PHONE: 805-934-5727
FAX: 805-934-3448

04-1

DATE: FEB. 2004

JOB: 03103

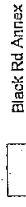
SHEET 1 OF 2

BLACK ROAD2.DWG

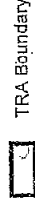
Revision LAFCO 04-01

Black Road Reorganization:
Annexation to the City of Santa Maria/
Detachment from the Santa Barbara
Fire Protection District

Legend



Black Rd Annex

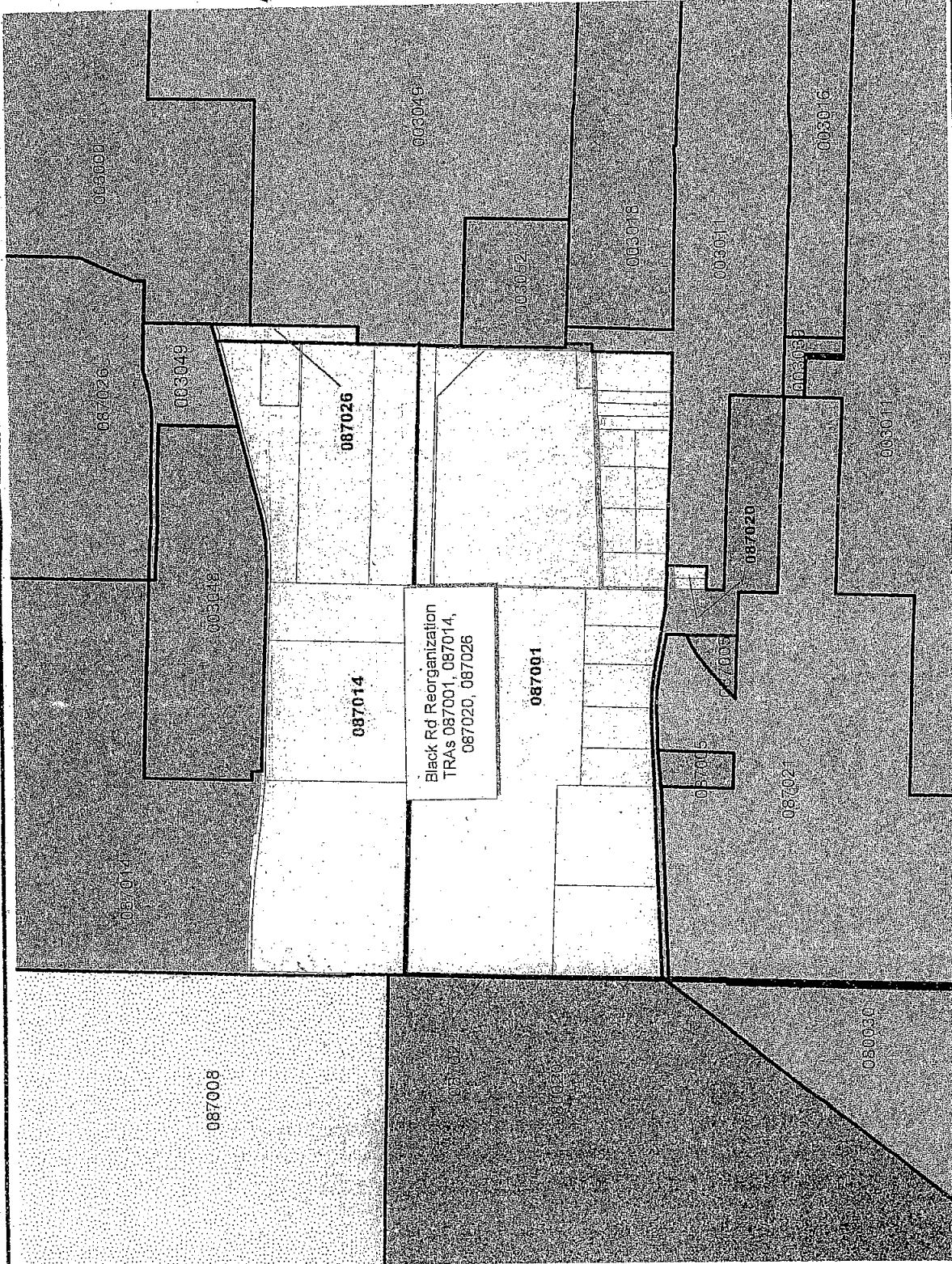


TRA Boundary

087014, 087001
087020 & 087026 TRA #



Source: Assessor's Cadastral Map Base
County TRA Database
Compiled: April 8, 2004
Prepared by: Assessor's Mapping Section
Information Systems Division
No level of accuracy is claimed and the map should not be used to establish boundaries, positions, or distances.



ANNEXATION #88
LAFCO RESOLUTION NO. 93-9
INST. NO. 94-074541 O.R.
RECORDED 09-30-1994

APN 117-820-04

APN 117-820-03

589°44'39"E
2478.58'

APN 117-820-24

512'21"
R=4601.36'
L=418.13'

APN 117-820-02

584°42'16"E
298.83'

305°14'2"W
300.03'

APN 117-820-02

0°11'10"
R=5784.22'
L=18.78'

508°50"
R=578.92'
L=16.94'

508°50"
R=578.92'
L=16.94'

659.61'

SANTA MARIA

DETAIL 1

SCALE: 1"=200'

5157.92'

N00°03'34"W

BLACK ROAD

VALLEY RAILROAD

2567.46'
S89°59'39"W

0°40'20"
R=4040.00'
L=47.40'

N00°21'40"E (RAD)

ROAD

BETTERAVIA

244.05'

N89°24'04"W

N07°39'08"E
5.00'

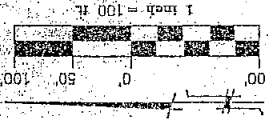
N82°20'02"W

84.53'

471.77'

DETAIL 3

SCALE: 1"=100'



P.O.B.

POINT OF BEGINNING

ANNEXATION BOUNDARY LINE

EXISTING CITY LIMITS LINE

LEGEND:

F STREET

N00°09'13"E

471.77'

60'

283.37'

500°21'4"W

490.27'

500°21'4"W

283.37'

N89°57'45"W

60'

283.37'

500°21'4"W

490.27'

500°21'4"W

283.37'

N89°57'45"W

60'

283.37'

500°21'4"W

490.27'

500°21'4"W

283.37'

N89°57'45"W

60'

283.37'

500°21'4"W

490.27'

500°21'4"W

283.37'

N89°57'45"W

LAFCO-04-1

"EXHIBIT B"

BLACK ROAD REORGANIZATION:
ANNEXATION TO THE CITY OF SANTA
MARIA/DETACHMENT FROM THE SANTA
BARBARA COUNTY FIRE PROTECTION
DISTRICT/DETACHMENT FROM LAGUNA
COUNTY SANITATION DISTRICT
(CITY ANNEXATION NO. 103)

FARGEN SURVEYS INC.

2450 PROFESSIONAL PARKWAY, SUITE 210
SANTA MARIA, CALIFORNIA 93455
PHONE: 805-934-5727
FAX: 805-934-3448

DATE: FEB. 2005

BLACK ROAD.DWG

JOB: 03103

SHEET 2 OF 2

ANNEXATION #59
LAFCO RESOLUTION NO. 93-9
INST. NO. 94-074541 O.R.
RECORDED 09-30-1994

APN 117-240-19

374°10"
R=1407.47'
L=79.50'

S77°42'30"E (RAD)

148°00"
R=2839.79'
L=89.21'

N74°05'21"E

200.60'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

ANNEXATION #1
CITY ORDINANCE NO. 340
ADOPTED 07-16-1956

APN 117-240-23

178.01'

S00°11'38"W

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

DETAIL 2

SCALE: 1"=100'

ANNEXATION #30
CITY ORDINANCE NO. 91-838
ADOPTED 12-05-1981

APN 117-820-01

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

Attachment 5

FACTORS LAFCO MUST CONSIDER . . .

While LAFCO cannot impose conditions that directly regulate land use or subdivision requirements it must consider specific factors when it reviews a proposal. These factors include but are not limited to:

- Land area and land use, topography, natural boundaries and drainage basins, population, population density and proximity to other populated areas,
- The likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten years,
- The effect of the proposed action and of alternate actions on adjacent areas, mutual social and economic interests and the local governmental structure,
- The need for organized community services, the present cost and adequacy and probable future needs for governmental services and controls in the area,
- Probable effects of the proposal and of alternatives on the cost and adequacy of services and controls in the area and adjacent areas,
- The ability of the entity to provide services to the area, including the sufficiency of revenues for those services,
- The timely availability of water supplies adequate for projected needs,
- The extent to which the proposal will assist the entity in achieving its fair share of regional housing needs,
- Conformity with appropriate city or county general and specific plans and the sphere of influence of any local agency, which may be applicable to the proposal,
- The definiteness and certainty of the boundaries of the territory, the non-conformance 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 boundary,
- The conformity of the proposal and anticipated effects with adopted Commission policies on providing planned, orderly efficient patterns of urban development.

**Santa Barbara
LAFCO****STANDARDS FOR ANNEXATIONS TO CITIES****Factors Favorable to Approval:**

1. Proposal would eliminate islands, corridors, or other distortion of existing boundaries.
2. Proposed area is urban in character or urban development is imminent, requiring municipal or urban-type services.
3. Proposed area can be provided all urban services by agency as shown by agency service plan and proposals would enhance the efficient provision of urban services.
4. Proposal is consistent with the adopted spheres of influence and adopted general plans.
5. Request is by an agency for annexation of its publicly-owned property, used for public purposes.

Factors Unfavorable to Approval:

1. Proposal would create islands, corridors or peninsulas of city or district area or would otherwise cause or further the distortion of existing boundaries.
2. The proposal would result in a premature intrusion of urbanization into a predominantly agricultural or rural area.
3. For reasons of topography, distance, natural boundaries, or like considerations, the extension of services would be financially infeasible, or another means of supplying services by acceptable alternatives is preferable.
4. Annexation would encourage a type of development in an area which due to terrain, isolation, or other economic or social reason, such development is not in the public interest.
5. The proposal appears to be motivated by inter-agency rivalry, land speculation, or other motives not in the public interest.
6. Boundaries of proposed annexation do not include logical service area or are otherwise improperly drawn.
7. The proposal is inconsistent with adopted spheres of influence and adopted general plans.

[< back](#)

understanding & working with us . policies & standards . history
staff & members . staff reports . agendas & minutes

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