

From: Albro, Dean <D_Albro@ci.lompoc.ca.us>
Sent: Thursday, January 11, 2024 10:47 AM
To: lafco@sblafco.org
Cc: Natasha Carbajal
Subject: RE: City of Lompoc MSR Admin Draft
Attachments: LAFCO public comment 2-2-2023.pdf

Honorable Members of the Santa Barbara LAFCO
101 E Anapamu Street
Santa Barbara CA 93101

Please accept this public comment for consideration for the LAFCO meeting of January 11, 2024, pertaining to Agenda Item Number 3 – Ad-Hoc Committee AG-Urban Recommendation

My recommendation is to take input from the agenda item #3 from the AD-HOC committee, however there should be a new AD-HOC that will actually work on policies and procedure to better help "Cities" wanting to work with the Santa Barbara LAFCO board on potential annexations. My recommendation would be as follows:

Commissioner Shane Starks
Commissioner Jonelle Osborne
Commissioner Bob Nelson

The recommendation founded by the AD-HOC for-agenda item #3 clearly demonstrates the lack of desire for some of the LAFCO Board to work with Cities. It clearly demonstrates the pre-determined outcome of some committee members. I would recommend not applying for any SLAC grants, since it doesn't seem to be a LAFCO function, and LAFCO isn't being fair and impartial. It is a grant that is designed to help stop annexations by forming conservatorships by landowners. That is great for some landowners, however LAFCO should be looking at annexation from all viewpoints.

My recommendation would be to look at potential options and conditions that may need to be discussed to make clear and fair assessments of the needs of the local communities.

Examples of Policies and Conditions that should be considered during annexation reviews by the LAFCO board:

#1 LAFCO should be consistent with the County's housing element:

The County's Housing Element has their RHNA numbers at 5,664 and they are proposing 407 acres (or 7% RNHA) of prime ag to be converted to housing. Since they aren't subject to LAFCO the Cities should have the same opportunity to expand as the County. This would eliminate the County LAFCO board members from using LAFCO as a tool to stop Cities from building so that the County can increase their property tax revenues. (IE for Lompoc that would be 168 acres. (2,396 *7%) This would be a fair way to apply the rules across the board.)

#2 – Agriculture Buffer Zones should be reviewed and analyzed:

Cities that have no ag buffer zone should be considered to establish safe protection levels from dirt and chemical pesticides from drifting into cities and communities by annexation of ag land to establish a

proper barrier. The City of Lompoc has a zig zag pattern with no barriers on 80% of its west side. I notice there are strawberries being planted just west of the Bodger property. The property we tried to annex has Strawberries. Strawberries are noted as the worst crop next people having the highest use of pesticide (Dirty Dozen). This type of lack of leadership by LAFCO is literally killing citizens in Lompoc. Studies show Lompoc has 37% higher rate of emphysema and lung disease.

<https://oehha.ca.gov/media/downloads/pesticides/report/flompoc.pdf>

<https://www.healthline.com/nutrition/dirty-dozen-foods>

#3 Economic and Housing needs:

This is something I have addressed to the LAFCO board during our attempt at annexations. Please see attached.

Ensuring equitable treatment for city and county growth in housing is not just a matter of urban development, but a fundamental step towards creating inclusive and sustainable communities. As the central coast cities and counties continue to experience growth, it is imperative to distribute housing opportunities fairly across the board.

Thank you for reviewing my recommendations. I wish I could have given my input earlier, but yesterday was the first chance I had to read the agenda.



Dean Albro

City Manager

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CITY OF LOMPOC | 100 CIVIC CENTER PLAZA | LOMPOC, CA 93436



In conclusion, the City of Lompoc will continue to see economic challenges unless changes are made to its underlying fiscal base. The number of low income and subsidized voucher housing is disproportional to the population of the City to the County as a whole. With this Sphere of Influence approval, the City of Lompoc could plan to build additional affordable moderate to above moderate income housing to house the local workforce (the "missing middle" homes). This would allow the City of Lompoc to have a more balanced housing inventory (for all income levels) and, more importantly, allow for the generation of needed tax dollars in the local economy to provide for the delivery of essential services, primarily public safety. The City is in dire need of financially buildable land so that homes can be established that reflect the needs of our local workers.

I respectfully request that the LAFCO board approve the expansion of the City's Sphere of Influence for the Bailey Avenue Properties.

Thank you for your time,

Dean Albro
City Manager, City of Lompoc