

Santa Barbara LAFCO

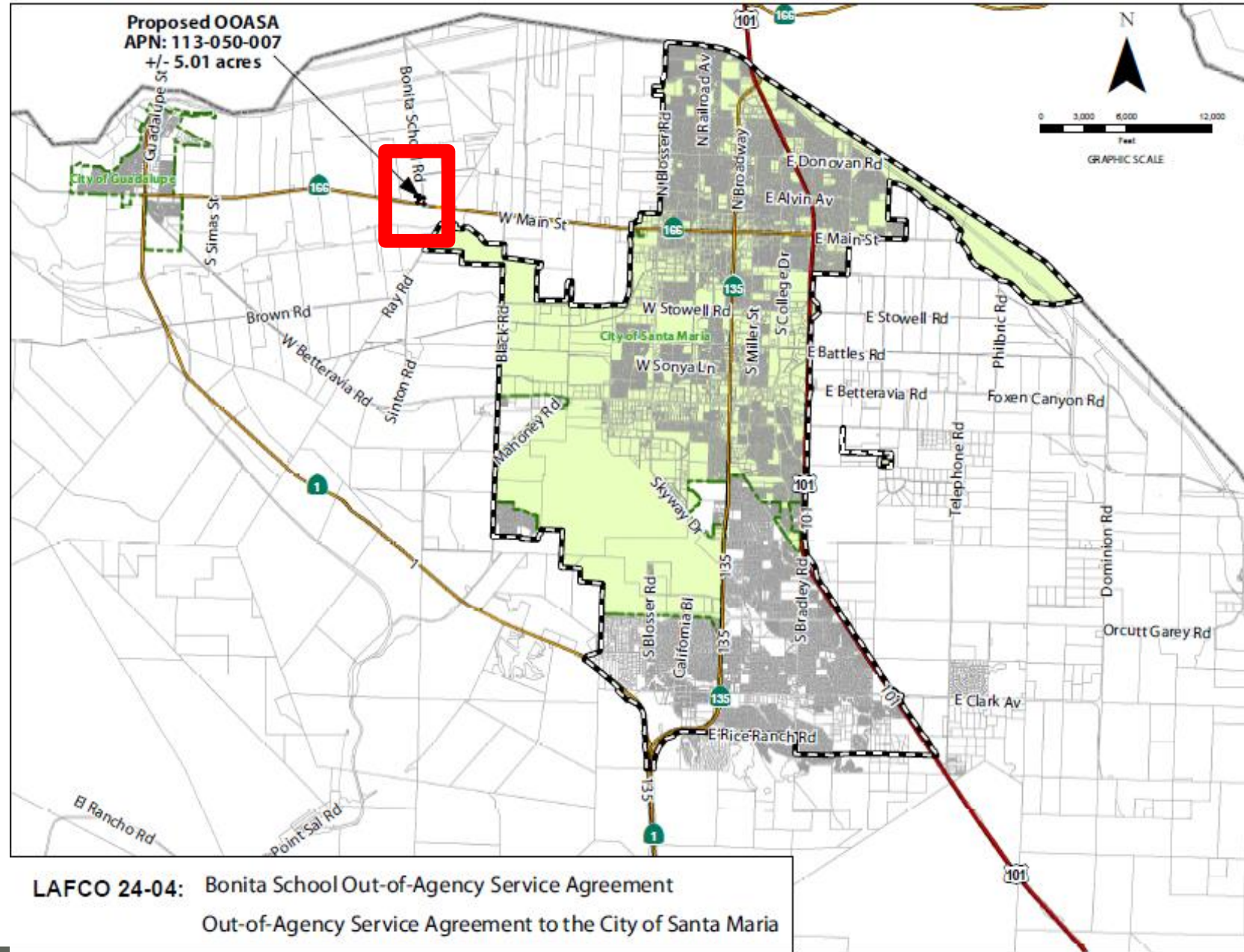
Bonita School Out-of-Agency Service Agreement to City of Santa Maria

December 12, 2024

Background

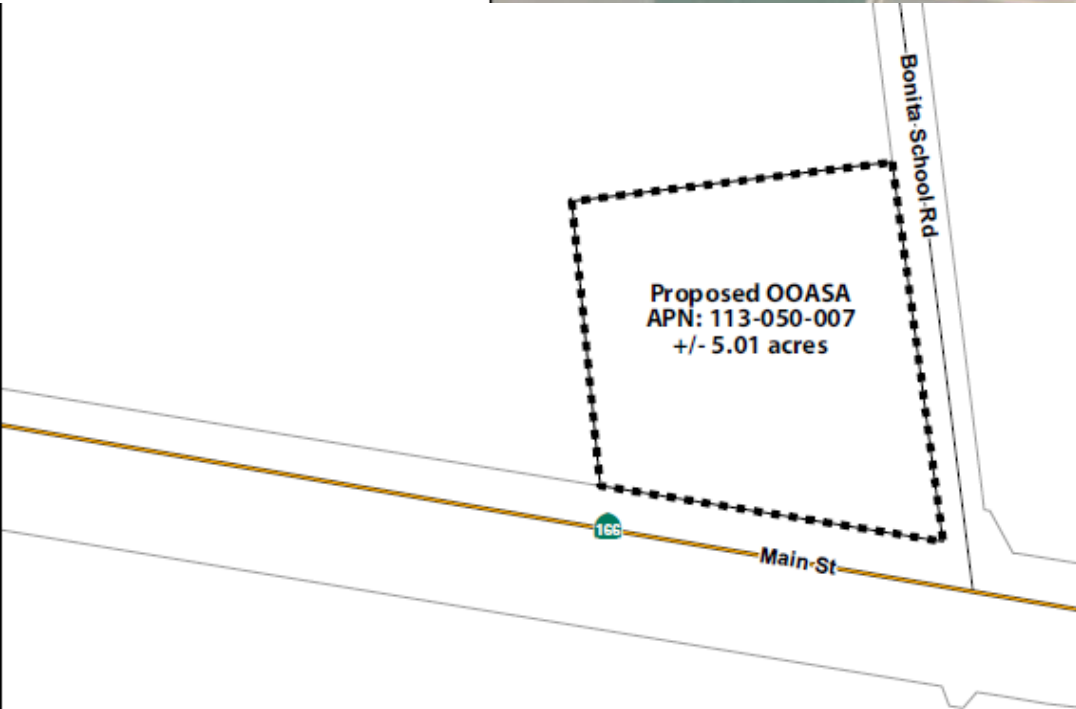
- Applicant: City of Santa Maria, by resolution
- Location: Approx. 5.1 acres located at 2715 West Main Street, Santa Maria (APN 113-050-007)
- Purpose: Bonita Elementary School is requesting a domestic water connection from the City of Santa Maria
- Existing well water source tested to have nitrate levels exceeding the State-mandated, and has been cited by Environmental Health Services (SBC EHS) for noncompliance
- The existing site contains transitional kindergarten through 6th grade public school with approximately 600 students and staff members

Vicinity Map



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Out-of-Agency Service Agreement to the City of Santa Maria

OASA Map



Bonita Elementary School Water System Improvements

Figure 3-1:
Alternatives 4a, 4b, & 4c Proposed Pipeline Alignment



1 inch = 650 feet
0 325 650



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Location and Sphere of Influence

- The proposal area is outside of the City's Sphere of Influence (Updated in 2016)
- Bonita School and City has agreed to water service
- The existing city water main runs within Black Road making a connection to W. Main Street approx. 8,100-feet away (1.7-miles)
- The City of Santa Maria and the Property Owner have provided documentation of a threat to the health and safety of the public or the affected residents

Land Use, Planning and Zoning

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- The uses are school site (approx. 600 people)
- No changes in land use will be facilitated by the proposed OASA
- Land use designations and zoning are Educational Facility in the County (Rural Area) zoned (AG-II-40)

Out of Agency Service
Agreement
Item No 1

Plan for Services

- The City's Plan for Services outline the adequate services, facilities, and improvements
- The Plan for Services address the provision of governmental services and financing of improvements
- Plan for Services found in Attachment C & Attachment E
- Consists of a water line, extending west to the intersection of West Main Street and Bonita School Road. This solution also involves the installation of a hydropneumatic tank to address peak demands and maintain the existing storage tank and wells for fire suppression and irrigation to connect with the City's water system (approx. 8,100 feet in length)
- The City and the landowner has provided documentation of a threat to the health and safety of the public or the affected students & employees

Environmental Determination

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- The Santa Maria Bonita School District has adopted a Mitigated Negative Declaration for this project
- The main CEQA issue for this project is whether the provision of potable water services to Bonita School would cause growth inducing impacts. The extension can be found to **Not** be growth inducing:
 - The extension of water line will be a private two-inch diameter service connection to the site;
 - Private line extension from run 1.7-miles north along Black Road from the City of Santa Maria Wastewater Treatment Plant to the intersection of Black Road and West Main Street, and then extending west to the intersection of West Main Street and Bonita School Road;
 - School is already receiving waters and developed, no new housing or development associated with extension;
 - Services to Bonita School site would be limited to the property listed.
- The Commission will file a Notice of Determination following approval of the proposal and environmental determination.

Out of Agency Service
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City and Landowner Consent

- Commission policy states that when property may ultimately be annexed to a city or a district, approval of an Out-of-Agency Service Agreement should require the landowners to agree to annex the territory with a consent to annex form
- A condition of approval has been added
- Both City & Property owner have also consented to the Out-of-Agency Service Agreement

Conclusion

- The application is in response to an existing or impending threat to the public health and safety. This allows the City to best provide services in the future.
- An existing main water line is approx. 1.7-miles away extending a private line 8,100 linear feet.
- Provision under an out of agency service agreement must meet the findings of GC section 65133(c), services may be extended outside of an agency and outside its sphere of influence to respond to an existing or impending threat to the public health and safety of residents of the affected territory.

Recommendation

OPTION 1 – APPROVE the request for an Out-of-Agency Service Agreement, subject to the following terms and conditions:

- a) The City's provision of water services shall be limited to the 5.01 acres located at 2715 West Main Street, Santa Maria, CA. 93458 (APN 113-050-007).
- b) The landowners shall execute and record an agreement approved by the Executive Officer that consents to any future annexation of the territory, which agreement shall enure to and bind all successors in interest to the property.
- c) Said out-of-agency service agreement is for potable water service only shall remain in effect until such time as an annexation is approved by the Commission.