

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

May 4, 2006 (Agenda)

- LAFCO 06-5: Expand the Sphere of Influence of the City of Lompoc, and
Burton Ranch Reorganization: Annexation to the City of Lompoc/
Annexation to the Mission Hills Community Services District/
Detachment from the Santa Barbara County Fire Protection District
Consideration will also be given to a detachment from the Mosquito and
Vector Control District of Santa Barbara County
- PROPONENT: City Council of the City of Lompoc, by resolution.
- ACREAGE &
LOCATION Approximately 149 acres located west of and including Harris Grade
Road, east of and adjacent to the Lompoc-Casmalia Road (State Highway
1)
- PURPOSE: To obtain municipal services to allow residential development of the site
and promote orderly governmental boundaries.

INTRODUCTION

Overview

This proposal will allow the development of up to 476 single and multi-family dwelling units in accordance with the Burton Ranch Specific Plan by extending the City boundaries into a non-agricultural area. A map of the reorganization area is enclosed as Exhibit A.

Agreement Between City of Lompoc and Mission Hills CSD

In July 2000 the Commission reviewed a jointly approved "Annexation Agreement between the Mission Hills Community Services District and the City of Lompoc." A copy of the agreement is enclosed as Exhibit B.

As stated in letters to the City and District by Commission Chair Gail Marshall:

Members of the Commission appreciate the cooperation shown by the city and district in addressing and defining mutual areas to avoid duplication and prevent confusion and inconvenience for the public. The Commission feels that the agreement is a good example of intergovernmental cooperation."

In an October 2000 letter to Supervisor Tom Urbanske the LAFCO staff noted that based on this agreement,

“The parties mutually agreed that the CSD will have jurisdiction to water and sewer service in this area and the City can provide other types of municipal services. It is a good understanding, allowing future residents to live in the City and receive high levels of municipal services while protecting the CSD's legitimate interests and avoiding future costs and demands on the County for local municipal services.”

Detachment from Mosquito and Vector Control District of Santa Barbara County

Although not identified as a boundary change in the City Council's resolution of application, the Commission hearing has been noticed to allow the concurrent detachment of the Burton Ranch territory from the countywide Mosquito and Vector Management District.

The Commission previously agreed not to include the City within the District. Therefore, as land is annexed to the City it should be a concurrently detached from the District.

Annexation Consent by the Mission Hills Community Services District

In California land can be annexed to a special district only with the district's consent, even when the annexation is part of a reorganization. Enclosed as Exhibit C is a resolution of the Board of Directors of the Mission Hills CSD consenting annex Burton Ranch.

PROPOSAL INFORMATION

1. Land Use, Planning and Zoning - Present and Future:

Most of the site is open space with miscellaneous structures such as abandoned water tanks. It also contains two single-family homes and an abandoned auto service station.

The County Comprehensive Plan designates the site as Urban RES-4.6 (Residential, maximum 4.6 units per acre) and the property is zoned DR-4.6 (Design Residential, 4.6 dwelling units per acre).

The City General Plan designates the area as Low Density Residential, 2.5, 4.6 and 6.2 units per acre (LDR-2.5, 4.6 and 6.2) and as the Burton Ranch Specific Plan. The City has pre-zoned the project area as Specific Plan (SP).

Surrounding uses include to the east a church, auto salvage yard and open space, to the north vacant undeveloped land owned by the State, to the south single-family residences and a public park and to the west, within the City, a community college campus and a portion of the public park.

The site is not within the City's Sphere of Influence but is within the Sphere of Influence of the Mission Hills Community Services District. The City has submitted an application it amend its Sphere to include the Burton Ranch Specific Plan area.

2. Topography, Natural Features and Drainage Basins

The site and surrounding areas have rolling topography. Resources include oak savannas, open grassland and Burton Mesa chaparral habitat. There are no significant features affecting the proposal.

3. Population/Regional Housing Goals and Policies:

There are currently two dwelling units within the proposal area. Maximum allowable buildout based on the Specific Plan and pre-zoning is 476 single-family and multi-family dwelling units.

The City reports the annexation will contribute positively towards achieving its fair share of housing units and affordable housing. The project is conditioned so at least 10% of all units are affordable to low, very-low and median income households or, if the developer determines it is infeasible to provide 10% of the units within the very low to median income category on-site, payment of an in-lieu fee to be applied to housing elsewhere within the City will be acceptable.

4. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The City's "Plan for Providing Services within the Affected Territory," as required by Government Code section 56653, is attached s Exhibit D.

The level and range of municipal services will be similar to those currently provided within the City, except that water and sewer services will be provided by the Mission Hills CSD, comparable to services provided elsewhere within the District.

5. Assessed Value, Tax Rates, Indebtedness and boundaries:

The proposal is within tax rate areas 07-033 and 72-040. The assessed value is \$3,962,077 (2005-2006 roll). Overall tax rates will not be changed by the reorganization.

6. Environmental Impact of the Proposal:

The City, as lead agency, has prepared and certified the Revised Environmental Impact Report (Revised FEIR 02-01). Copies of this voluminous report have been previously distributed to the members of the Commission.

The City has identified potentially significant environmental impacts, mitigation measures and overriding considerations in Exhibit E, which is enclosed herewith.

7. Landowner Consent and Registered Voters:

The territory is uninhabited; namely, there are fewer than 12 registered voters.

We have not received proof that all property owners including within the reorganization have consented to this change, therefore should the Commission approve this proposal it will be necessary for the staff to notice and conduct a subsequent protest hearing.

8. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. A map sufficient for filing with the State Board of Equalization has not been received. The reorganization area is contiguous with the City and Mission Hills CSD.

ALTERNATIVES FOR COMMISSION ACTION

After consideration of this report and any testimony or additional materials that are submitted the Commission should consider taking one of the following options:

Option 1 APPROVE the reorganization.

A. Certify it has reviewed and considered the information contained in the Final Revised EIR and related findings as prepared and certified by the City.

- B. Include as part of this reorganization the detachment from the Mosquito and Vector Control District of Santa Barbara County
- C. Adopt this report and approve the proposal, to be known as the Burton Ranch Reorganization: Annexation to the City of Lompoc/Annexation to the Mission Hills Community Services District/Detachment from the Santa Barbara County Fire Protection District/ Detachment from the Mosquito and Vector Control District of Santa Barbara County:
- D. Condition the annexation upon the territory being annexed being liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the City and the Mission Hills CSD.

Option 2 Adopt this report and DENY the proposal.

Option 3 If the Commission needs more information, it should CONTINUE this matter to a future meeting.

RECOMMENDED ACTION:

Approve **Option 1.**

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION

- Exhibit A - Map of reorganization area
- Exhibit B - Annexation Agreement Between City of Lompoc and Mission Hills CSD
- Exhibit C - Mission Hills CSD Resolution consenting to annexing Burton Ranch
- Exhibit D - City Plan for Providing Services
- Exhibit E - City Environmental Findings and Statement of Overriding Considerations