

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

October 2, 2003 (Agenda)

LAFCO 03-9: Bluffs at Mesa Oaks Reorganization: Annexation to the North County Lighting District/Annexation to County Service Area No. 4, including  
Modifying the spheres of influence of the North County Lighting District and County Service Area No. 4 to include the reorganization area.

PROPONENT: Board of Supervisors, County of Santa Barbara

ACREAGE & LOCATION About 36 acres located east of and including Harris Grade Road, less than 1/2 mile north of Purisima Road. (APNs 097-250-047, - 048 and -066).

PURPOSE: To provide street lighting and open space maintenance services for an approved subdivision of 73 single-family homes and four duplex homes.

GENERAL ANALYSIS:

This proposal has been continued from the September 4 LAFCO meeting. It was necessary to postpone the proposal to this meeting due to the lack of a complete application.

As approved by the County the Bluffs at Mesa Oaks tract must be annexed to the Mission Hills Community Services District, North County Lighting District and County Service Area No. 4. The Mission Hills CSD annexation was approved by your Commission on October 10, 2002 (LAFCO 02-11) and will provide water and sanitation services to the project.

Today's proposal is to annex the tract to the other two districts –North County Lighting District and County Service Area No. 4. The former funds streetlighting services and the latter maintains open space and parkland in the Lompoc area.

We have scheduled this matter on the Commission's agenda in anticipation of the Board of Supervisors adopting a resolution on September 23 to formally initiate the reorganization. If the Board acts that day the Commission can consider the proposal on October 2.

Recognizing the length of time that has been involved in implementing the County's conditions of approval the LAFCO staff has attempted to expedite this reorganization procedure, especially considering the fact the Commission has already approved the Mission Hills CSD annexation of the same territory. We have given proper notice of the Commission meeting including all required filings with local agencies that include the territory.

## PROJECT INFORMATION

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

The property is currently undeveloped open grazing land. The County General Plan and zoning designations are Design Residential, 4.6 units per acre. The proposed use conforms with this designation.

The site is not within the Districts' spheres of influence and it is proposed to expand the spheres to include this property.

Surrounding land uses are single-family residential to the east, undeveloped to the west, a church and approved residential and vacant land to the south and undeveloped land and an auto salvage facility to the north.

2. Topography, Natural Features and Drainage Basins

The topography of the site is generally level with a gentle rise to the north. Surrounding lands are comparable. There are no significant natural boundaries affecting the proposal.

3. Population:

There are no dwelling units on the site. Approval of the proposal could result in 77 units, which represents a potential population increase of 232 residents based on a factor of 3.01 persons per dwelling unit

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

The annexing districts provide street lighting, parks and open space maintenance for portions of the northern Lompoc area. A "Plan for Providing Services within the Affected Territory" is on file in the LAFCO office as required by Government Code section 56653.

6. Environmental Impact of the Proposal:

The County of Santa Barbara, as lead agency, prepared and certified an Environmental Impact Report for the project. This report was considered by the Commission during its review of the annexation to the Mission Hills CSD in October 2002 and applies to this proposal as well..

7. Landowner Consent, Annexing Agency Consent and Registered Voters:

The proponent certifies that the property owners have given their written consent. The territory is uninhabited; namely, there are fewer than 12 registered voters.

8. Boundaries and Lines of Assessment:

The property is contiguous to the Districts. The boundaries are definite and certain, although containing minor errors.

There are no conflicts with lines of assessment or ownership. A map sufficient for filing with the State Board of Equalization has not yet been received from the proponent.

7. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 072040. The overall tax rate will not be affected by this change. The annexing agencies have no existing indebtedness.

ALTERNATIVES FOR COMMISSION ACTION

Following review of all testimony or additional materials that are submitted, the Commission should consider the following options:

OPTION 1 – APPROVE the proposal.

- A. Certify it has reviewed and considered the information contained in the EIR as prepared and certified by the County.
- B. Amend the Spheres of Influence of the annexing agencies to include this property.
- C. Adopt this report and approve the proposal, to be known as The Bluffs as Mesa Oaks Reorganization: Annexation to the North County Lighting District and Annexation to County Service Area No. 4.
- D. Find: 1) the subject territory is uninhabited, 2) all affected landowners have given written consent to the annexation and 3) the annexing agencies have given written consent to the waiver of conducting authority proceedings.
- E. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 - DENY the proposal:

- A. Certify it has reviewed and considered the information contained in the EIR as prepared and certified by the County.
- B. Adopt this report and deny the proposal.

OPTION 3 - If more information is needed, CONTINUE the hearing to a future meeting.

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BOB BRAITMAN  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION