

LAFCO

Santa Barbara Local Agency Formation Commission

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April 7, 2011 (Agenda)

Local Agency Formation Commission
105 East Anapamu Street, Room 403
Santa Barbara CA 93101

Amend Sphere of Influence of Vandenberg Village Community Services District

Dear Members of the Commission:

RECOMMENDATION

It is recommended the Commission consider this report, receive any public testimony and:

- A. Determine there is no environmental impact to amending the Vandenberg Village Community Services District Sphere of Influence as proposed, and
- B. Approve the determinations set forth below and amend the District Sphere of Influence to include these two areas.

DISCUSSION

Introduction and Background

In February 2005 the Commission adopted a Sphere of Influence for the Vandenberg Village CSD (hereafter "District") with boundaries coterminous with the District boundaries.

In November 2010 the Commission received a staff report and recommendation to confirm existing Spheres of Influence for many cities and special districts. That letter indicated that some agencies, including the District, have indicated interest in possible amendments to their Spheres.

We stated in that report we should be able to evaluate the proposed changes, prepare staff reports and schedule hearings for the Commission to consider those requests within six months.

Description of Areas to be Included within the Sphere

On January 4 the District submitted a request for LAFCO to amend its Sphere of Influence by including the two areas that are the subject of this hearing.

The application from the District states:

Because the District currently provides services and has assets on easements outside its current boundary, VVCSD Board of Directors would like to include the District's well sites and Santa Barbara County Fire Station #51 with the District's sphere of influence.

The properties at 702 Highway 1 (Water Well Site #1) and 704 Highway 1 (Water Well Site #3) contain District production facilities but, to date, have not been added to VVCSD's sphere of influence.

In addition, VVCSD provides domestic water service outside District boundaries to Fire Station #51 at 749 Burton Mesa Boulevard.

The enclosed map shows the current District boundary and sphere (which are coterminous) and locates the two proposed additions to the District sphere.

We have enclosed the District's application which contains detailed descriptions and information about these two proposed additions, referred to, respectively, as Parcel 1 and 2.

Recommended Sphere Determinations

The statute says that in determining the sphere of influence of a local agency, the Commission needs to consider and prepare a written statement of its determinations. The staff proposes that the Commission approve the following Sphere of Influence determinations:

1. The present and planned land uses in the area.

Parcel 1 – The site contains District water production facilities including buildings, water tanks, wells, pumping and treatment equipment. The parcel is owned by the State and designated as part of the Burton Mesa Ecological Reserve.

Parcel 2 - Buildings on the site housed County Fire Station No, 51 and a Sheriff's Substation. These facilities have been relocated to another site but the County continues to own the parcel.

2. The present and probable need for public facilities and services in the area.

Parcel 1 – Although Fire Station No. 51 has been relocated, it is anticipated the County will continue to utilize this site for future public functions and services.

Parcel 2 - The site contains facilities utilized by the District to produce and purvey water to its customers located on easements recorded in 1960 and 1965. There are no pending or proposed projects for the site though potential uses include replacement wells and a possible solar electrical project to provide energy for the water wells and facilities.

3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The District has sufficient capacity to serve all areas presently being served; there are no changes in its service area that will result from expanding its Sphere as proposed.

County Planning & Development Comments

In providing information about this proposal the County Department of Planning & Development notes that the proposed sphere expansion would formalize the boundaries of two service delivery “islands” served by VVCSD and include within the sphere an area east of the VVCSD facilities for replacement wells and a possible solar project.

The County notes the expansion would place 27.15 acres of APN 097-371-049 within the District sphere and the remaining approximately 416.5 acres of the parcel would remain outside the sphere. This is not an impediment to the proposed sphere change since spheres are planning boundaries and not actual boundaries of local agencies.

As the County report notes, the District is investigating options to purchase land owned by the State Lands Commission. Placing this area within the sphere would be helpful in this effort.

Environmental Documentation:

The proposed Sphere expansion does not include any territory which is not already served by the District or which contains District infrastructure and has insignificant environmental impacts.

Alternative Commission Actions

Option 1 – Adopt this report and APPROVE the sphere as follows.

- A. Determine there is no environmental impact to amending the District Sphere of Influence as proposed, and

- B. Approve the determinations set forth above and expand the Sphere of Influence of the Vandenberg Village Community Services District to include these two areas:

Parcel 1 – 27.15 acres encompassing 702 and 704 Highway 1 (part of APN 097-371-049)
Parcel 2 – 4.00 acres as 749 Burton Mesa Boulevard (APN 097-371-013)

Option 2 – CONTINUE this request to a future meeting for additional information.

Option 3 – DENY this request.

RECOMMENDED ACTION:

Approve OPTION 1.

Please contact the LAFCO office if you have any questions.

Very truly yours,

BOB BRAITMAN
Executive Officer
Attachments:

- A. Map of Vandenberg Village CSD Sphere of Influence showing requested additions
- B. Completed Questionnaire for Amending a Sphere of Influence (January 4, 2011)
- C. Memorandum from Glenn Russell, Ph.D., County Planning & Development Director (March 15, 2011)
- D. Commission Resolution Approving Sphere Update and Modification