

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

September 1, 2005 (Agenda)

LAFCO 05-11: Hudgens Reorganization: Annexation to the City of Lompoc / Detachment from the Santa Barbara County Fire Protection District /Detachment from the Santa Barbara Coastal Vector Control District

PROPONENT: City Council of the City of Lompoc, by resolution.

ACREAGE & LOCATION Approximately 10 acres located at the northeast corner of State Highway 1 and State Highway 246 (333 West Highway 246)

PURPOSE: Align the City boundaries to coincide with its sphere of influence, extend City land use authority over the entire southeastern entrance to the City and make municipal services available to the property.

PROPOSAL INFORMATION

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

The site contains existing warehousing and storage uses based on the existing County zoning of General Industry (M-2). Surrounding uses include the Santa Ynez River to the east, commercial (i.e., Home Depot) to the west, and vacant to the north and south. The City is processing a proposed residential project for the property to the north.

The site is within the City's Sphere of Influence. It will be zoned Business Park under the City's zoning ordinance and for eventual development consistent with this zoning.

2. Topography, Natural Features and Drainage Basins

The site and surrounding area are level. No significant features affect the proposal.

3. Population:

There are no dwelling units within the proposal area. Due to the nature of the City zoning for the area, no homes are anticipated.

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. The level and range of services will be similar to those currently provided within the City.

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

The annexation area is within tax rate areas 07-2042. The assessed value is \$1,247,296 (2004-2005 roll).

Overall tax rates will not be changed by the reorganization since (a) City debt is being repaid through water rates and the City General Fund, not through property taxes and (b) the detaching districts have no bonded indebtedness being repaid by property taxes.

6. Environmental Impact of the Proposal:

The City is the lead agency and has found the proposal to be categorically exempt. (Class 19 – Annexation of Existing Facilities and Lots for Exempt Facilities).

7. Landowner Consent and Registered Voters:

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

All property owners have consented to annexation. The City has consented to the waiver of conducting authority proceedings.

8. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. The annexation area is contiguous on three sides to the City boundaries.

A map sufficient for filing with the State Board of Equalization has been received from the proponent.

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. Find the proposal to be categorically exempt.

B. Adopt this report and approve the proposal, to be known as the Hudgens Reorganization: Annexation to the City of Lompoc; Detachment from the Santa

Barbara County Fire Protection District/Detachment from the Santa Barbara Coastal Vector Control District:

- C. 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.
- D. Find: 1) all affected landowners have given written consent to the annexation and 2) the annexing agency has consented to waive conducting authority proceedings.
- E. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

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