

Santa Barbara LAFCO

LAFCO File 14-1: Summit View Homes Reorganization

December 10, 2015



Summit View Homes Reorganization

- ▶ Summit View Homes Reorganization: Annexation to the City of Lompoc and the Mission Hills Community Services District, and Detachment from the Santa Barbara County Fire Protection District and the Mosquito and Vector Management District of Santa Barbara County, and associated sphere of influence revisions
- ▶ Proponent: City Council of the City of Lompoc, by resolution.
- ▶ Acreage and Location: The site is a 10.05-acre parcel located immediately north of the City of Lompoc. It is bordered by Garden Gate Lane to the north, Harris Grade to the west, existing residential structures to the east, and Purisima Road to the south. All of the other corners of this intersection are already within the City Limits
- ▶ Purpose: To obtain municipal services from the City of Lompoc and the Mission Hills Community Services District (MHCSD) to allow development the 10.05-acre parcel into forty-eight (48) new parcels.



Description of the Project

- ▶ Project: The proposed reorganization will allow the development forty-eight (48) new parcels on the 10.05-acre parcel. Forty-four of the proposed new parcels would be for single family residential use, three (3) of the proposed new lots would be for open space use, and one (1) of the proposed new parcels would be for a private road use. The City of Lompoc would provide municipal services the proposed development, with the exception of water and wastewater. Because of topographical constraints (the Santa Ynez River), these services would be provided by the MHCSD.



Sphere of Influence, Land Use and Future Development

- ▶ The proposal is not included within the City of Lompoc's Sphere of Influence. It is however within the sphere of influence of the Mission Hills Community Services District.
- ▶ The 10.5 -acre site is currently vacant in an unincorporated area of Santa Barbara County. The Santa Barbara County Comprehensive Plan Land Use Designation for the site is Design Residential (DR) and the zoning is DR-4.6. The DR zoning is applied to areas appropriate for one-family, two-family, and multi-family dwellings. According to the Santa Barbara County Comprehensive Plan, this zone is "intended to ensure comprehensively planned and well-designed residential development, while allowing flexibility and encouraging innovation and diverse design, and requiring that substantial open space be maintained within the new residential developments." The DR zoning designation is assigned to a maximum density.



Regional Housing Needs Allocation

- ▶ Pursuant to Government Code Section 56584.07, the City and the County have reached an agreement to transfer a portion of the County's Regional Housing Needs Allocation to the City. This agreement is included as part of the property tax exchange negotiations. The County will transfer forty-four (44) housing units, inclusive of one (1) very low category unit and one (1) low income category unit, equal to 100 percent of the housing units proposed to be developed. The City accepted the same, without objection.



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

- ▶ The City's "Plan for Providing Services Within the Affected Territory" as required by the Government Code. The Environmental Impact Report for the Summit View Homes Project also evaluates the need, cost, adequacy and availability of governmental services.
- ▶ As part of the property tax agreement between the City and the County, upon recordation of the annexation, the City shall assume for maintenance of Harris Grade Road from the intersection of Harris Grade Road, northwesterly to and including the intersection of Harris Grade Road and Onstott Road.
- ▶ In addition, upon recordation of the annexation, the City will assume the right-of-way entitlements and have responsibility for the maintenance of Purisima Road from the intersection of Harris Grade Road and Purisima Road, easterly up to a point approximately 600 feet east of the intersection of Encanto Street and Purisima Road, to a point that aligns approximately with the easterly City limit of the south side of Purisima Road.



Property Tax Exchange Process – Rev and Tax Code Section 99

- ▶ The City Council of the City of Lompoc on August 18, 2015 adopted a resolution agreeing to a negotiated exchange of property tax revenues for the annexation area. The Board of Supervisors, on August 25, 2015 adopted a resolution agreeing to the same amount of property tax exchange for the annexation area. The agreements also took into account property tax revenues from the Santa Barbara County Fire Protection District and the Mosquito and Vector Management District of Santa Barbara County. After recordation of the annexation, the City agreed to pay the County 50.0% of the Fire Impact Fees imposed and collected by the City as a result of the development of the Summit View Homes Reorganization area.



Property Tax Exchange Process – Rev and Tax Code Section 99 (Cont'd)

- ▶ As part of the property tax agreement between the City and the County, upon recordation of the annexation, the City shall assume for maintenance of Harris Grade Road from the intersection of Harris Grade Road, northwesterly to and including the intersection of Harris Grade Road and Onstott Road.
- ▶ Upon recordation of the annexation, the City will assume the right-of-way entitlements and have responsibility for the maintenance of Purisima Road from the intersection of Harris Grade Road and Purisima Road, easterly up to a point approximately 600 feet east of the intersection of Encanto Street and Purisima Road, to a point that aligns approximately with the easterly City limit of the south side of Purisima Road.



Recommended Changes to the Reorganization Proposal

- ▶ Detachment from County Service Area 32(CSA 32) should be added to the reorganization proposal. In 2009 the CSA Law was amended to delete the automatic detachment of areas that are annexed to Cities. CSA 32 helps the County to fund extended police services for the unincorporated area of Santa Barbara County. After the reorganization is complete, the City of Lompoc will provide police services to the Summit Hills development. Since the reorganization proposal did not include detachment from CSA 32, it is recommended that detachment be made a condition of approval and that the reorganization proposal be amended.
- ▶ As part of the property tax agreement between the City and the County, upon recordation of the annexation, the City shall assume for maintenance of Harris Grade Road from the intersection of Harris Grade Road, northwesterly to and including the intersection of Harris Grade Road and Onstott Road.
- ▶ Upon recordation of the annexation, the City will assume the right-of-way entitlements and have responsibility for the maintenance of Purisima Road from the intersection of Harris Grade Road and Purisima Road, easterly up to a point approximately 600 feet east of the intersection of Encanto Street and Purisima Road, to a point that aligns approximately with the easterly City limit of the south side of Purisima Road.



Recommendation

- ▶ Consider reorganization involving Annexation to the City of Lompoc and the Mission Hills Community Services District, and Detachment from the Santa Barbara County Fire Protection District and the Mosquito and Vector Management District of Santa Barbara County, and associated sphere of influence revisions (Summit View Homes), and consider adoption of a resolution that will take the following actions:
 - ▶ a) Find that the Commission's actions are within the scope of the Environmental Impact Report (State Clearinghouse No. 2012071088) ("EIR") prepared by the lead agency City of Lompoc and available at LAFCO's Santa Barbara office and at www.sblafco.org and certified by the City on May 21, 2013, and that the Commission has reviewed and considered that EIR and the environmental effects of the Project as shown in the EIR prior to approving these actions.
 - ▶ Approve the proposal, known as the Summit View Homes Reorganization: Annexation to the City of Lompoc and the Mission Hills Community Services District, and Detachment from the Santa Barbara County Fire Protection District and the Mosquito and Vector Management District of Santa Barbara County, and associated sphere of influence revisions, subject to the following terms and conditions:
 - ▶ That the proposal boundaries be amended to include of Harris Grade Road from the intersection of Harris Grade Road, northwesterly to and including the intersection of Harris Grade Road and Onstott Road.



Recommendation (Cont'd)

- ▶ That the proposal boundaries be amended to include Purisima Road from the intersection of Harris Grade Road and Purisima Road, easterly up to a point approximately 600 feet east of the intersection of Encanto Street and Purisima Road, to a point that aligns approximately with the easterly City limit of the south side of Purisima Road.
- ▶ That the proposal be amended to detach the reorganization territory from County Service Area No 32.
- ▶ The territory shall be liable for existing bonded indebtedness of the City of Lompoc and the Mission Hills Community Services District.
- ▶ The territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the City of Lompoc and the Mission Hills Community Services District.
- ▶ Find the subject territory is uninhabited, all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings.
- ▶ Waive conducting authority proceedings and direct the staff to complete the proceeding