

# LAFCO

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## Santa Barbara Local Agency Formation Commission

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July 2, 2009 (Agenda)

Local Agency Formation Commission  
105 East Anapamu Street, Room 403  
Santa Barbara CA 93101

### **Policy Regarding Annexations and for Out-of-Agency Agreements for Extending Urban Services to Agricultural Parcels**

Dear Members of the Commission:

#### RECOMMENDATION

It is recommended the Commission accept public testimony and adopt the following policy to govern the extension of out-of-agency urban services to agricultural parcels.

#### DISCUSSION

In November 2008 the Commission appointed an *ad hoc* committee of Commissioners Mariscal and Schlottmann to evaluate and refine a possible policy that would provide direction regarding extension of urban services into agricultural parcels.

The draft policy was provided to the agricultural community, County and city planning staffs and independent special districts that provide urban water and sewer services for their review and comment. The *ad hoc* committee met with members of the County Agricultural Advisory Committee and representatives of interested local agencies.

The proposed policy was on the Agricultural Advisory Committee November 5, 2008 agenda and the *ad hoc* committee met with members of the Agricultural Advisory Committee on Monday, January 26, 2009 for a detailed discussion of the draft policy.

The *ad hoc* committee and LAFCO Legal Counsel met with representatives of local agencies, primarily water and sewer districts, on Monday, February 9 to discuss the proposed LAFCO policy on extending urban services into agricultural lands.

In March 2009 the *ad hoc* committee distributed a revised draft policy and correspondence was received from legal counsels for the Carpinteria and Goleta Sanitary Districts that has been evaluated the Commission's legal counsel and the *ad hoc* committee.

Following this extensive consultation, *ad hoc* committee members Commissioners Mariscal and Schlottmann recommend the following policy for consideration and adoption:

**Policy on Extending Urban Services to Agricultural Parcels (as of 6/5/09)**

The purpose of this policy is to protect and preserve agriculture by avoiding the extension of urban utility services that foster uses other than agriculture.

It is the policy of the Commission that annexation of any parcel zoned for agricultural use into a city or district for potable water or wastewater services should be limited to that portion of the parcel that includes an approved urban or semi-urban use that needs potable water or wastewater services. Where appropriate, LAFCO will withhold or condition approval of the annexation to require subdivision and, where appropriate, rezoning so that agriculturally zoned land will be excluded from the annexation.

Alternatively, the Commission may consider out of agency service agreements for the extension of urban utility services to parcels that are zoned for agriculture.

This policy shall not be construed as indicating the Commission will approve proposals that lead to non-agricultural uses on agricultural parcels but rather indicates that should such approval be granted it is to be restricted to the specific area in which an approved land use requiring urban services is to occur.

The County Agricultural Advisory Committee and interested special districts are aware the Commission will consider this proposed policy at the meeting on July 2.

Please contact the LAFCO office if you have any questions.

Very truly yours,

BOB BRAITMAN  
Executive Officer